

REGULAR MEETING OF THE COUNCIL
OF THE
CITY OF DEARBORN

August 20, 2024

The Council convened at 7:01 P.M., President of the Council Michael Sareini presiding. Present at roll call were Councilmembers Abraham, Alsawafy, Enos, Hammoud, Herrick, Paris, and President of the Council Sareini (7); Absent: None (0). A quorum being present, the Council was declared in session.

Father Ken Chase of Sacred Heart Catholic Parish delivered the invocation.

All persons that were able stood for the Pledge of Allegiance.

By Sareini supported Unanimously.

8-401-24. RESOLVED: Acknowledging Jack Tate for his 46 years with the Dearborn Historical Advisory Commission, with a Council Citation; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

Public comment began at 7:10 P.M. and ended at 7:14 P.M.

By Enos supported by Herrick.

8-402-24. RESOLVED: That all items on the Consent Agenda for the meeting of August 20, 2024 be and are hereby approved; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yeas: Abraham, Alsawafy, Enos, Hammoud, Herrick, Paris, and Sareini (7), Nays: None (0); Absent: None (0).

By Herrick supported by Enos.

8-403-24. WHEREAS: The property owner at 16800 Executive Plaza is requesting to reconfigure utilities within the area of Southfield Freeway, Ford Road, Mercury Drive, and Executive Drive in anticipation of a proposed site condominium and redevelopment, and

WHEREAS: This request includes vacating existing public easements and establishing new easements for a public watermain and sanitary sewer, and

WHEREAS: The property owner will be required to pay all costs associated with the removal of existing utilities as well as any costs for constructing new utility lines, and

WHEREAS: The proposed utility plan is conditioned upon the final execution and recording of the required site condominium documentation and approval by the City Council of a corresponding development agreement; therefore be it

RESOLVED: That this City Council does hereby approve of the proposed easement dedication and easement vacations, subject to the final execution and recording of the required site condominium documentation and approval by this City Council of a corresponding development agreement; be it further

RESOLVED: That the property owner shall be required to pay all costs associated with the removal of any existing utilities and any costs for constructing new utility lines; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by Herrick.

8-404-24. WHEREAS: Michigan Department of State provides agencies access to their Secretary of State database to provide driving records, license and registration information, and Code Enforcement has used this service for 10+ years, and

WHEREAS: The free software tool available through MISOS, allows Code Enforcement officers to accurately record and validate contact information, vehicle information, and other related data to ensure business owners, vehicle owners, and residents are correctly identified and contacted about violations, abatements, and other notices, and

WHEREAS: This Information is necessary for enforcement and is required as documentation when enforcement actions need to be filed with the 19th district court; therefore be it

RESOLVED: That the Economic Development Department, Neighborhood Services Division be and are hereby authorized to renew the Michigan Department of State (MDOS) Data Sharing Agreement to allow continued access to the Secretary of State (MISOS) database; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by Herrick.

8-405-24. WHEREAS: The City presently has a contract with Etna Supply Company, Core and Main, and EJ USA Inc. (C.R. 11-556-23) for Water Main Repair Parts, and

WHEREAS: The Purchasing Division received a request from the Department of Public Works, Water and Sewerage Division to initiate a one-year extension to the existing contract for Water Main Repair Parts, and

WHEREAS: Etna Supply Company, Core and Main, and EJ USA, Inc. have offered to extend the contract through August 30, 2026, in an amount not to exceed \$205,600; therefore be it

RESOLVED: That the contract for Water Main Repair Parts be and is hereby extended with Etna Supply Company, Core and Main, and EJ USA Inc., through August 30, 2026, in an amount not to exceed \$205,600; be it further

RESOLVED: That this contract shall be financed from the Water Fund, Facilities Maintenance, R&M Supplies budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Abraham supported by Enos.

8-406-24. WHEREAS: The City presently has a contract with Sauk Trail Hills (C.R. 9-398-20) for Landfill Facility Services, and

WHEREAS: The Purchasing Division received a request from the Department of Public Works, Public Services, Highway Division to initiate a one-year extension to the existing contract for Landfill Facility Services, and

WHEREAS: Sauk Trail Hills has offered to extend the contract, to be used on an as needed basis through June 30, 2025, in the amount of \$62,000; therefore be it

RESOLVED: That the contract for Landfill Facility Services, to be used on an as needed basis, be and is hereby extended with Sauk Trail Hills through June 30, 2025, in the amount of \$62,000; be it further

RESOLVED: That this contract shall be financed from the General Fund, Public Works Sanitation Division, Rubbish Pickup and Disposal, Contractual Services budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by Herrick.

8-407-24. RESOLVED: That all bids received for Combined Sewer Rehabilitation Project, 2024 - Phase 1 are hereby rejected except the bid of Inland Waters Pollution Control, Inc. in the amount of \$972,583, that the aforementioned bid is hereby accepted, that the Mayor is hereby authorized to execute a formal contract upon the approval of the Department of Law; provided however, that all of the specifications and instructions in the bid have been fully complied with; be it further

RESOLVED: That a 5% contingency in the amount of \$48,629 is hereby approved to provide for any unforeseen conditions encountered during the execution of the project; be it further

RESOLVED: That the City Engineer be and is hereby authorized to execute all change orders or modifications that utilize all approved contingency; be it further

RESOLVED: That this contract shall be financed from the Sewer Fund, Sewerage Division, Capital Project Support; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Herrick supported by Enos.

8-408-24. WHEREAS: The Police Department is requesting that City Council award a two-year professional services contract to Naumcheff Law Office, PLLC in the annual amount of \$36,000 for legal advice on Constitutional Policing and Policy Advising, and

WHEREAS: As part of the Police Department's Comprehensive Risk Management Plan, this program will positively impact training, policy development, and police practice, by decreasing the likelihood of Constitutional violations and lawsuits; therefore be it

RESOLVED: That the aforementioned proposal is hereby accepted, that the Mayor is hereby authorized to execute a formal contract upon the approval of the Department of Law; provided however, that all of the specifications and instructions in the proposal have been fully complied with; be it further

RESOLVED: That this contract shall be financed from the General Fund, Police Administration, Public Safety, Professional Services, Other Professional Services budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Herrick supported by Enos.

8-409-24. RESOLVED: That all bids received for Demolition and Disposal of Abandoned Trailers at Camp Dearborn are hereby rejected except the bid of Maverick Excavating in the amount of \$65,000, that the aforementioned bid is hereby accepted, that the Mayor is hereby authorized to execute a formal contract upon the approval of the Department of Law; provided however, that all of the specifications and instructions in the bid have been fully complied with; be it further

RESOLVED: That this contract shall be financed from the General Fund, Recreation, Camp Dearborn General, Camping, Contractual Services budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by Enos.

8-410-24. RESOLVED: That all bids received for Replacement of the Mystic Creek Golf Course Clubhouse Roof are hereby rejected except the bid of CITI Roofing in the amount of \$70,500, that the aforementioned bid is hereby accepted, that the Mayor is hereby authorized to execute a formal contract upon the approval of the Department of Law; provided however, that all of the specifications and instructions in the bid have been fully complied with; be it further

RESOLVED: That a 5% contingency in the amount of \$3,525, bringing the contract total to \$74,025, is hereby approved to provide for any unforeseen conditions encountered during the execution of the project; be it further

RESOLVED: That this contract shall be financed from the Facilities Fund, Recreation, Mystic Creek Golf Course, Public Works budget, Capital Project Support; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Herrick supported by Enos.

8-411-24 WHEREAS: Ordinance No. 05-1062, Section 2-568 (b) 6 (b), authorizes sole source procurement in certain circumstances, and

WHEREAS: The Purchasing Agent has received a request from the IT Department for a sole source procurement; therefore be it

RESOLVED: That Comcast be designated as a sole source for Fiber Upgrades to existing Comcast Service in the estimated annual amount of \$215,047.80 and that the Purchasing Agent be authorized to enter into a purchase order for the aforementioned items; be it further

RESOLVED: That the month-to-month contract shall be valid for the term of five-years from November 1, 2023 through December 30, 2028 with one (1) five-year renewal option available; be it further

RESOLVED: That this purchase order shall be financed from Various Departments, Communications - Telephone Services budgets; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by Abraham.

8-412-24. WHEREAS: Generally Accepted Accounting Principles (GAAP) require that an adjustment be recorded when the market value of land inventory is lower than cost. Accordingly, the City's auditors, Plante & Moran, require that the market value for land inventory be determined annually as of fiscal year end, and

WHEREAS: The historical cost of the land for resale inventory held in the General Capital Improvement Fund in fiscal year 2024 is \$11,951,251.28. This value includes purchasing cost of the land and costs to improve the value of the properties, and

WHEREAS: The lower of cost or market (LCM) value of this land for resale for FY2024 is \$3,964,942.47, requiring a decrease in the book value of the land inventory of \$698,662.76, and

WHEREAS: The LCM analysis compares the cost of each property with the lowest market value since the property was purchased by the City. The adjustment to the land inventory is a non-cash entry to record the unrealized decrease in the General Capital Improvement Fund, and

WHEREAS: It is requested that the Finance Director be authorized to appropriate this expense in the General Capital Improvement Fund for FY2024 in the amount of \$698,662.76 for the unrealized decrease in the value of the land inventory; therefore be it

RESOLVED: That the Finance Director be and is hereby authorized to appropriate expense in the amount of \$698,662.76 in the General Capital Improvement Fund for FY2024 for the unrealized decrease in value of the land inventory; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by Enos.

8-413-24. WHEREAS: The FY2024 Major and Local Street fund revenue and expenditure budgets need to be adjusted based on the following actual numbers:

	Major Streets	Local Streets	45% Transfer	Metro Act
Actual	11,006,105.46	3,267,013.93	4,952,747.45	444,036.76
Budget	10,673,566	3,188,208	4,803,105	400,000
Unrealized	\$332,539.46	\$79,805.93	\$149,642.45	\$44,036.76

WHEREAS: It is requested that the Finance Director be authorized to recognize \$332,539 in revenue budget in the Major Street fund and \$122,843 in revenue budget in the Local Street fund, and

WHEREAS: Additionally, requesting that the Finance Director be authorized to appropriate expenditure budget in the amount of \$149,642 in the Major Street fund; therefore be it

RESOLVED: That the Finance Director be and is hereby authorized to recognize revenue budget in the amount of \$332,539 in the Major Street fund and revenue budget in the amount of \$122,843 in the Local Street fund; be it further

RESOLVED: That the Finance Director be and is hereby authorized to appropriate expenditure budget in the amount of \$149,642 in the Major Street fund; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by Abraham.

8-414-24. RESOLVED: That the 2024-2025 budget is hereby amended as shown on the schedule below:

General Fund
Department

19th District Court	\$45,000	
DPW	159,720	
Communications	2,350	
Police Department	79,301	
Fire Department	3,803	
Public Health	20,970	
Recreation & Parks	234,449	
Economic Development	14,500	
Total, General Fund		\$ 560,093
Total, Warren BDIA Fund		1,250
Total, Drug Law Fund		46,363
Total, West Downtown Development Authority		60,000
Total, Seniors Apartment		98,725
Total, Sewer Fund		451,546
Total, Water Fund		101,800
Total, Facilities Fund		2,100
Total, Fleet & Equipment Replacement Fund		4,268,984
Total, All Funds		\$5,590,861

RESOLVED: That the Finance Director be and is hereby authorized to carry forward appropriations related to initiatives at year end pursuant to department requests in the total amount of \$5,590,861; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Abraham supported by Herrick.

8-415-24. WHEREAS: Council Resolution 7-360-23 approved the City's purchase of 5165 Wyoming for \$689,000 with the condition that the Sellers, Issam Eid and Hanadi Merhi, could remain in the property as Lessees for a period not to exceed one year following the closing and pay rent to the City in the amount of \$1,500 per month, commencing on the date of closing, and

WHEREAS: Closing took place on August 29, 2023. Therefore, Issam Eid and Hanadi Merhi are required to vacate the building by August 29, 2024, and

WHEREAS: Issam Eid and Hanadi Merhi wish to extend the Lease for another six months, until March 1, 2025, and

WHEREAS: Issam Eid and Hanadi Merhi have experienced a delay in the construction of their new building due to one of their contractors knocking down a beam, which caused a major piece of the building to collapse, and

WHEREAS: It is recommended that Issam Eid and Hanadi Merhi's request to extend the Lease Agreement for another six months, until March 1, 2025, be approved, conditioned upon Issam Eid and Hanadi Merhi continuing to pay rent to the City in the amount of \$1,500 per month; therefore be it

RESOLVED: That Issam Eid and Hanadi Merhi's request to extend the Lease Agreement for another six months, until March 1, 2025, is granted; be it further

RESOLVED: That Issam Eid and Hanadi Merhi are to continue to pay rent to the City in the amount of \$1,500 per month; be it further

RESOLVED: That Corporation Counsel or his designee be and is hereby authorized to execute documents to effectuate this extension; be it further

RESOLVED: That all other terms and conditions contained in Council Resolution 7-360-23 and the original Lease Agreement dated August 29, 2023 shall remain in effect; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Herrick supported by Enos.

8-416-24. WHEREAS: C.R. 8-300-20 authorized Aymin Abdallah to purchase the vacant lot at 3113 Alice for new construction. C.R. 10-471-21 approved Mr. Abdallah's request for a 12-month extension to commence construction. The new deadline to commence construction was October 29, 2022, and

WHEREAS: On Jun 26, 2023, Mr. Abdallah sent an email to the Legal Department stating he recently filed for bankruptcy and requesting that the City repurchase the property. In April of 2024, the Bankruptcy Court issued an Order authorizing the sale of the property back to the City of Dearborn. The City repurchased the property on June 11, 2024, and

WHEREAS: Aymin Abdallah's former contractor, Abdelqwee Yaffai, is now requesting to purchase this property under his newly formed corporation, Alice Residence LLC, as he has already invested a substantial amount of his own money into the project. Mr. Yaffai currently holds an approved building permit and is committed to breaking ground within 60 days of City Council's approval. He has agreed to purchase this property for \$34,160, which is the true cash value of the lot according to the City Assessor, and

WHEREAS: It is recommended that City Council approves the sale of 3113 Alice to Alice Residence LLC for \$34,160, subject to the following conditions which are set forth in the proposed resolution pertaining to this transaction:

1. Purchaser may not assign its purchase option or sell the vacant land without approval of the Dearborn City Council.
2. Closing of this transaction must take place within ninety (90) days of the effective date of the Dearborn City Council resolution which authorizes the sale of the property; failure to close within this period shall result in the resolution automatically being rescinded, deposit forfeited, and the sale declared null and void.
3. If Purchaser elects to sell the vacant property during the 18-month period, the Purchaser must first offer to resell the property to the City for the purchase price, less 10%, less deposits, and less costs associated with the transfer back to the City of Dearborn.

4. The Purchaser accepts the property "AS IS" and assumes all responsibility for soil testing and soil conditions.
5. Purchaser must construct a single-family dwelling only on this property. Construction must commence within 18 months from the date of closing. Construction shall be deemed "commenced" when:
 - a. The plans have been approved by the Economic Development Department, and
 - b. Building permits have been issued, and
 - c. Excavation of the basement/foundation is started.
6. Purchaser must complete construction before building permits expire.
7. Purchaser must comply with all residential landscaping requirements in accordance with Dearborn Zoning Ordinance §5.02(A)(3) and 5.05(C). Purchaser shall not receive a full Certificate of Occupancy until landscaping is completed.
8. The house shall not be occupied until a Certificate of Occupancy has been approved.
9. Purchaser must comply with the Land Sale Guidelines.
10. If Purchaser fails to comply with the terms and conditions imposed, the City may repurchase the property for the original sale price, less 10%, less deposits, and less costs associated with the transfer back to the City of Dearborn.

THEREFORE BE IT

RESOLVED: That this Council does hereby determine to effect the sale of the parcel described as:

Lot 548, Fordson Hgts. Sub. No. 1, City of Dearborn, Wayne County, MI, as recorded in Liber 40, Page 66 of Plats, Wayne County records.

Tax I.D: 82-09-273-13-002
Commonly known as vacant lot at 3113 Alice
Lot size: 45' x 116'

to Alice Residence LLC for \$34,160; be it further

RESOLVED: That the Mayor is hereby authorized to execute a deed for said land to Alice Residence LLC upon delivery to the City of the above purchase price, subject to adjustments, if any, as shown on the Closing Statement, prepared by Corporation Counsel or his designee, and based upon Alice Residence LLC closing within ninety (90) days of the effective date of this resolution; be it further

RESOLVED: That the sale is contingent upon full compliance with the following conditions and satisfaction of the terms contained in the Purchase Agreement:

1. Purchaser may not assign its purchase option or sell the vacant land without approval of the Dearborn City Council.
2. Closing of this transaction must take place within ninety (90) days of the effective date of the Dearborn City Council resolution which authorizes the sale of the property; failure to close within this period shall result in the resolution automatically being rescinded, deposit forfeited, and the sale declared null and void.
3. If Purchaser elects to sell the vacant property during the 18-month period, the Purchaser must first offer to resell the property to the City for the purchase price, less 10%, less deposits, and less costs associated with the transfer back to the City of Dearborn.
4. The Purchaser accepts the property "AS IS" and assumes all responsibility for soil testing and soil conditions.
5. Purchaser must construct a single-family dwelling only on this property. Construction must commence within 18 months from the date of closing. Construction shall be deemed "commenced" when:
 - a. The plans have been approved by the Economic Development Department, and
 - b. Building permits have been issued, and
 - c. Excavation of the basement/foundation is started.

6. Purchaser must complete construction before building permits expire.
7. Purchaser must comply with all residential landscaping requirements in accordance with Dearborn Zoning Ordinance §5.02(A)(3) and §5.05(C). Purchaser shall not receive a full Certificate of Occupancy until landscaping is completed.
8. The house shall not be occupied until a certificate of Occupancy has been approved.
9. Purchaser must comply with the Land Sale Guidelines.
10. If Purchaser fails to comply with the terms and conditions imposed, the City may repurchase the property for the original sale price, less 10%, less deposits, and less costs associated with the transfer back to the City of Dearborn.

BE IT FURTHER

RESOLVED: That the sale of the property for the construction of a new house will serve a public purpose by revitalizing and stabilizing the neighborhood and by adding the property to the tax rolls to generate revenue for the City; be it further

RESOLVED: That the Corporation Counsel or his designee be and is authorized to execute documents on behalf of the City of Dearborn to complete this transaction; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by Enos.

8-417-24. WHEREAS: Council Resolution 8-450-16 authorized the sale of the vacant lot at 5501 Mead to Gafai Group, LLC for \$18,700. The closing took place on August 23, 2016, and a home was constructed on the property in accordance with the requirement that construction of a single-family home commence within twelve months of the date of closing, and

WHEREAS: The Deed for the property is subject to the terms and conditions set forth in Council Resolution 8-450-16, which run with the land. One of those conditions contained in Council Resolution 8-450-16 is a waiver of the right to seek a variance of the Dearborn Zoning Ordinance requirements, and

WHEREAS: Adel Alhrdy (formerly known as Ammer Assofe), the current owner of the home, would like to widen the existing driveway for the home in order to park two cars next to each other. Building Official Ken Foley has determined that in order to add the additional concrete to widen his driveway, Mr. Alhrdy would be required to request a variance from the Zoning Board of Appeals. However, Mr. Alhrdy is currently prohibited from making his request to the Zoning Board of Appeals due to the provision contained in Council Resolution 8- 450-16 under which the right to seek a variance was waived, and

WHEREAS: At the time of the sale, the request to seek a variance was prohibited under the Land Sales Guidelines. This limitation has since been removed, and

WHEREAS: It is recommended that City Council approve Mr. Alhrdy's request to remove the no variance condition contained in Council Resolution 8-450-16 so he can submit a request for a variance to the Zoning Board of Appeals; therefore be it

RESOLVED: That the request of Adel Alhrdy (formerly known as Ammer Assofe) to remove the no variance condition contained in Council Resolution 8-450-16 is approved; be it further

RESOLVED: That all other terms and conditions contained in Council Resolution 8-450-16 shall remain in effect; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Paris supported by Enos.

8-418-24. WHEREAS: City Council authorized Pureland Properties LLC, by Aref Adnan Awad, its President, to purchase the vacant lot at 1810 Canterbury for \$11,900 for the construction of a new single-family house. Closing took place on January 19, 2023; therefore, the deadline to commence construction under the old Land Sales Guidelines was 12 months later, or January 19, 2024, and

WHEREAS: C.R. 1-36-24 granted Pureland Properties LLC's request for a six-month extension in which to commence construction on 1810 Canterbury to align with the revised Land Sales Guidelines which allow 18 months to commence construction. Pureland Properties LLC was required to commence construction of a single-family home by July 19, 2024, and

WHEREAS: Mr. Awad is now requesting an additional six-month extension in which to commence construction on 1810 Canterbury. According to Mr. Awad, the delay has been primarily due to personal commitments, and securing an additional 6-month extension will lead to the success of the project, and

WHEREAS: The fee for requesting an extension to commence construction, according to the Land Sales Guidelines, is an initial \$500 processing fee plus an extension fee of 1% of the original property sale price per month for the requested extension. Thus, the six-month extension fee would be \$1,214 (\$500 processing fee + \$119/month x 6 months); therefore be it

RESOLVED: That Mr. Awad be and is hereby granted an additional six-month extension of time in which to commence construction of a single-family home at 1810 Canterbury; be it further

RESOLVED: That the new deadline to commence construction on 1810 Canterbury will be January 19, 2025; be it further

RESOLVED: That all other terms and conditions contained in the original purchase agreement and Council Resolutions 11-625-22 and 1-36-24 shall remain in effect; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Enos supported by Herrick.

8-419-24. RESOLVED: That the minutes of the previous special meeting of July 9, 2024 and the same are hereby approved as recorded and published.

The resolution was adopted upon a roll call vote as follows: Yeas: Abraham, Alsawafy, Enos, Hammoud, Herrick, Paris, and Sareini (7), Nays: None (0); Absent: None (0).

By Paris supported by Herrick.

8-420-24. RESOLVED: That the minutes of the previous special closed meeting of July 9, 2024 and the same are hereby approved as recorded and published.

The resolution was adopted upon a roll call vote as follows: Yeas: Abraham, Alsawafy, Enos, Hammoud, Herrick, Paris, and Sareini (7), Nays: None (0); Absent: None (0).

By Herrick supported by Paris.

8-421-24. RESOLVED: That the minutes of the previous regular meeting of July 23, 2024 and the same are hereby approved as recorded and published.

The resolution was adopted upon a roll call vote as follows: Yeas: Abraham, Alsawafy, Enos, Hammoud, Herrick, Paris, and Sareini (7), Nays: None (0); Absent: None (0).

By Hammoud supported by Herrick.

8-422-24. RESOLVED: That Ordinance No. 24-1821 be taken from the table and placed upon its final reading.

The Clerk read the Ordinance No. 24-1821, entitled, "An Ordinance to Amend Section 9.02 of Ordinance No. 06-1111 of the City of Dearborn by Rezoning the Properties Located at 10149 Michigan Avenue from a BB (Community Business District) to a BC (General Business District), 5158 Porath Street from a VP (Vehicular Parking District) to a BC (General Business District), 5145 Eugene Street from a VP (Vehicular Parking District) to a BC (General Business District) and VP (Vehicular Parking District); also the properties located at 5127, 5121, 5115, & 5109 Eugene Street, and 5126 Porath Street from an RB (One Family Residential District) to a VP (Vehicular Parking District) zoning classification.

The President of the Council announced that this was the final reading of the Ordinance.

The President of the Council then put the question, "Shall this Ordinance pass?"

The Ordinance was adopted as follows: Yeas: Abraham, Alsawafy, Enos, Hammoud, Herrick, Paris, and Sareini (7), Nays: None (0); Absent: None (0).

By Hammoud supported by Enos.

8-423-24. RESOLVED: That Ordinance No. 24-1822 be taken from the table and placed upon its final reading.

The Clerk read the Ordinance No. 24-1822, entitled, "An ordinance to Amend the Zoning Ordinance of the City of Dearborn by Amending Article 29.00 of Section 29.02, Entitled 'Schedule of Regulations,' Article 2.00 of Section 2.05, Entitled 'General Provisions,' Article 10.00 of Section 10.03, Entitled 'R-A and R-B, One Family Residential Districts,' Article 5.00 of Section 5.03, Entitled 'Landscaping,' and Article 1.00 of Section 1.03, Entitled 'Rules of Construction and Definitions'."

The President of the Council announced that this was the final reading of the Ordinance.

The President of the Council then put the question, "Shall this Ordinance pass?"

The Ordinance was adopted as follows: Yeas: Abraham, Alsawafy, Enos, Hammoud, Herrick, Paris, and Sareini (7), Nays: None (0); Absent: None (0).

Council President Sareini introduced Ordinance No. 24-1823, entitled, "An Ordinance to Amend the Licenses and Business Regulations Chapter (Chapter 12) of the Code of Ordinances of the City of Dearborn by Amending Article XXIV, Entitled 'Tree Removal and Replacement'."

The Clerk read the Ordinance by title.

The President of the Council announced that this was the first reading of the Ordinance.

By Enos supported by Abraham.

8-424-24. RESOLVED: That proposed Ordinance No. 24-1823 be laid on the table.

The resolution was unanimously adopted.

By Paris supported by Enos.

8-425-24. WHEREAS: In 2014 a Memorandum of Understanding (MOU) was executed between the City of Dearborn and "the Friends" in relation to the funding and operation of a new animal shelter at 16121 Reckinger Road that is located within the general municipal complex. This property was transferred from the City of Dearborn to the shelter in order for them to construct a new facility, and

WHEREAS: The MOU stipulates certain requirements including that the exterior design of the facility requires both Mayor and City Council approval. Phase 1 of the project was approved by both parties in 2017 and 2023, but the resolution required that any future phases of the project come back before the Mayor and City Council for approval per that same process (C.R. 8-410-17 and C.R. 5-225-23), and

WHEREAS: The Friends are proposing another addition to the existing structure as Phase 2B and are seeking approval per the requirement in the MOU which requires their approval for the exterior design of the facility, and

WHEREAS: The scope of the project includes expanding the existing building to the east to construct administrative offices, grooming and nursery rooms, and an Animal Control Drop-off for the Dearborn Police and the total building area with the addition will be approximately 19,373 sq. ft., and

WHEREAS: The proposal includes utilizing the same exterior materials and color schemes that already exist to create a consistent appearance to the building as shown in the provided plans and renderings; therefore be it

RESOLVED: That the proposal from Friends for Animals of Metro Detroit (FAMD) for Exterior Design Approval Phase 2B of the Animal Shelter located at 16121 Reckinger Road be and is hereby approved; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Herrick supported by Hammoud.

8-426-24. WHEREAS: The West Dearborn Downtown Development Authority (WDDDA) plans to host the last 2024 Dearborn Summer Market event on Friday, September 13, 2024 (with rain date of September 20th, 2024) from 7:00 A.M. to 10:00 P.M., and

WHEREAS: The WDDDA wishes to host these events on West Village Drive between Howard and Tenney Streets, in between the East and West Parking Structures; therefore be it

RESOLVED: That the City Council hereby authorizes the use and vehicular closure of West Village Drive between Howard and Tenney Streets, in between the East and West Parking Structures from 7:00 A.M. to 10:00 P.M. on Friday, September 13, 2024 for the last 2024 Dearborn Summer Market event; be it further

RESOLVED: That the City Council hereby authorizes a noise waiver for the duration of the event and that a rain date be set as September 20, 2024; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Abraham supported by Paris.

8-427-24. RESOLVED: That the bid from The Arab American News received for Publication of Official City Notices is hereby accepted in an annual amount not expected to exceed \$30,000, that the Mayor is hereby authorized to execute a formal contract upon the approval of the Department of Law; provided however, that all of the specifications and instructions in the bid have been fully complied with; be it further

RESOLVED: That this contract shall be valid for the term of one-year with two (2), one-year renewal options available, pending satisfactory vendor performance; be it further

RESOLVED: That this contract shall be financed from the General Fund, City Clerk, Publishing budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by Herrick.

8-428-24. RESOLVED: That all bids received for the Bryant Library Garden Hub Landscape Design are hereby rejected except the bid of Hamilton Anderson Associates in the amount of \$82,500, that the aforementioned bid is hereby accepted, that the Mayor is hereby authorized to execute a formal contract upon the approval of the Department of Law; provided however, that all of the specifications and instructions in the bid have been fully complied with; be it further

RESOLVED: That this contract shall be financed from the Facilities Fund, Bryant Library, Capital Project Support; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Abraham supported by Herrick.

8-429-24. WHEREAS: The City is eligible for contract pricing through the State of Michigan's Extended Purchasing Program for the Installation of New Playground at Arthur Basse Park, and

WHEREAS: The Purchasing Division recommends the purchase via a cooperative contract for the Installation of New Playground at Arthur Basse Park from We Build Fun, and

WHEREAS: The contract purchase is in the amount of \$208,389.95; therefore be it

RESOLVED: That We Build Fun, via the Sourcewell Cooperative Contract No. 030117-LTS, be designated for the renovation of New Playground at Arthur Basse Park, in the amount of \$208,389.95; be it further

RESOLVED: That this contract shall be financed from the General Capital Improvement Fund, Recreation, City Parks, Capital Project Support, Construction Services budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Abraham supported by Alsawafy.

8-430-24. WHEREAS: The City is eligible for contract pricing through the Michigan Library Cooperative Directors Association (MLCDA), The Library Network (TLN), and the Midwest Collaborative for Library Services (MCLS) for the purchase of Library Materials, and

WHEREAS: The Purchasing Division recommends the purchase via a cooperative contract for a variety of Library Materials from Midwest Tape LLC, Ingram Library Service, Baker & Taylor, Cengage Learning Inc., WTcox, OverDrive, and Press Reader, and

WHEREAS: The contract is in a total amount not to exceed \$465,000; therefore be it

RESOLVED: That Midwest Tape LLC, Ingram Library Service, Baker & Taylor, Cengage Learning Inc., WTcox, OverDrive, and Press Reader, via the Michigan Library Cooperative Directors Association (MLCDA), The Library Network (TLN), and the Midwest Collaborative for Library Services (MCLS) Cooperative Contracts be designated for the purchase of Library Materials, in a total amount no tot exceed \$465,000; be it further

RESOLVED: That this contract shall be financed from the Library Fund, Libraries Administration, Capital Project, Library Materials budget.

The resolution was unanimously adopted.

By Alsawafy supported by Herrick.

8-431-24. RESOLVED: That Dearborn High School be and is hereby granted permission to conduct their Annual Homecoming Parade on Friday, October 11, 2024 from 4:30 P.M. to 5:30 P.M., subject to all applicable ordinances and the rules and regulations of the Police Department; be it further

RESOLVED: That the Homecoming Parade route will be the same as previous years and is as follows: beginning in the student and staff parking lots, parade participants will process out onto Outer Drive and head north up to the intersection of S. York and Fordson; south and then west on Fordson to S. Highland; north on S. Highland to Marshall; east on Marshall to S. York; south on S. York back to Outer Drive; south on Outer Drive finishing back in the student and staff parking lots; be it further

RESOLVED: That City Council hereby authorizes assistance from the Police Department with traffic safety/crowd control for the entire duration of the parade route, subject to reimbursement for all City Services; be it further

RESOLVED: That City Council hereby authorizes a noise waiver for the duration of the event; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Herrick supported by Paris.

8-432-24. WHEREAS: The Kiwanis Club of Dearborn has requested permission to conduct their annual Peanut Street Sale from 7 a.m. to 7 p.m. on September 5, 6, 7 and 8, 2024, and

WHEREAS: Historically, members of the Kiwanis Club of Dearborn participating in the Peanut Street Sale place themselves at various intersections and roadways throughout the City of Dearborn, and sell peanuts to passing motorists to support numerous community service projects and local organizations that benefit our community's youth, the elderly and the disadvantaged, and

WHEREAS: MCL 257.676b regulates solicitations in roadways by charitable and civic organizations, allows such solicitations as long as they meet certain minimum requirements, and allows local governments to enact and enforce regulations restricting, but not prohibiting, charitable and civic solicitations in roadways, and

WHEREAS: In 2017, the City of Dearborn adopted amendments to Code of Ordinances Section 18-559, which regulates solicitations in roadways within the City by charitable and civic organizations; therefore be it

RESOLVED: That permission is hereby granted to the Kiwanis Club of Dearborn to conduct its annual Peanut Street Sale from 7 a.m. to 7 p.m. on September 5, 6, 7 and 8, 2024, in the City of Dearborn, subject to the following rules and regulations under MCL 257.676b and Dearborn Code of Ordinances Section 18-559:

1. The solicitation cannot occur on a limited access highway;
2. No person shall engage in any solicitation activity that blocks, obstructs, impedes, or otherwise interferes with the normal flow of traffic;
3. There shall be no solicitation when traffic is moving at any speed;
4. If an intersection has a traffic light, there shall be no solicitation when the traffic signal is green;
5. All persons soliciting contributions must be out of the roadway when traffic is moving at any speed or when the traffic signal is green;

6. Donations shall not be accepted if traffic is moving or the traffic signal is green;

7. Persons soliciting contributions should do so outside the improved portion of the roadway whenever possible or practical;

8. The persons soliciting contributions must wear high-visibility safety apparel that meets current American standards promulgated by the International Safety Equipment Association; and

9. The portion of the roadway upon which the solicitation occurs cannot be a work zone and must be within an intersection where traffic control devices are present;

BE IT FURTHER

RESOLVED: That a person who violates these rules or any provision of Dearborn Code of Ordinances Sec. 18-559 may be issued a civil infraction; be it further

RESOLVED: That the use of private property for this type of solicitation is strongly encouraged; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Alsawafy supported by Hammoud.

8-433-24. WHEREAS: The Public Health Department was awarded grant funds from Wayne State University in the amount of \$5,000 for work with the Project Refocus project, part of the larger Communities in Context project, and

WHEREAS: The Communities in Context project is a community-engaged monitoring framework that will track structural drivers of inequities in communities and promote informed action, and Dearborn Public Health (DPH) will actively engage in the following:

- Demonstrate a community-informed and tailored approach to public health intervention that contextualizes and incorporates monitoring and action toward structural determinants of health.
- Develop a health equity surveillance framework that integrates data across the spectrum (structural, systemic, social, etc.)
- Demonstrate how to translate data sources and develop publicly available, user-friendly, scalable, and sustainable resources and tools for communities.
- Dearborn Public Health was selected as a Community Steering Council (CSC) Partner to assist in conducting power mapping and analysis and creating a strategic plan, and

WHEREAS: It is requested that the Finance Director be authorized to recognize and appropriate the grant funds in the amount of \$5,000 to the General Fund, Public Health Department budget; therefore be it

RESOLVED: That the Finance Director be and is hereby authorized to recognize and appropriate the Wayne State University grant funds in the amount of \$5,000 to the General Fund, Public Health Department budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Herrick supported by Alsawafy.

8-434-24. WHEREAS: The Michigan Department of Health and Human Services (MDHHS) has awarded the City of Dearborn grant funds in the amount of \$3,166,700.00 for work to implement initiatives to promote health and safety for the community, and

WHEREAS: The City intends to use the grant funds to support:

1. Public safety projects to improve non-motorist safety, mobility, and comfort;
2. Environmental sustainability projects to mitigate human exposure to air and noise pollutants from roadways and industrial facilities;
3. Maternal and child health programs to improve infant and maternal health outcomes for Dearborn families, and

WHEREAS: It is requested that the Finance Director be authorized to recognize and appropriate grant funds in the amount of \$3,166,700 and authorize the Finance Director to sign the agreement; therefore be it

RESOLVED: That the Finance Director be and is hereby authorized to recognize and appropriate Michigan Department of Health and Human Services (MDHHS) grant funds in the amount of \$3,166,700; be it further

RESOLVED: That the Finance Director be and is hereby authorized to sign the Michigan Department of Health and Human Services (MDHHS) grant agreement on behalf of the City; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Sareini supported Unanimously.

8-435-24. WHEREAS: The council has learned with sorrow of the passing of Ghada Mustapha, and

WHEREAS: This departure at the dictation of Divine Providence constitutes an irreplaceable loss to the beloved family and numerous friends and neighbors; therefore be it

RESOLVED: That the members of the 34th Council of the City of Dearborn here assembled, hereby sincerely extend and offer in this sad hour of bereavement, heartfelt sympathy and condolences to the family of the deceased; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Herrick supported Unanimously.

8-436-24. WHEREAS: The council has learned with sorrow of the passing of Robert L. Bridges, and

WHEREAS: This departure at the dictation of Divine Providence constitutes an irreplaceable loss to the beloved family and numerous friends and neighbors; therefore be it

RESOLVED: That the members of the 34th Council of the City of Dearborn here assembled, hereby sincerely extend and offer in this sad hour of bereavement, heartfelt sympathy and condolences to the family of the deceased; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Herrick supported Unanimously.

8-437-24. WHEREAS: The council has learned with sorrow of the passing of Earle "Trey" Raymond Neubauer III, and

WHEREAS: This departure at the dictation of Divine Providence constitutes an irreplaceable loss to the beloved family and numerous friends and neighbors; therefore be it

RESOLVED: That the members of the 34th Council of the City of Dearborn here assembled, hereby sincerely extend and offer in this sad hour of bereavement, heartfelt sympathy and condolences to the family of the deceased; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

Council President opened the floor to public comment.

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 9:44 P.M.

APPROVED:

President of the Council

ATTESTED:

City Clerk