



COMMITTEE OF THE WHOLE

January 8, 2026

AGENDA

1. RESOLUTION BY COUNCIL PRESIDENT SAREINI IN NEED OF SUPPORT – Recognizing Irene Darragh, City of Dearborn Retired Deputy Treasurer of 33-years, and Chairperson of the Dearborn Board of Review for 30-years, for her decades of professional service and commitment to good governance and requesting immediate effect.
2. PUBLIC COMMENT
3. RESOLUTION IN NEED OF OFFER AND SUPPORT – Approving the minutes of the previous special Public Hearing of December 4, 2025.
4. RESOLUTION IN NEED OF OFFER AND SUPPORT – Approving the minutes of the previous special Public Hearing of December 9, 2025.
5. RESOLUTION IN NEED OF OFFER AND SUPPORT – Approving the minutes of the previous regular meeting of December 9, 2025.
6. CORPORATION COUNSEL – Recommending –
ORDINANCE NO. 26-1863 – IN NEED OF INTRODUCTION.
SYNOPSIS – “An Ordinance to amend the Nuisances Chapter (Chapter 13) of the Code of Ordinances of the City of Dearborn, by amending Section 13-14, Entitled ‘Shopping Carts’.”
RESOLUTION IN NEED OF OFFER AND SUPPORT – To table the Ordinance.

7. CORPORATION COUNSEL – Recommending –
ORDINANCE NO. 26-1864 – IN NEED OF INTRODUCTION.
SYNOPSIS – “An Ordinance to amend the Administration Chapter (Chapter 2) of the Code of Ordinances of the City of Dearborn by adding Division 5A, Sections 2-455 to 2-460, Entitled ‘Dearborn Arts and Culture Commission’.”
RESOLUTION IN NEED OF OFFER AND SUPPORT – To table the Ordinance.

8. ECONOMIC DEVELOPMENT – Requesting to vacate a portion of the 22 ft’ public alley located north of and parallel to Ford Road between Schaefer Road and Calhoun Street from the eastern Right of Way boundary of Schaefer Rd. to the eastern lot line of Lot 6 of the Schaefer Park Subdivision in order to improve the design of future redevelopment.

9. ECONOMIC DEVELOPMENT – Submitting the 2025 Property Maintenance Appeals Report.

10. PURCHASING – Requesting to authorize a cooperative contract purchase from Lunghamer Ford, through the State of MI Extended Purchasing program, in the amount of \$52,640 for the purchase of one (1) Model Year 2026 Transit Cargo Van for the Economic Development Department and requesting immediate effect. [2-568A (c) (3)]

11. PURCHASING – Requesting to award a contract to Stonebridge Building Company in the amount of \$247,602, which includes a 5% contingency in the amount of \$11,790, for the Installation of a pre-painted Mural at ITC located at 13851 Warren Avenue and requesting immediate effect. (43-2) [2-568 (5)]

12. PURCHASING – Requesting to award a contract to Tetra Tech, Inc., lowest responsible and responsive proposal, in the amount of \$394,500 for Design and Construction Engineering Services for Green Infrastructure Projects and requesting immediate effect. (148-5)

13. PURCHASING – Requesting to authorize a cooperative contract purchase from Lunghamer Ford, through the State of MI Extended Purchasing program, in the amount of \$286,567 for the purchase of eight (8) Vehicles for the Department of Public Works; also requesting that the Finance Director be authorized to appropriate funds in the amount of \$5,065 in the Fleet & Equipment Replacement Fund, Sanitation Division, Capital Equipment expenditures account and requesting immediate effect. [2-568A (c) (3)]
14. PURCHASING – Requesting to authorize a cooperative contract purchase from Lunghamer Ford, through the State of MI Extended Purchasing program, in the amount of \$47,978 for the purchase of one (1) Model Year 2026 Ford F-150 Truck for the Parks & Recreation Department; also requesting that the Finance Director be authorized to appropriate funds in the amount of \$47,978 in the Fleet & Equipment Replacement Fund, Camp Dearborn, Capital Equipment expenditures account and requesting immediate effect. [2-568A (c) (3)]
15. PURCHASING – Requesting to authorize a cooperative contract purchase from Lunghamer Ford, through the State of MI Extended Purchasing program, in the amount of \$64,292 for the purchase of one (1) Model Year 2026 Ford Transit Passenger Van for the 19th District Court; also requesting that the Finance Director be authorized to appropriate funds in the amount of \$64,292 in the Fleet & Equipment Replacement Fund, 19th District Court, Alternative Work Program, Capital & Equipment, Vehicle expenditures account and requesting immediate effect. [2-568A (c) (3)]
16. PURCHASING – Requesting to authorize a cooperative contract purchase from Penchura LLC, through the Sourcewell Cooperative program, in the total amount of \$3,399,230 for Hemlock and Ford Field Inclusive Playground Renovation; also requesting that the Finance Director be authorized to appropriate excess investment income from the General Capital Improvement Fund, Fund balance in the amount of \$942,232 and to transfer available General Fund funds due to the HIAP Grant allocation in the total amount of \$2,456,998 and to recognize and appropriate the transfers and requesting immediate effect. [2-568A (c) (3)]
17. PURCHASING – Requesting to award a contract to D/A Central in the amount of \$44,126 for the installation of Security Cameras at Summer Stephens and Lapeer Pools. [2-568 (6) (e)]

18. PURCHASING – Requesting to award a contract to Johnson Sign Company in the amount of \$69,950 for the purchase of Mystic Creek Signage; also requesting that the Finance Director be authorized to recognize and appropriate General Fund Recreation operating budget in the amount of \$23,750, from the Mystic Creek Golf Course division, as a transfer to the Facility Fund, and to recognize and appropriate the transfer in project 121526 Mystic Creek Sign Updates. [2-568 (6) (e)]
19. PURCHASING – Requesting to award a professional services contract to Kapnick Benefits Consulting, for a three-year period, in the annual amount of \$50,000 for Healthcare Consulting Services and requesting immediate effect. [2-568(b) (6) J]
20. PURCHASING – Requesting to authorize the third of four (4) one-year renewal option with Motorola in the amount of \$70,349 for Police Dispatch Console Maintenance Service and requesting immediate effect.
21. FINANCE – Requesting authorization to implement Discontinuation of Penny Currency – Rounding Policy and requesting immediate effect.
22. FINANCE – Requesting concurrence in the appointment of Ali Younes to the Board of review with a term ending January 1, 2029 and requesting immediate effect.
23. FINANCE – Submitting the 2025 Property Tax Waiver Appeals Report.
24. CORPORATION COUNSEL – Requesting to approve a proposed ballot question to be placed on the August 4, 2026 election to renew the 2021 Library Millage of up to 1-mill for the term of six-years, with an effective date of June 30, 2027 and requesting immediate effect.
25. CORPORATION COUNSEL – Recommending to extend the Lease Agreement with Issam Eid and Hanadi Merhi for the City-owned property located at 5165 Wyoming, for the term of five-months, resulting in a new contract expiration of August 1, 2026, conditioned upon Issam Eid and Hanadi Merhi paying increased rent to the City in the monthly amount of \$2,500 and requesting immediate effect.

26. COUNCIL – Recognizing the City Council, seated January 1, 2026, as the 35th City Council of Dearborn and requesting immediate effect.
27. COUNCIL – Approving the Committee of the Whole and Council Meeting schedule for the 2026 calendar year.
28. COUNCIL – Reappointing Councilmember Robert A. Abraham to the Animal Care and Welfare Services for the City of Dearborn Committee with a term ending January 15, 2027 and requesting immediate effect.
29. CLERK – Submitting Summons and Complaint in the matter of Scott M. Rhodes v. City of Dearborn et. al.
30. CLERK – Submitting Summons and Complaint in the matter of Davon Lamonz Wiggins v. City of Dearborn et. al.
31. CLERK – Submitting Summons and Complaint in the matter of Hassan Aoun v. City of Dearborn et. al. and City of Garden City et. al.
32. MAYOR – Requesting concurrence in the appointment of Christopher Williams to the West Dearborn Downtown Development Authority with a term ending June 30, 2027 and requesting immediate effect.
33. MAYOR – Requesting to renew the City-wide membership with the Michigan Municipal League (MML) in the amount of \$20,007 for the period of December 1, 2025 through November 30, 2026 and requesting immediate effect.

PUBLIC COMMENT WILL FOLLOW ANY WALK-ON ITEMS

OFFICE OF THE 35TH CITY COUNCIL



IMMEDIATE EFFECT

To: City Clerk
From: Office of the 35th City Council
Date: December 16, 2025
Subject: Council Re-appointment to the Animal Care and Welfare Services for the City of Dearborn Committee

The 35th Dearborn City Council President is requesting the reappointment of Councilmember Robert A. Abraham to the Animal Care and Welfare Services for the City of Dearborn Committee, for a one-year term, term ending is January 15th, 2027.

Robert A. Abraham
313-943-2408
rabraham@dearborn.gov

The purpose and mission of this committee is dedicated to enhancing the communication and activities between the City and Friends for Animals. The committee will consist one (1) member of the City Council.

This committee will meet bi-monthly. Meeting invitations and agendas shall be distributed by the Secretary at least seven (7) calendar days ahead of the meeting.

Immediate effect is requested.

Michael T. Sareini
Council President

Attachment: Animal Care and Welfare Services for the City of Dearborn Committee Document

ANIMAL CARE AND WELFARE SERVICES FOR THE CITY OF DEARBORN COMMITTEE

Purpose and mission of the committee: A multi-member committee dedicated to enhancing communication and activities between the City and Friends for Animals, utilizing expertise in critical animal care and educational efforts to ensure effective collaboration on animal welfare issues and programs.

Primary duties and responsibilities: Duties and discussions include but not limited to pet identification, educational campaigns, community drives, expanding the Feed Fido program, TNR, non-animal related purchasing and align on any actions regarding “nuisance” or infestation issues arising in the City to ensure best outcomes and communication.

Composition of the committee: The committee will consist of no more than seven (7) members, with three (3) members appointed by the City of Dearborn, three (3) members appointed by Friends for Animals, and one (1) member of the City Council. All City and Council appointments shall be made consistent with Sec 10.9 of the City of Dearborn City Charter.

Procedures for committee meetings: Standing committee that will meet bi-monthly. The police department shall serve as Secretary for the committee. Meeting invitations and agendas shall be distributed by the Secretary at least seven (7) calendar days ahead of the meeting.

Reporting requirements to the Friends for Animals board: Friends for Animals board is provided committee updates and will expeditiously review and approve any required action(s) as a result of this committee.

OFFICE OF THE 35TH CITY COUNCIL



IMMEDIATE EFFECT

To: City Clerk

From: City Council

Date: December 16, 2025

Subject: Recognizing the Seated Council as the 35th City Council of Dearborn

This item is to officially be recognize the City Council, seated January 1, 2026, as the 35th City Council of Dearborn.

The City Council seated on January 1, 2026, has been identified as the **35th City Council of Dearborn**. This designation has been confirmed through historical review and is being formally documented to ensure accuracy and consistency within the City's official records.

Michael T. Sareini
Council President

OFFICE OF THE 35TH CITY COUNCIL

IMMEDIATE EFFECT



To: City Clerk
From: 35th Dearborn City Council
Date: December 16, 2025
Subject: Council Meeting Calendar for 2026

The 35th Council has proposed the following Committee of the Whole and Council meeting schedule for the 2026 calendar year.

All meetings are in Council Chambers at the Dearborn Administrative Center, 16901 Michigan Ave., Dearborn MI 48126. Committee of the Whole meetings are on Thursdays and Council meetings are on Tuesdays. **All meetings will begin at 7:00pm.**



Michael T. Sareini
Council President

Meetings for 35th Dearborn City Council 2026



All Meetings are in Council Chambers of the Dearborn Administrative Center,
16901 Michigan Ave. Dearborn MI, 48126. Committee of the Whole meetings are on
Thursdays and Council Meetings are on Tuesdays.

COMMITTEE OF THE WHOLE 7:00PM

January 8
January 22

February 5
February 19

March 19

April 9
April 23

May 14

June 4

July 9

August 13

September 3
September 17

October 1
October 15

November 12

December 3

COUNCIL MEETINGS 7:00 PM

January 13
January 27

February 10
February 24

March 24

April 14
April 28

May 19

June 9

July 14

August 18

September 8
September 22

October 6
October 20

November 17

December 8

CITY CLERK'S OFFICE



TO: CITY COUNCIL
FROM: GEORGE T. DARANY
SUBJECT: SUMMONS AND COMPLAINT
DATE: JANUARY 5, 2026

We are submitting to you a copy of a Summons & Complaint in the matter of Hassan Aoun v. City of Dearborn et. al. and City of Garden City et. al., United States Eastern District Court Civil Action No. 25-14168.

The City Clerk's Office received the Summons & Complaint over the counter on December 29, 2025 around 2:09 P.M., by Clerk George Darany.

sincerely,

George T. Darany
City Clerk

Encl.

GD:lm

UNITED STATES DISTRICT COURT
for the
Eastern District of Michigan

Hassan Aoun)
)
) Civil Action No. 25-14168
 Plaintiff,)
)
 v.)
) Hon. Stephen J. Murphy, III
 Garden City et al.)
)
)
)
 Defendant.)

SUMMONS IN A CIVIL ACTION

To: Dearborn, City of

A lawsuit has been filed against you.

Within 21 days after service of this summons on you (not counting the day you received it) — or 60 days if you are the United States or a United States agency, or an officer or employee of the United States described in Fed. R. Civ. P. 12 (a)(2) or (3) — you must serve on the plaintiff an answer to the attached complaint or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff or plaintiff's attorney, whose name and address are:

Hassan Aoun
P.O Box 1132
Dearborn, MI 48121

If you fail to respond, judgment by default may be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.

KINIKIA D. ESSIX, CLERK OF COURT

By: s/ J C Brown
Signature of Clerk or Deputy Clerk



Date of Issuance: December 29, 2025

PURSUANT TO LOCAL RULE 83.11

1. Is this a case that has been previously dismissed?

Yes
 No

If yes, give the following information:

Court: _____

Case No.: _____

Judge: _____

2. Other than stated above, are there any pending or previously discontinued or dismissed companion cases in this or any other court, including state court? (Companion cases are matters in which it appears substantially similar evidence will be offered or the same or related parties are present and the cases arise out of the same transaction or occurrence.)

Yes
 No

If yes, give the following information:

Court: _____

Case No.: _____

Judge: _____

Notes :

Plaintiff is currently involved in a separate and unrelated pending legal matter arising from law-enforcement conduct involving the City of Dearborn and its Police Department. No other actions involving the City of Garden City are currently pending or have been dismissed. That separate matter is proceeding independently, arises from different operative facts, involves different defendants, asserts different legal theories, seeks different relief, and is not duplicative of the claims asserted in this action.

UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION

**HASSAN AOUN,
Plaintiff,
v.
Defendants.**

**CITY OF DEARBORN
JOHN DOE DEARBORN POLICE OFFICERS 1-10,
in their individual capacities;
CITY OF GARDEN CITY (Declaratory & Injunctive Relief Only).**

**Hassan Aoun
Po box 1132
Dearborn MI 48121
Aoun1980@aol.com
313-348-6969**

**VERIFIED COMPLAINT
(42 U.S.C. § 1983 — First, Fourth, and Fourteenth Amendments)**

NOW COMES Plaintiff Hassan Aoun, appearing pro se, and for his Verified Complaint states as follows:

INTRODUCTION

1. This is a federal civil-rights action arising from a multi-year pattern of unauthorized, extra-jurisdictional investigation, surveillance, reliance on constitutionally defective warrants, unlawful arrest and detention, and retaliatory public humiliation carried out by the City of Dearborn and its police officers in Garden City, Michigan.
2. Despite lacking territorial jurisdiction, statutory authority, valid task-force authority, or any mutual-aid or interlocal agreement, Dearborn police investigated Plaintiff in Garden City, caused warrants to issue based on ultra vires conduct, attempted to seize Plaintiff there, and ultimately caused Plaintiff to be arrested and jailed for approximately **seven (7)** days on an invalid arrest warrant.

3. When Dearborn officers were confronted with their lack of jurisdiction during an attempted seizure on **October 7, 2025**, they withdrew. Thereafter, Defendants caused information and imagery about Plaintiff to be publicly disseminated through a City-funded Dearborn media outlet, evidencing retaliation and municipal ratification.

4. The City of Garden City is named solely for declaratory and injunctive relief, because its lack of authorization and lack of task-force participation are central to resolving the jurisdictional and constitutional issues presented. No monetary damages are sought from Garden City.

I. JURISDICTION

5. This action arises under **42 U.S.C. § 1983** and the First, Fourth, and Fourteenth Amendments to the United States Constitution.

6. This Court has jurisdiction pursuant to **28 U.S.C. §§ 1331 and 1343(a)(3)–(4)**.

7. Declaratory and injunctive relief are authorized by **28 U.S.C. §§ 2201 and 2202**.

II. VENUE

8. **Venue is proper under 28 U.S.C. § 1391(b)** because the events giving rise to these claims occurred in the Eastern District of Michigan and Defendants reside or conduct business here.

III. PARTIES

9. Plaintiff Hassan Aoun is a resident of Michigan.

10. Defendant City of Dearborn is a Michigan municipal corporation responsible for the policies, customs, practices, training, supervision, and discipline of the Dearborn Police Department.

11. Defendant City of Garden City is a Michigan municipal corporation named solely for declaratory and injunctive relief.

12. Defendant John Doe Dearborn Police Officers 1–10 are sworn officers acting under color of state law and are sued in their individual capacities. Their identities are presently unknown and will be substituted upon discovery.

IV. FACTUAL ALLEGATIONS

A. Jurisdictional Limits and Task-Force Authority

13. Under Michigan law, municipal police authority is strictly territorial unless expressly expanded by statute or by a valid inter-agency agreement. **People v. Clark, 330 Mich App 392, 406–07 (2019); People v. Hamilton, 465 Mich 526, 530–31 (2002).**

14. Garden City is not a participating municipality in the Michigan State Police **Metro Narcotics Enforcement Team (MNET)**.

15. No task-force agreement, mutual-aid agreement, or interlocal agreement authorized Dearborn police to investigate, seek warrants, or conduct enforcement activity within Garden City.

16. Task-force participation does not create statewide authority and is limited to participating jurisdictions and the scope of the governing agreement. **People v. Zahn, 234 Mich App 438, 444–45 (1999).**

17. The Michigan State Police cannot expand or delegate municipal police jurisdiction absent statutory authorization or a valid inter-agency agreement. **People v. Custer, 465 Mich 319, 333 (2001); United States v. Blair, 524 F.3d 740, 751 (6th Cir. 2008).**

B. Unauthorized Investigative Activity

18. Dearborn police officers conducted investigative activity involving Plaintiff in Garden City despite lacking territorial jurisdiction or lawful authorization.

19. Any investigative activity undertaken by Dearborn officers within Garden City was outside lawful jurisdiction, beyond any task-force scope, and ultra vires.

C. 2020 Search Warrant in Garden City (Constitutionally Defective)

20. In 2020, the Michigan State Police executed a search warrant in Garden City, Michigan.

21. Although MSP executed the search, the warrant was sworn to and sought by a Dearborn police officer.

22. Because Garden City was not a participating jurisdiction and no agreement authorized Dearborn to investigate there, the Dearborn affiant lacked lawful authority to seek the warrant.

23. A warrant sworn to by an affiant acting outside lawful authority is constitutionally defective, and execution by another agency does not cure the underlying Fourth Amendment violation. **People v. Goldston, 470 Mich 523, 531–32 (2004)**.

D. Five-Year Delay and Invalid Arrest Warrant

24. More than five years after the underlying investigative activity, a warrant was issued for Plaintiff's arrest.

25. The arrest warrant was jurisdictionally defective because it was predicated on an unauthorized, extra-jurisdictional investigation.

26. As a direct result of this invalid warrant, Plaintiff was arrested and incarcerated for approximately **seven (7) days**.

27. Detention pursuant to a constitutionally defective warrant constitutes unlawful seizure and false imprisonment in violation of the Fourth Amendment. **Manuel v. City of Joliet, 580 U.S. 357 (2017)**.

E. October 7, 2025 Surveillance and Attempted Seizure

28. On **October 7, 2025**, Dearborn police officers entered Garden City and conducted surveillance of Plaintiff despite lacking territorial jurisdiction or lawful

29. The surveillance was pre-planned and coordinated in advance, evidencing deliberate enforcement activity outside Dearborn's jurisdiction.

30. Plaintiff entered a rental vehicle, which does not identify the driver by registration.

31. Dearborn officers followed Plaintiff and directed Garden City officers to pull him over and arrest him, despite no traffic violation and no independent probable cause.

32. Officers demanded Plaintiff's identity and ordered him out of the vehicle, stating words to the effect of "Dearborn wants you."

33. A stop conducted to ascertain identity or check for warrants—without reasonable suspicion or independent probable cause—violates the Fourth Amendment. **United States v. Bell, 762 F.2d 495 (6th Cir. 1985); United States v. Smith, 263 F.3d 571 (6th Cir. 2001); United States v. Moffitt, 68 F.4th 301, 309–10 (6th Cir. 2023).**

34. When Plaintiff challenged Dearborn's jurisdiction, Dearborn officers withdrew, confirming their knowledge of a lack of lawful authority.

F. Selective Targeting and Retaliation

35. Investigative materials referenced multiple individuals, yet only Plaintiff was surveilled, arrested, jailed, and publicly targeted.

36. After withdrawing from Garden City, Defendants caused information and imagery about Plaintiff to be publicly disseminated on a Dearborn-affiliated media page operated by an individual compensated by the City of Dearborn.

37. Public dissemination unrelated to any legitimate law-enforcement purpose constitutes adverse retaliatory action under the First Amendment. **Hartman v. Moore, 547 U.S. 250 (2006) Kennedy v. City of Villa Hills, 635 F.3d 210 (6th Cir. 2011).**

V. CLAIMS FOR RELIEF

COUNT I — UNLAWFUL SEIZURE, ARREST, AND DETENTION

(42 U.S.C. § 1983 — Fourth Amendment)

38. Defendants caused Plaintiff to be seized, arrested, and jailed without lawful authority, resulting in unconstitutional detention.

COUNT II — EXTRA-JURISDICTIONAL INVESTIGATION AND PROXY ENFORCEMENT

(42 U.S.C. § 1983 — Fourth Amendment)

39. Defendants conducted unauthorized investigations and used another jurisdiction as a proxy to effectuate unlawful seizures.

COUNT III — INVALID SEARCH WARRANT

(42 U.S.C. § 1983 — Fourth Amendment)

40. Defendants obtained and relied upon constitutionally defective warrants rooted in ultra vires investigations.

COUNT IV — FAILURE TO INTERVENE

(42 U.S.C. § 1983)

41. Supervisors and officers knew the conduct was unconstitutional and failed to prevent it.

COUNT V — MUNICIPAL LIABILITY (MONELL)

(42 U.S.C. § 1983)

42. Plaintiff's injuries were caused by policies, customs, and deliberate indifference of the City of Dearborn, including failure to train, failure to supervise, ratification of unconstitutional conduct, and failure to discipline. *Monell v. Dep't of Soc. Servs.*, 436 U.S. 658 (1978).

COUNT VI — DECLARATORY AND INJUNCTIVE RELIEF (Against City of Garden City Only)

43. Plaintiff seeks a declaration that Garden City did not authorize Dearborn police to investigate, seek warrants, or conduct enforcement activity within Garden City, and an injunction preventing future extra-jurisdictional conduct.

VI. DAMAGES

44. Plaintiff suffered loss of liberty, emotional distress, humiliation, reputational harm, and constitutional injury.

45. Plaintiff seeks compensatory and punitive damages totaling **FIVE HUNDRED MILLION DOLLARS (\$500,000,000)** against the Dearborn Defendants.

VII. RELIEF REQUESTED

Plaintiff respectfully requests:

- A. Declaratory judgment that Defendants violated Plaintiff's constitutional rights.
- B. Judgment awarding \$500,000,000 in damages against Dearborn Defendants.
- C. Punitive damages against individual Dearborn officers.
- D. Declaratory and injunctive relief against the City of Garden City only.**
- E. Costs and all other just relief.

VIII. JURY DEMAND

Plaintiff demands trial by jury on all issues so triable.

IX. VERIFICATION

I, Hassan Aoun, declare under penalty of perjury pursuant to 28 U.S.C. § 1746 that the foregoing is true and correct.

Date: 12-29-2025

Signature: Hassan Aoun

Hassan Aoun, Pro Se
PO BOX 1132
DEARBORN MI 48121
AOUN1980@AOL.COM
313-348-6969

Received over the
counter in Dec. 29, 2015
around 2:09 p.m. by
Clerk George Loring.

CITY CLERK, DEARBORN MI
2025 DEC 29 PM2:09

CITY CLERK'S OFFICE

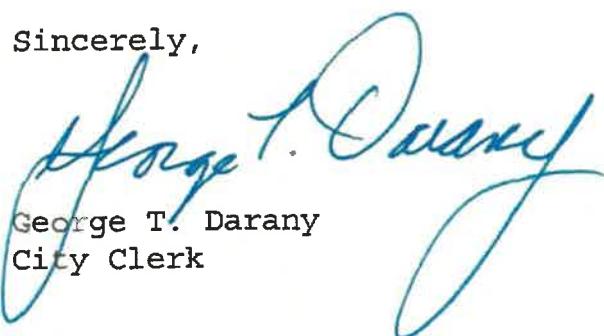


TO: CITY COUNCIL
FROM: GEORGE T. DARANY
SUBJECT: SUMMONS AND COMPLAINT
DATE: JANUARY 5, 2026

We are submitting to you a copy of a Summons & Complaint in the matter of Scott M. Rhodes v. the City of Dearborn et. al.

The City Clerk's Office received the Summons & Complaint over the counter by Jamie Przybyla at 10:44 A.M. on December 19, 2025.

Sincerely,



George T. Darany
City Clerk

Encl.

GTD:lm

UNITED STATES DISTRICT COURT
for the
Eastern District of Michigan

Scott M. Rhodes)
)
) Civil Action No. 2:25-cv-13863
 Plaintiff,)
)
)
 v.)
) Hon. Matthew F. Leitman
 Dearborn, City of et al)
)
)
)
 Defendant.)

SUMMONS IN A CIVIL ACTION

To: Dearborn Police & Fire Revised Retirement System

A lawsuit has been filed against you.

Within 21 days after service of this summons on you (not counting the day you received it) — or 60 days if you are the United States or a United States agency, or an officer or employee of the United States described in Fed. R. Civ. P. 12 (a)(2) or (3) — you must serve on the plaintiff an answer to the attached complaint or a motion under Rule 12 of the Federal Rules of Civil Procedure. The answer or motion must be served on the plaintiff or plaintiff's attorney, whose name and address are:

Scott M. Rhodes
212 W Washington
Milford, MI 48381

If you fail to respond, judgment by default may be entered against you for the relief demanded in the complaint. You also must file your answer or motion with the court.

KINIKIA D. ESSIX, CLERK OF COURT

By: s/ J Parker
Signature of Clerk or Deputy Clerk



Date of Issuance: December 12, 2025

Summons and Complaint Return of Service

Case No. 2:25-cv-13863
Hon. Matthew F. Leitman

(This section should not be filed with the court unless required by Fed. R. Civ. P. 4 (l))

This summons for *(name of individual and title, if any)* Dearborn Police & Fire Revised Retirement System
was received by me on *(date)* _____

I personally served the summons on the individual at *(place)* _____
on *(date)* _____; or

I left the summons at the individual's residence or usual place of abode with *(name)* _____
, a person of suitable age and discretion who resides there,
on *(date)* _____, and mailed a copy to the individual's last known address; or

I served the summons on *(name of individual)* _____, who is
designated by law to accept service of process on behalf of *(name of organization)* _____
on *(date)* _____; or

I returned the summons unexecuted because _____; or

Other *(specify)*: _____

My fees are \$ _____ for travel and \$ _____ for services, for a total of \$ _____.

I declare under penalty of perjury that this information is true.

Date: _____ *Server's signature*

Printed name and title

Server's address

Additional information regarding attempted service, etc:

**UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION**

SCOTT M. RHODES,
Plaintiff,

v.

CITY OF DEARBORN, a Michigan
municipal corporation, and
DEARBORN POLICE & FIRE
REVISED RETIREMENT SYSTEM
(Chapter 23 Pension Board),

Defendants.

Civil Action No.

Hon. Case: 2:25-cv-13863
Assigned To : Leitman, Matthew F.
Referral Judge: Altman, Kimberly G.
Assign. Date : 12/1/2025
Description: CMP SCOTT RHODES
V CITY OF DEARBORN ET AL
(SS)

Scott Rhodes
Pro Se Plaintiff
212 W Washington
Milford, Mi 48381
248-459-8109
scottrhodes@me.com

**UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION**

SCOTT M. RHODES,
Plaintiff,

Civil Action No.

v.

CITY OF DEARBORN, a Michigan
municipal corporation, and
DEARBORN POLICE & FIRE
REVISED RETIREMENT SYSTEM
(Chapter 23 Pension Board),

Hon.

Defendants.

Scott Rhodes
Pro Se Plaintiff
212 W Washington
Milford, Mi 48381
248-459-8109
scottrhodes@me.com

**COMPLAINT FOR DISABILITY DISCRIMINATION,
RETALIATION, EQUAL PROTECTION VIOLATIONS,
AND CONSTITUTIONAL IMPAIRMENT OF VESTED PENSION RIGHTS**

Plaintiff Scott Rhodes, pro se, states:

INTRODUCTION

1. Plaintiff Captain Scott M. Rhodes served the City of Dearborn as a firefighter, inspector, and Fire Captain/Assistant Fire Marshal, beginning in 2004. During his service, he earned, accrued, and became fully vested in a set of constitutionally protected pension

rights guaranteed under the Dearborn Police & Fire Revised Retirement System (Chapter 23) and the Michigan Constitution.

2. Despite this fully vested status, Defendants imposed a uniquely modified, inferior misclassified disability pension benefit not authorized by law, not applied to any other retiree, and in violation of.

- a. Title II of the ADA,
- b. Section 504 of the Rehabilitation Act,
- c. Equal Protection (42 U.S.C. §1983),
- d. Michigan Constitution Art. 9 §24,
- e. Michigan Constitution Art. 1 §10,
- f. Michigan Constitution Art. X §2, and
- g. Michigan fiduciary-duty standards.

3. Plaintiff suffers from PTSD originating from trauma, hostile conditions, and harassment inside the Fire Department. Instead of supporting an injured first responder, Defendants responded with animus, malicious investigations, discriminatory benefit decisions, and unconstitutional impairment of vested retirement rights.

4. Plaintiff is the only Chapter 23 retiree whose vested pension was converted to a reduced, static, misclassified “1099-MISC” payment without COLA, surviving-spouse/

survivor benefits, duty disability classification, or healthcare. No statute or ordinance authorizes such a benefit.

5. This lawsuit DOES NOT challenge, rescind or reopen 2018 settlement agreement. All claims arise solely from post-settlement discriminatory treatment, ongoing misclassification of pension benefits and continuing constitutional violations from 2018 through the present.

6. In 2023, Plaintiff received a contradictory pension-related letter from the City. After researching the issue, Plaintiff discovered for the first time the legal violations at issue. He immediately filed an ex parte motion in Case No. 2:15-cv-13805—objective proof of diligence and tolling.

7. Each misclassified monthly pension payment constitutes a new act of discrimination actionable under;

- i. Lilly Ledbetter Fair Pay Act,
- ii. the continuing-violation doctrine,
- iii. fraudulent-concealment tolling,
- iv. and the Michigan constitutional impairment principles.

JURISDICTION AND VENUE

8. Jurisdiction exists under 28 U.S.C. §§ 1331 and 1343 because Plaintiff brings claims under the ADA, Rehabilitation Act, and § 1983.

9. Supplemental jurisdiction exists under 28 U.S.C. § 1337 for state-law claims.

10. Venue is proper in this District under 28 U.S.C. § 1391(b).

PARTIES

11. Plaintiff Scott M. Rhodes resides in Oakland County, Michigan.

12. Defendant City of Dearborn is a Michigan municipal corporation.

13. Defendant Dearborn Police & Fire Revised Retirement System administers firefighter and police pensions pursuant to Chapter 23 of the City Code.

FACTUAL ALLEGATIONS

14. In 2013, Plaintiff experienced severe PTSD symptoms caused by trauma and hostile conditions within the Fire Department.

15. City officials displayed animus toward Plaintiff's mental-health disability, repeatedly suggesting he was faking or exaggerating.

16. Plaintiff applied for duty disability retirement in May 2014. While on medical leave, he was terminated before the Pension Board issued a decision.

17. Plaintiff filed two federal actions: 2:14-cv-13629 and 2:15-cv-13805.

18. Defendants then fabricated a bizarre accusation that Plaintiff broke into a Dearborn fire station bathroom and defecated inside. They obtained a search warrant for his phone data.

19. Cell-site data proved Plaintiff was in Northville—nowhere near Dearborn.

Defendants never withdrew or corrected the false accusation.

20. Plaintiff's ex-wife hacked his iCloud and delivered private communications to the City's attorney and fire chief, who used them to impeach him.

21. These acts demonstrate bias, hostility, and retaliatory motive.

22. In 2018, Plaintiff entered into a settlement while suffering from PTSD, under financial duress, and while supervised by a Chapter 13 bankruptcy trustee.

23. Plaintiff relied on his attorney, the bankruptcy trustee, the bankruptcy court, and City assurances that the pension-related structures were lawful.

24. Defendants settled both federal cases together on May 18, 2018. The unified settlement created an unauthorized, discriminatory pension substitute not allowed by Chapter 23 or the Michigan Constitution.

25. Plaintiff did not and could not know that Defendants were misclassifying a vested pension, violating Art. 9 § 24, breaching fiduciary duties, and treating him differently from all other retirees

26. From 2018–present, Defendants have repeatedly:

i. Refused duty-disability classification,

ii. Issued 1099-MISC instead of 1099-R,

iii. Denied COLA, B-options (survivor benefits), and healthcare,

- iv. Mischaracterized a pension as a “settlement payment,”
- v. Applied standards not applied to any other retiree,
- vi. Treated mental disabilities worse than physical disabilities.

27. No other Chapter 23 retiree receives such a ‘special’ misclassified payment.

28. Plaintiff’s monthly payments are issued directly from the pension trust fund of Chapter 23, further demonstrating that the payments are, in substance, pension distributions that Defendants have unlawfully misclassified as non-pension settlement payments.

29. In 2023, Plaintiff received a City letter contradicting years of representations.

30. Plaintiff incorporates by reference the exhibits filed on October 26, 2023, in Plaintiff’s Ex Parte Motion in Rhodes v. City of Dearborn Police & Fire Revised Retirement System, Case No. 15-CV-13805 (E.D. Mich.), which include the City’s 2023 pension letter, Pension Board minutes, correspondence, and documentary evidence supporting the allegations stated herein.

31. For the first time, Plaintiff discovered:

- i. His benefit violated Art. 9 § 24,
- ii. His pension was unlawfully impaired,
- iii. He was the only retiree receiving a misclassified non-pension,
- iv. Mental-health disabilities were treated differently,

- v. Pension funds were used improperly to satisfy debts,
- vi. Disability pensions cannot legally be replaced with inferior benefits.

32. Plaintiff promptly filed an ex parte motion in Case 2:15-cv-13805, demonstrating diligence.

33. The court treated the motion as a contract dispute because it focused on the settlement.

34. Plaintiff then filed in Oakland County Circuit Court (Case No. 2024-210329-CK), which was dismissed without prejudice for improper service on November 17, 2025.

35. Plaintiff now reframes the case correctly—constitutional and federal civil-rights violations—and returns to proper federal jurisdiction.

36. Each misclassified monthly payment is a fresh discriminatory act under Ledbetter, continuing-violation doctrine, fraudulent concealment, and pension-impairment principles.

37. On September 30, 2024, in Case No. 2:15-cv-13805, the Eastern District of Michigan denied Plaintiff's Rule 60(b) Motion to Reinstate solely on procedural grounds (ECF No. 76), finding that it lacked jurisdiction to enforce the 2018 settlement agreement and that Rule 60(b)(3) relief was time-barred. Importantly, the Court did not address or adjudicate any of the constitutional or federal statutory issues raised in this Complaint, including the ongoing impairment of Plaintiff's vested pension rights, ADA Title II and Rehabilitation Act violations, or Equal Protection violations. Because the Court did not

reach the merits and expressly declined jurisdiction over settlement enforcement, Plaintiff brings this action as a new and independent civil rights lawsuit based on continuing, post-settlement violations occurring after May 18, 2018.

COUNT I: ADA TITLE II (42 U.S.C. §12132)

38. Plaintiff incorporates all preceding paragraphs.
39. Plaintiff is a qualified individual with a disability (PTSD).
40. Defendants operate a public benefit program—the Chapter 23 pension system.
41. Defendants are public entities subject to Title II.
42. Defendants discriminated against Plaintiff by:
 - i. Denying equal access to the pension program,
 - ii. Applying different standards to mental vs physical disabilities,
 - iii. Creating a one-off inferior pension benefit applicable only to Plaintiff,
 - iv. Misclassifying his vested pension,
 - v. Using discriminatory methods of administration.
43. Title II prohibits discriminatory “methods of administration.”
44. Defendants’ discriminatory standards violate 42 U.S.C. § 12132.
45. Plaintiff is entitled to compensatory damages.

COUNT II: REHABILITATION ACT §504 (FEDERAL FUNDING DISCRIMINATION)

46. Plaintiff incorporates all preceding paragraphs.
47. Defendants receive federal financial assistance.
48. Section 504 prohibits disability discrimination in federally funded program.
49. Defendants intentionally discriminated by:
 - i. misclassifying Plaintiff's pension;
 - ii. impairing his vested benefits;
 - iii. treating mental disabilities worse than physical disabilities;
 - iv. creating a unique, reduced benefit structure affecting only Plaintiff.
50. Plaintiff is entitled to compensatory damages.

COUNT III: REHABILITATION ACT §504 (RETALIATION)

51. Plaintiff incorporates all preceding paragraphs.
52. Plaintiff engaged in protected activity by seeking disability-pension rights, filing grievances, and filing federal and state actions.
53. Defendants retaliated by:
 - i. initiating a malicious bathroom investigation;
 - ii. obtaining a warrant for Plaintiff's phone;
 - iii. unlawfully accessing Plaintiff's digital files;

- iv. coordinating with Plaintiff's ex-wife;
- v. continuing post-settlement disparagement;
- vi. reducing and misclassifying pension benefits;
- vii. refusing disability classification.

54. Plaintiff is entitled to compensatory and punitive damages.

COUNT IV: EQUAL PROTECTION (42 U.S.C. §1983)

55. Plaintiff incorporates all prior paragraphs.

56. Defendants, acting under color of law, treated Plaintiff differently from all similarly situated retirees.

57. No other retiree has received a misclassified, reduced, "non-pension."

58. Defendants' actions were motivated by animus toward Plaintiff's mental-health disability and personal hostility.

59. The disparate treatment lacks any rational basis.

60. Plaintiff is entitled to compensatory and punitive damages.

**COUNT V: VIOLATION OF MICHIGAN CONSTITUTION ART. 9 § 24
(PENSION CLAUSE)**

61. Plaintiff incorporates all prior paragraphs.

62. Plaintiff earned vested pension rights protected by Art. 9 §24.

63. Defendants impaired Plaintiff's vested benefits by:

- i. Converting a pension into an inferior ‘special payment,’
- ii. Removing COLA, surviving-spouse/survivor benefits, and healthcare,
- iii. Issuing 1099-MISC instead of 1099-R,
- iv. Using pension assets to pay creditors.

64. Each payment constitutes a separate constitutional violation.

65. Plaintiff is entitled to damages.

**COUNT VI: VIOLATION OF MICHIGAN CONSTITUTION ART. 1 § 10
(IMPAIRMENT OF CONTRACT)**

66. Plaintiff incorporates all prior paragraphs.

67. Plaintiff’s pension membership and entitlement to regular pension of a duty disability pension retirement constituted a contractual obligation under Michigan law.

68. Defendants materially altered the terms of Plaintiff’s pension contract by:

- i. creating an unauthorized classification,
- ii. removing Plaintiff from membership,
- iii. withholding COLA, B-options, and healthcare,
- iv. classifying payments improperly (1099-MISC),
- v. and denying the mandatory duty disability benefit.

69. These changes were not authorized by the Retirement System ordinance, by statute, or by any lawful authority.

70. Defendants impaired Plaintiff's contract rights through an unlawful settlement and subsequent discriminatory actions.

71. Defendants' impairment occurred post-settlement through continuing misclassification, unequal administration of the pension system, and denial of rights that attach automatically to all vested retirees.

**COUNT VII: VIOLATION OF MICHIGAN CONSTITUTION ART. X § 2
(TAKINGS CLAUSE)**

72. Plaintiff incorporates all prior paragraphs.

73. Plaintiff's vested pension rights—duty disability status, COLA, surviving spouse benefits, statutory pension protections, and membership—constitute protected private property.

74. Defendants seized these property interests by:

- i. stripping Plaintiff of statutory retirement membership,
- ii. eliminating pension benefits,
- iii. converting his pension into an inferior 'special payment,'
- iv. and diverting Retirement System funds without providing the benefits required by law.

75. Plaintiff is entitled to damages.

RELIEF REQUESTED

76. WHEREFORE, Plaintiff respectfully requests:

77. \$4,000,000 in compensatory damages, representing:
 - i. Actuarial value of lost disability-pension benefits,
 - ii. Financial harm from misclassification,
 - iii. Emotional distress and reputational damage,
 - iv. Constitutional injury,
 - v. Retaliatory harm.
78. Award punitive damages under 42 U.S.C. § 1983;
79. Award attorney fees and costs under 42 U.S.C. § 1988 (if later represented);
80. Enter declaratory judgment that Defendants' misclassification violates federal and state law;
81. Order reinstatement of proper disability-pension classification under Chapter 23;
82. Order retroactive correction of all misclassified pension payments;
83. Issue injunctive relief barring further discrimination or misclassification, and;
84. Grant any additional relief the Court deems just and proper.

JURY DEMAND

Plaintiff demands a trial by jury on all issues so triable.

RESPECTFULLY SUBMITTED

SCOTT M. RHODES

/s/ Scott Rhodes
Pro Se Plaintiff
212 W Washington St.
Milford, Michigan 48381
(248) 459-8109
scottrhodes@me.com

NOVEMBER 29, 2025

Received over the
Counter on Dec. 19, 2025
around 10:44 a.m. by
Jamie Przybyla.

CITY CLERK, DEARBORN MI
2025 DEC 19 AM10:44

CITY CLERK'S OFFICE



TO: CITY COUNCIL
FROM: GEORGE T. DARANY
SUBJECT: SUMMONS AND COMPLAINT
DATE: JANUARY 5, 2026

We are submitting to you a copy of a Summons & Complaint in the matter of Davon Lamonz Wiggins v. City of Dearborn, Wayne County Third Judicial Court Case No. 25-019999-NO.

The City Clerk's Office received the Summons & Complaint over the counter on December 22, 2025 around 2:47 P.M., by Lisa Miller.

Sincerely,

George T. Darany
City Clerk

Encl.

GD:lm

STATE OF MICHIGAN
THIRD JUDICIAL CIRCUIT
WAYNE COUNTY

SUMMONS

CASE NO.
25-019999-NO
Hon.Susan L. Hubbard

Court telephone no.: 313-224-5183

Plaintiff's name(s), address(es), and telephone no(s)
Wiggins, Davon LamonzPlaintiff's attorney, bar no., address, and telephone no
Jeffrey T. Meyers 34348
3200 Greenfield Rd Ste 260
Dearborn, MI 48120-1800Defendant's name(s), address(es), and telephone no(s).
City of DearbornGeorge T. Darany
City of Dearborn Clerk
16901 Michigan Ave.
Dearborn, MI 48126**Instructions:** Check the items below that apply to you and provide any required information. Submit this form to the court clerk along with your complaint and, if necessary, a case inventory addendum (form MC 21). The summons section will be completed by the court clerk.**Domestic Relations Case**

There are no pending or resolved cases within the jurisdiction of the family division of the circuit court involving the family or family members of the person(s) who are the subject of the complaint.

There is one or more pending or resolved cases within the jurisdiction of the family division of the circuit court involving the family or family members of the person(s) who are the subject of the complaint. I have separately filed a completed confidential case inventory (form MC 21) listing those cases.

It is unknown if there are pending or resolved cases within the jurisdiction of the family division of the circuit court involving the family or family members of the person(s) who are the subject of the complaint.

Civil Case

This is a business case in which all or part of the action includes a business or commercial dispute under MCL 600.8035

MDHHS and a contracted health plan may have a right to recover expenses in this case. I certify that notice and a copy of the complaint will be provided to MDHHS and (if applicable) the contracted health plan in accordance with MCL 400.106(4).

There is no other pending or resolved civil action arising out of the same transaction or occurrence as alleged in the complaint.

A civil action between these parties or other parties arising out of the transaction or occurrence alleged in the complaint has been previously filed in this court, _____ Court, _____ where it was given case number _____ and assigned to Judge _____.

The action remains is no longer pending.

Summons section completed by court clerk.

SUMMONS

NOTICE TO THE DEFENDANT: In the name of the people of the State of Michigan you are notified:

1. You are being sued.
2. **YOU HAVE 21 DAYS** after receiving this summons and a copy of the complaint to file a written answer with the court and serve a copy on the other party or take other lawful action with the court (28 days if you were served by mail or you were served outside this state).
3. If you do not answer or take other action within the time allowed, judgment may be entered against you for the relief demanded in the complaint.
4. If you require special accommodations to use the court because of a disability or if you require a foreign language interpreter to help you fully participate in court proceedings, please contact the court immediately to make arrangements.

Issue date 12/17/2025	Expiration date* 3/18/2026	Court clerk Jacqueline Ruff
--------------------------	-------------------------------	--------------------------------

Cathy M. Garrett- Wayne County Clerk.

*This summons is invalid unless served on or before its expiration date. This document must be sealed by the seal of the court.

MC 01 (3/23)

SUMMONS

MCR 1.109(D), MCR 2.102(B), MCR 2.103, MCR 2.104, MCR 2.105



PROOF OF SERVICE

TO PROCESS SERVER: You must serve the summons and complaint and file proof of service with the court clerk before the expiration date on the summons. If you are unable to complete service you must return this original and all copies to the court clerk.

CERTIFICATE OF SERVICE / NONSERVICE

I served personally by registered or certified mail , return receipt requested, and delivery restricted to the addressee(copy of return receipt attached) a copy of the summons and the complaint, together with the attachments listed below, on:

I have attempted to serve a copy of the summons and complaint, together with the attachments listed below, and have been unable to complete service on:

Name	Date and time of service
Place or address of service	
Attachments (if any)	

I am a sheriff,deputy sheriff, bailiff, appointed court officer or attorney for a party.

I am a legally competent adult who is not a party or an officer of a corporate party. I declare under the penalties of perjury that this certificate of service has been examined by me and that its contents are true to the best of my information, knowledge, and belief.

Service fee \$	Miles traveled \$	Fee \$	Signature	
Incorrect address fee \$	Miles traveled \$	Fee \$	Total fee \$	Name (type or print)

ACKNOWLEDGMENT OF SERVICE

I acknowledge that I have received service of the summons and complaint, together with

Attachments (if any) _____ on _____ Date and time _____

on behalf of _____

Signature _____

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF WAYNE

DAVON LAMONZ WIGGINS,

Plaintiff, Case No: 25-
v. Hon. -NO

CITY OF DEARBORN,

Defendant.

JEFFREY T. MEYERS (P34348)
ALI O. IBRAHIM (P86108)
MEYERS LAW, PLLC
Attorneys for Plaintiff
3200 Greenfield Road, Suite 260
Dearborn, MI 48120
(313) 961-0130 Fax: (313) 961-8178
jmeyers@jeffmeyerslaw.com
aibrahim@jeffmeyerslaw.com

*There is no other pending or resolved
civil action arising out of the
transaction or occurrence alleged in
the complaint.*

/s/Jeffrey T. Meyers
JEFFREY T. MEYERS (P34348)
ALI O. IBRAHIM (P86108)

**COMPLAINT AND
DEMAND FOR JURY TRIAL**

NOW COMES Plaintiff, DAVON LAMONZ WIGGINS, by and through his attorneys, MEYERS LAW, PLLC, and states as his cause of action and Complaint against the above-named Defendant the following:

PARTIES AND JURISDICTION

1. The acts and occurrences that form the basis of this Complaint occurred in the County of Wayne, State of Michigan.
2. At all times pertinent to this Complaint, Davon Lamonz Wiggins, (hereinafter "Wiggins") was a resident of the City of Dearborn Heights in Wayne County, Michigan.
3. The City of Dearborn (hereinafter "the City") is a governmental entity in Wayne County, Michigan.
4. The amount in controversy exceeds TWENTY-FIVE THOUSAND (\$25,000.00) DOLLARS, exclusive of interest, costs, and attorney fees.

FACTUAL BACKGROUND

Plaintiff hereby restates, realleges and incorporates by reference each and every paragraph set forth above, as though fully set forth herein, and further states in the alternative, the following:

5. On August 8, 2025, at approximately 8:00 a.m., Wiggins was operating a 2020 Mack garbage truck in the course of his employment with Priority Waste.
6. On August 8, 2025, at approximately 8:00 a.m., Wiggins was traveling north on Cornell Street in Dearborn, approaching the intersection of Cornell and Carlyle.
7. On August 8, 2025, at approximately 8:00 a.m., approximately fifteen (15) feet south of the stop sign at the southeast corner of the intersection of Cornell and Carlyle, the roadway collapsed directly below the right front wheel of the truck.
8. Upon information and belief, at a time unknown to Wiggins but known to the City, the area where the roadway collapsed had previously been repaired as a result of a water main break.

9. As a result of the defective roadway Wiggins suffered serious injuries.
10. A Notice of Intent to File Claim was served on the City on November 25, 2025.

COUNT I: DEFECTIVE REPAIR AND MAINTENANCE OF HIGHWAYS
MCL 691.1402 CITY OF DEARBORN

The Plaintiff hereby restates, re-alleges, and incorporates by reference each and every allegation set forth above and further states, in the alternative, the following:

11. At all times pertinent to this Complaint, the City owed Wiggins, and others similarly situated, a duty to maintain the highway in reasonable repair so that it was reasonably safe and convenient for public travel pursuant to MCL 691.1402.
12. At the time of the accident the Defendant knew, or in the exercise of reasonable diligence, should have known, for at least 8 months, that the roadway was unsafe and not convenient for public travel.
13. The City, through its agents and employees, breached its duty to Wiggins in the manner set forth below:

- a. Failing to inspect, maintain, and properly repair the infrastructure and/or subsurface on the roadway;
- b. Failing to properly compact and stabilize the soil under the area where the road surface collapsed;
- c. Failing to properly backfill and compact the backfill where the road surface collapsed;
- d. Failing to warn Wiggins, and others similarly situated, about the hazard presented by the faulty repair of the roadway;
- e. Other acts and omissions to be determined during discovery.

14. As a direct and proximate result of the dangerous condition on the roadway, as well as the aforementioned negligent acts and/or omissions of the City, Wiggins suffered the following injuries and damages:

- a. Broad-based right subarticular zone disc herniation;
- b. Right lateral recess spondylotic narrowing;
- c. Lumbar strain;
- d. Right knee sprain;
- e. Limited range of motion;
- f. Disability, past, present, and future;
- g. Pain and suffering, past, present, and future;
- h. Emotional distress and anxiety, past, present, and future;
- i. Medical expenses, past, present, and future;
- j. Loss of wages, past, present, and future;
- k. Loss of earning capacity, past, present, and future;
- l. Replacement services, past, present, and future;
- m. Other injuries and damages to be determined throughout the course of discovery.

WHEREFORE, Plaintiff respectfully requests that this Honorable Court enter a judgment against Defendant in any amount in excess of TWENTY-FIVE-THOUSAND (\$25,000.00) DOLLARS, together with interest, costs and attorney fees, to which the Plaintiff is deemed to be entitled.

Respectfully Submitted,

MEYERS LAW, PLLC

BY: /s/ Jeffrey T. Meyers

JEFFREY T. MEYERS (P34348)

ALI O. IBRAHIM (P86108)

Attorneys for Plaintiff

3200 Greenfield, Suite 260

Dearborn, MI 48210-1802

(313) 961-0130

DATED: December 17, 2025

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF WAYNE

DAVON LAMONZ WIGGINS,

Plaintiff,

v.

Case No: 25-
Hon. -NO

CITY OF DEARBORN,

Defendant.

JEFFREY T. MEYERS (P34348)
ALI O. IBRAHIM (P86108)
MEYERS LAW, PLLC
Attorneys for Plaintiff
3200 Greenfield Road, Suite 260
Dearborn, MI 48120
(313) 961-0130 Fax: (313) 961-8178
jmeyers@jeffmeyerslaw.com
aibrahim@jeffmeyerslaw.com

DEMAND FOR JURY TRIAL

NOW COMES Plaintiff, DAVON LAMONZ WIGGINS, by and through his attorneys, MEYERS LAW, PLLC, and hereby demands a jury trial in the above captioned cause of action.

Respectfully Submitted,

MEYERS LAW, PLLC

BY: /s/ Jeffrey T. Meyers

JEFFREY T. MEYERS (P34348)
ALI O. IBRAHIM (P86108)
Attorneys for Plaintiff
3200 Greenfield, Suite 260
Dearborn, MI 48210-1802
(313) 961-0130

DATED: December 17, 2025



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Immediate Effect Requested

REQUEST: Approve Contract for Purchase of one, 2026 Ford Transit Passenger Van

DEPARTMENT: 19th District Court, in conjunction with Purchasing

BRIEF DESCRIPTION:

Purchasing, on behalf of the 19th District Court, recommends the Cooperative Contract purchase of one, MY 2026 Ford Transit Passenger Van, from Lunghamer Ford. The pricing for the vehicle is based on 2024 Vehicle State of Michigan Contract # MA240000001208, which expires on August 31, 2029

PRIOR COUNCIL ACTION:

C.R N/A

BACKGROUND:

The vehicle recommended for purchase will replace a 2012 Ford E350. The vehicle was originally purchased by the Court in 2012 for the Alternative Work Program. The new Ford Transit 350 will be used by the Alternative Work Program, which operates five (5) days a week, to transport adults and potentially juveniles who are ordered to perform community service work within the City of Dearborn.

FISCAL IMPACT:

- \$64,292

COMMUNITY IMPACT:

The purchase of a new work program van will improve the Court's ability to safely and efficiently operate its work program, which provides an important alternative to incarceration by allowing eligible individuals to complete a court-ordered service that benefits the community, including litter abatement, public facility maintenance, and snow removal for eligible elderly and disabled residents.

IMPLEMENTATION TIMELINE:

Immediate Effect is requested, as the lead time for these vehicles is three to four months

COMPLIANCE/PERFORMANCE METRICS:

19th District Court Staff will confirm delivery and verify content and performance of the purchased vehicle.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

TO: **City Council**
FROM: **City Administration**
VIA: **Mayor Abdullah H. Hammoud**
SUBJECT: **Award of Contract for Purchase of one, Transit Passenger Van**
DATE: **December 22, 2025**

Budget Information

Adopted Budget: \$0
 Amended Budget: \$0
 Requested Amount: \$64,292
 Funding Source: Fleet & Equipment Replacement, 19th District Court, Alternative Work Program,
 Capital & Equipment, Vehicle
 Supplemental Budget: Fleet & Equipment Replacement, Retained Earnings

Summary of Request

Purchasing, on behalf of the 19th District Court, recommends the Cooperative Contract purchase of one, MY 2026 Ford Transit Passenger Van, from Lunghamer Ford. The pricing for the vehicle is based on 2024 Vehicle State of Michigan Contract # MA240000001208, which expires on August 31, 2029.

The 19th District Court requests that the Finance Director be authorized to appropriate \$64,292 in the Fleet & Equipment Replacement Fund, 19th District Court, Capital Equipment expenditures.

It is respectfully requested that Council authorize the purchase of the Trans Van. Immediate effect is requested, as the lead time for this vehicle is three to four months.

Background and Justification

The vehicle recommended for purchase will replace a 2012 Ford E350. The vehicle was originally purchased by the Court in 2012 for the Alternative Work Program. The new Ford Transit 350 will be used by the Alternative Work Program, which operates five (5) days a week, to transport adults and potentially juveniles who are ordered to perform community service work within the City of Dearborn.

Procurement Process

The procurement process was in accordance with the Procurement Ordinance Section 2-568A (c)(3) State of Michigan extended purchasing program, and all internal policies and procedures. The Purchasing Division requests approval to proceed with the procurement.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Signature Page

Prepared By:

DocuSigned by:

Jay Andrews

A06626461858403...

Jay Andrews, Sr. Buyer

Department Approval:

Signed by:

Tim Attalla

48D7270A3AC1425...

Tim Attalla, Court Administrator

Budget Approval:

DocuSigned by:

Michael Kennedy

F77919D1421447F...

Initial
MD

Michael Kennedy, Finance Director/Treasurer

Corporation Counsel Approval:

DocuSigned by:

Jeremy Romer

E7A573DA25E3460...

Jeremy J. Romer, Corporation Counsel



ECONOMIC
DEVELOPMENT

EXECUTIVE SUMMARY AND MEMORANDUM

REQUEST: Alley Vacation: north of, and parallel to, Ford Road between Schaefer Road and Calhoun Street.

DEPARTMENT: Economic Development

BRIEF DESCRIPTION:

- This portion of the public alley is abutting two parcels that are under common ownership by the applicant.
- The proposed vacation has been reviewed by the City Engineer, who has no objections; however, it is recommended that a 22-ft wide sewer easement is retained for the existing DIA sewer beneath the alley.
- Planning Commission recommended approval of the request at the Dec. 9th, 2025 meeting.
- Planning & Zoning Division recommended approval to the Planning Commission.

PRIOR COUNCIL ACTION:

- None

BACKGROUND:

Both of the parcels abutting the portion of the alley that is requested to be vacated are under common ownership by the applicant. The applicant is looking to redevelop the site and is requesting to vacate the alley to improve the design of any future development.

FISCAL IMPACT: N/A

COMMUNITY IMPACT:

The proposed alley vacation is not anticipated to negatively impact the surrounding land uses or create any issues related to vehicle circulation.

The proposed alley vacation will increase the opportunities for redevelopment of the site.

IMPLEMENTATION TIMELINE:

Requires one reading by City Council.

COMPLIANCE/PERFORMANCE METRICS:

- Public alley to be vacated with 22 ft. easement retained.
- No permanent structures shall be built within the easement and the City shall have full access to the sewer line within the easement at all times.



EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council

FROM: Planning Commission

VIA: Mayor Abdullah H. Hammoud

SUBJECT: Partial Alley Vacation: East of Schaefer Road and parallel to Ford Road

DATE: January 8th, 2026 (COW)

Summary of Request

The applicant, Tarek Jawad, is requesting to vacate a portion of the 22 ft-wide public alley that is located east of Schaefer Road and parallel to Ford Road. The alley extends from the eastern R.O.W boundary of Schaefer Road and extends to the eastern lot line of lot 6 in the Schaefer Park Subdivision. The applicant intends on redeveloping the sites adjacent to the alley and the proposed alley vacation would improve the design of any future redevelopment.

Background and Justification

The existing land use, zoning and master plan designations in the area are summarized in the following table:

	Existing Land Use	Zoning District (Exhibit C-4)	Master Plan Designation
Site	Public Alley	N/A	N/A
North	Vacant Commercial Building	BB – Community Business District	Mixed-Use Centers: Shopfront
South	Parking Lot	BB – Community Business District	Mixed-Use Centers: Vehicle Oriented
East	Public Alley & Parking Lot	VP – Vehicular Parking District	Mixed-Use Centers: Vehicle Oriented
West (Across Schaefer Rd.)	Grocery Store	BB – Community Business District	Mixed-Use Centers: Shopfront

Staff Analysis

- Per the Michigan Land Division Act, the proposed alley vacation will result in the alley being divided up among the two abutting parcels—both of which are under common ownership by the applicant.
 - Vacating the alley will enable these two parcels to be combined into one. This will enable a better design for the site, as any proposed development would have to currently be designed around the open public alley.



EXECUTIVE SUMMARY AND MEMORANDUM

- The proposed alley vacation is not anticipated to have any negative impacts on the adjacent properties. As indicated in Exhibit C-3, the alley currently provides access to existing parking lots. Most importantly, all of these parking lots are under common ownership as the applicant.
 - With the proposed vacation, access to the alley would remain open from Alber Avenue (to the north) and Calhoun Street (to the east) (Exhibit C-5). As such, all properties that depend on access from the alley (such as for parking and dumpsters) would all remain accessible.
- The proposed alley vacation may improve traffic circulation in the area. The alley is currently located by two high-volume roads in the city (Schaefer & Ford Road); currently, there is a curb cut that is located within close proximity to the intersection of these two roads.
 - Given the current striping of lanes, making a left turn onto Schaefer Road, from the alley, is not permitted. However, people may still try to do so which can result in significant traffic conflicts due to the high amounts of traffic experienced at this intersection.
 - Vacating the alley would eliminate this possibility and direct local traffic—to Schaefer Road—to the north at Alber Avenue.
- The proposed alley vacation has been reviewed by the City Engineer who has no objection to it; however, a 22 ft-wide sewer easement is retained for the existing city-owned sewer underneath the alley. This easement would prohibit a building or any permanent structure to be constructed within that area; additionally, it would permit the city to have full access to the sewer at all times.

Recommendation:

After due consideration and a public hearing on December 9th, 2025 the following recommendation was made by the Planning Commission:

A motion was made by Commissioner Kadouh, supported by Commissioner Phillips to approve the request of Tarek Jawad to partially vacate the 22 ft. wide public alley east of Schaefer Road and parallel to Ford Road between the eastern lot line of lot 6 to the western lot lines of lots 6 & 7. Upon roll call the following vote was taken: Ayes: (5) (Commissioners Easterly, Fadlallah, Kadouh, Phillips, & Saymuah). Nos: (2) (Abdulla & Mohamad). Absent: (2) (Commissioners Abdallah & King). The motion was adopted.



ECONOMIC
DEVELOPMENT

EXECUTIVE SUMMARY AND MEMORANDUM

Signature Page

Prepared by:

KAILEIGH BIANCHINI, AICP
Economic Development Deputy Director

Approved:

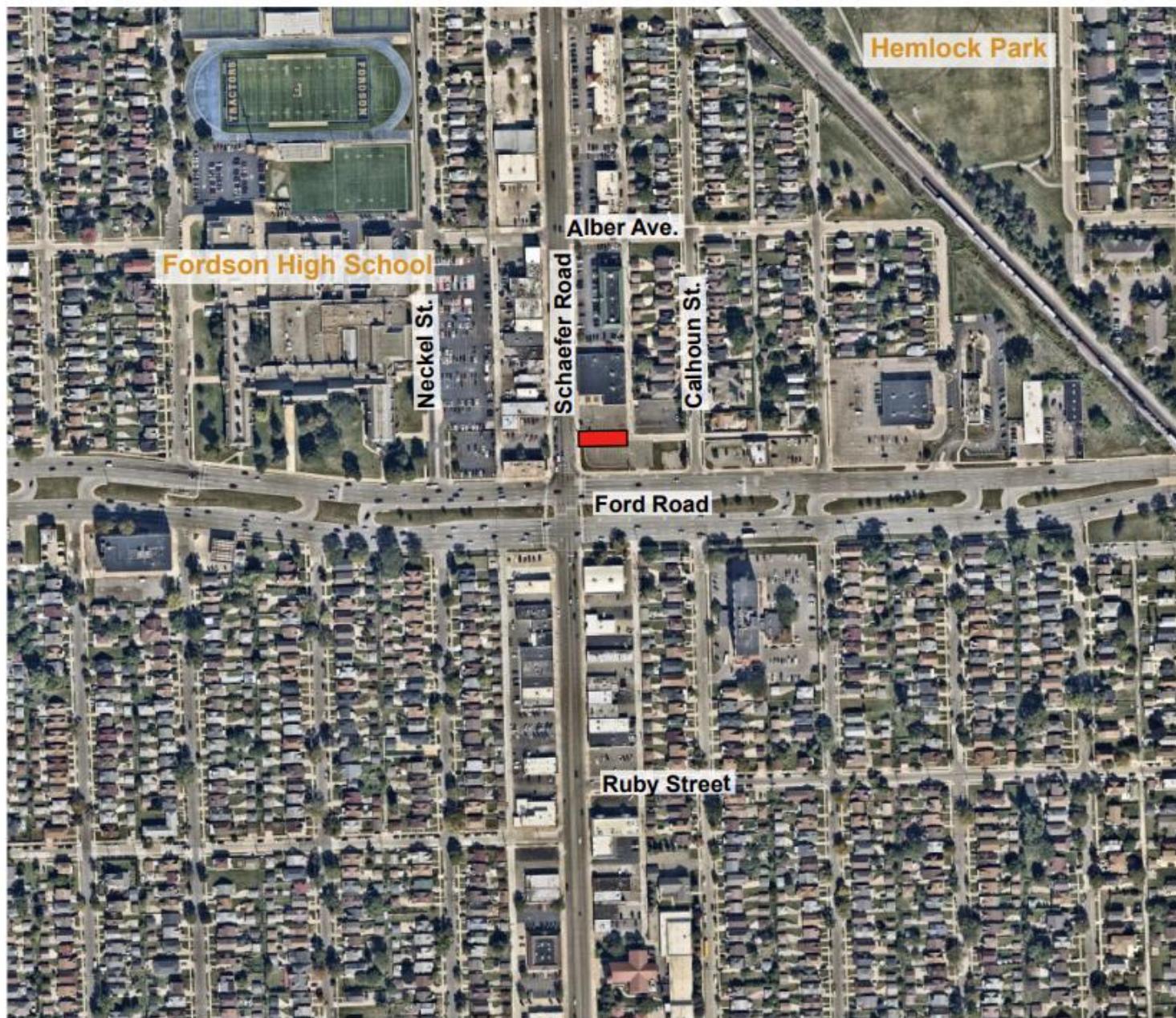
Signed by:

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JORDAN TWARDY
Economic Development Director

DocuSigned by:

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BRADLEY J. MENDELSON
Deputy Corporation Counsel

Site Context - Alley Vacatin Between Schaefer Road and Calhoun Street

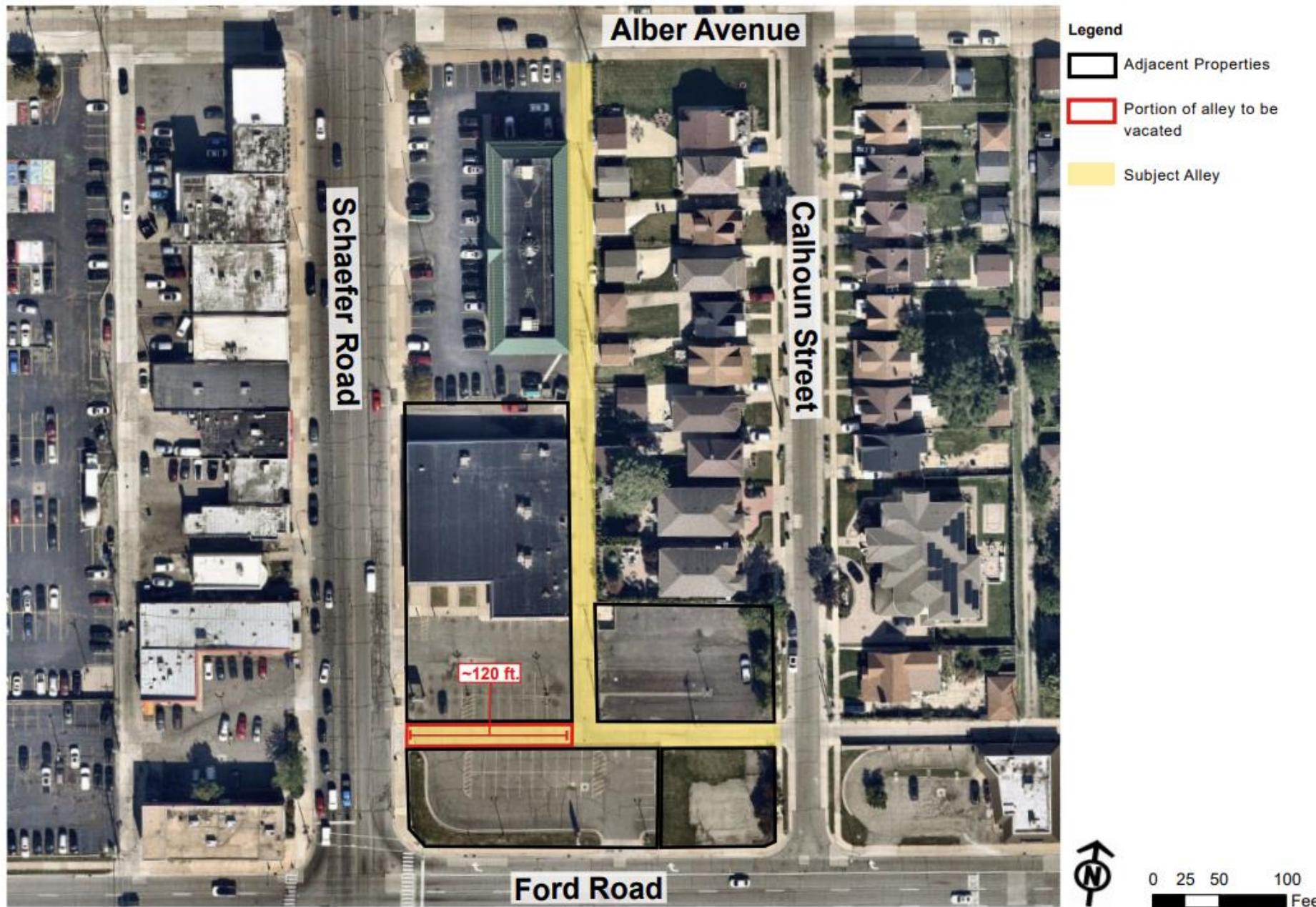


Legend

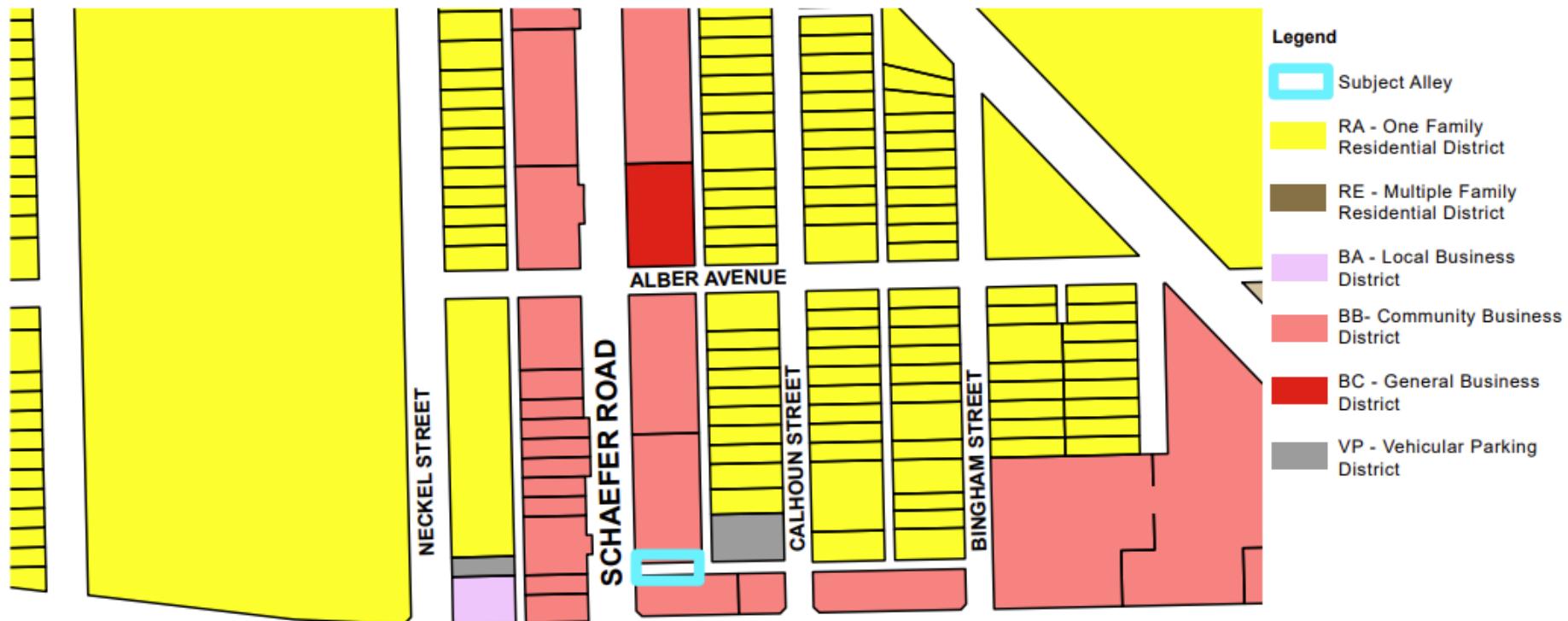
Alley Requested to be Vacated

Location:

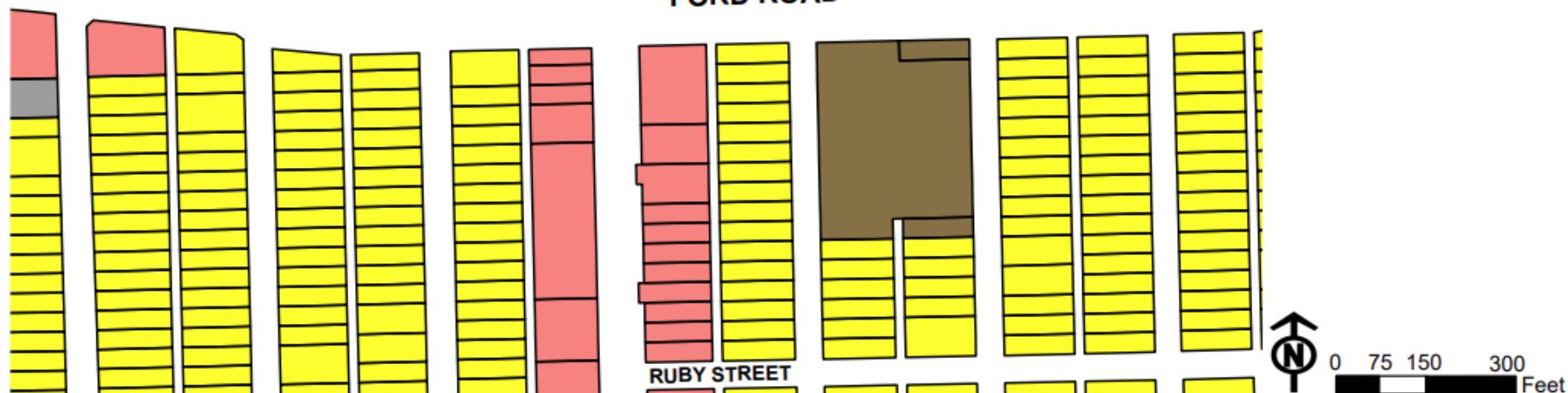
The subject alley is located on the east side of Schaefer Road bounded by Alber Avenue, Calhoun Street, and Ford Road.

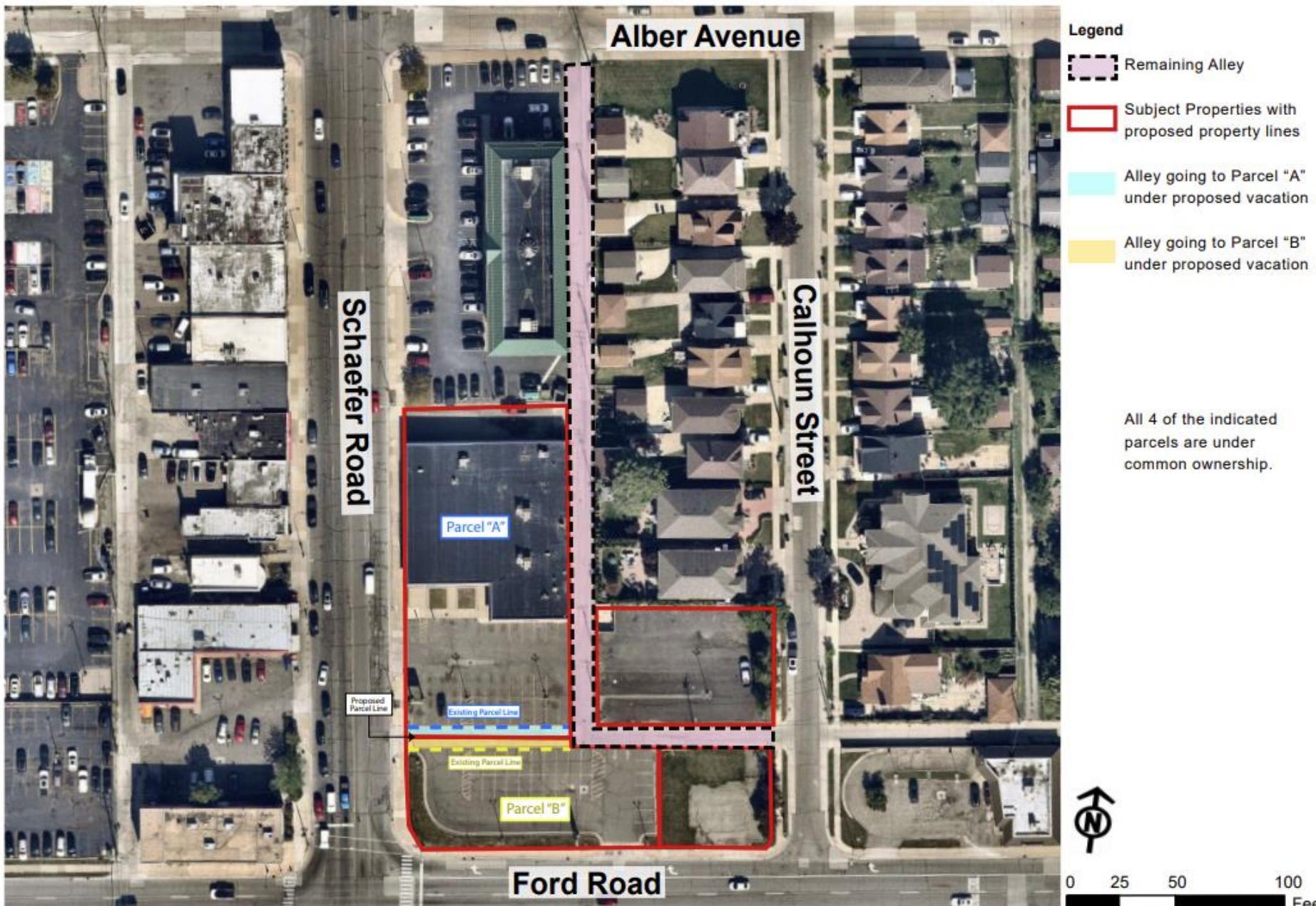


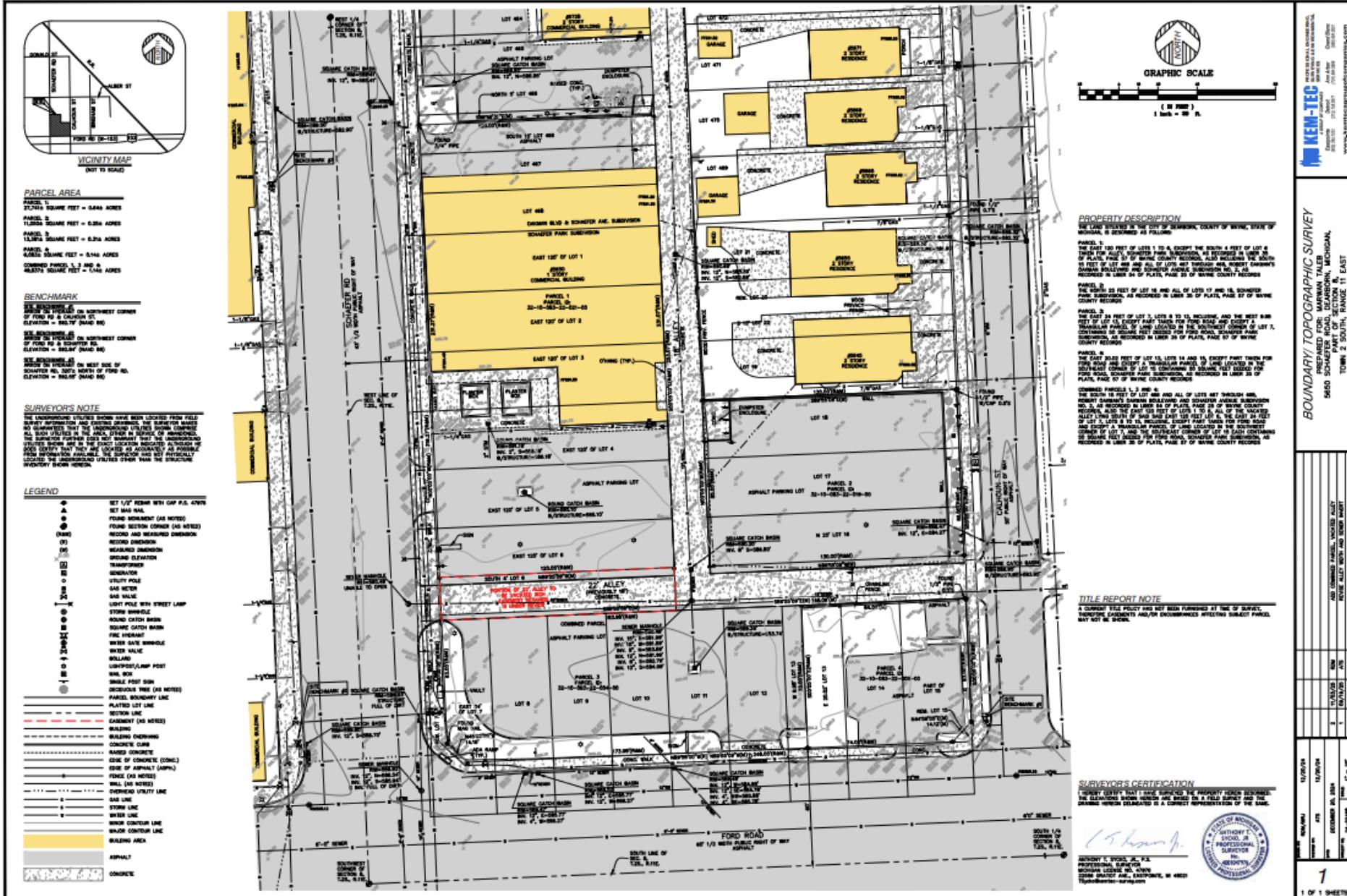
Existing Zoning Map - Alley Vacation Between Mead & Payne St.



FORD ROAD









ECONOMIC
DEVELOPMENT

EXECUTIVE SUMMARY AND MEMORANDUM

REQUEST: Receipt and File of the 2025 Property Maintenance Appeals Report

DEPARTMENT: Economic Development

BRIEF DESCRIPTION: This report summarizes the 2025 data for the Mayor and City Council and is presented for Receipt and Filing.

PRIOR COUNCIL ACTION: 6-323-15 established as an appeal process to review requests from property owners seeking relief from interest on over due taxes and property maintenance invoices, under certain conditions.

BACKGROUND: Pursuant to the council resolution, the Tax Penalty Waiver Committee compiles information on the property tax appeals it reviews in a calendar year. This report submittal summarizes the 2025 data for the Mayor and City Council and is presented for Receipt and Filing.

FISCAL & COMMUNITY IMPACT: In 2025, a total of 60 property maintenance appeals were submitted to the Waiver Committee and heard. Of those, 6 (10%) were fully waived, 5 (8%) were partially waived, and 49 (82%) were denied waiver. A total of \$1737.50 in relief was granted by the Waiver Committee in 2025, or approximately 13% of the \$13,500.00 appealed.

IMPLEMENTATION TIMELINE: Completed in 2025

COMPLIANCE/PERFORMANCE METRICS: The Economic Development Department in conjunction with the Tax Penalty Waiver Committee will continue to track property maintenance appeal data and outcomes per calendar year.



EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council
FROM: City Administration
VIA: Jordan Twardy, Economic Development Director
SUBJECT: Property Maintenance Waiver Appeals Report 2025
DATE: December 29th, 2025

Budget Information

Adopted Budget:	N/A
Amended Budget:	N/A
Requested Amount:	N/A
Funding Source:	N/A
Supplemental Budget:	N/A

Dearborn City Council resolution 6-323-15 established an appeal process to review requests from property owners seeking relief from invoices derived from the abatement of property maintenance violations. Pursuant to the council resolution, the Tax Penalty Waiver Committee compiles information on the property maintenance appeals it reviews in a calendar year. This report submittal summarizes the 2025 data for the Mayor and City Council and is presented for Receipt and Filing.

The Tax Penalty Waiver Committee may only grant relief when at least one of the following criteria is met: 1) The invoice was generated in error; 2) an error was made by the City or the City's contractor; 3) the property owner has shown the existence of extraordinary circumstances not of the property owner's making, such as serious illness or accident, a death in the family, or other circumstances that could not have been avoided by reasonable action.

Summary of Request

This report submittal summarizes the 2025 property maintenance appeals data for the Mayor and City Council and is presented for Receipt and Filing.

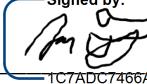


ECONOMIC
DEVELOPMENT

EXECUTIVE SUMMARY AND MEMORANDUM

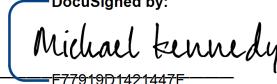
Signature Page

Department Approval:

Signed by:

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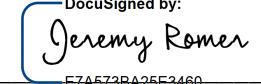
Jordan Twardy, Economic Development Director

Budget Approval:

DocuSigned by:

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Michael Kennedy, Treasurer & Finance Director

Corporation Counsel Approval:

DocuSigned by:

E7A673BA25E3460...

Jeremy J Romer, Corporation Counsel



**ECONOMIC
DEVELOPMENT**

**Economic Development Department
Neighborhood Services/Sanitation Division**

TO : Dearborn City Council

FROM : Renault Arseneau, Code Compliance Manager
Sue Leonard, Office Manager

VIA : Mayor Abdullah H. Hammoud

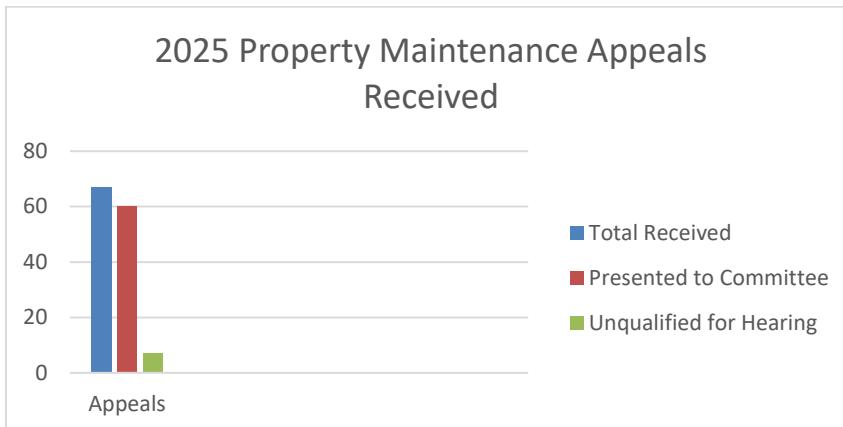
SUBJECT : 2025 Property Maintenance Appeals Report

DATE : December 29th, 2025

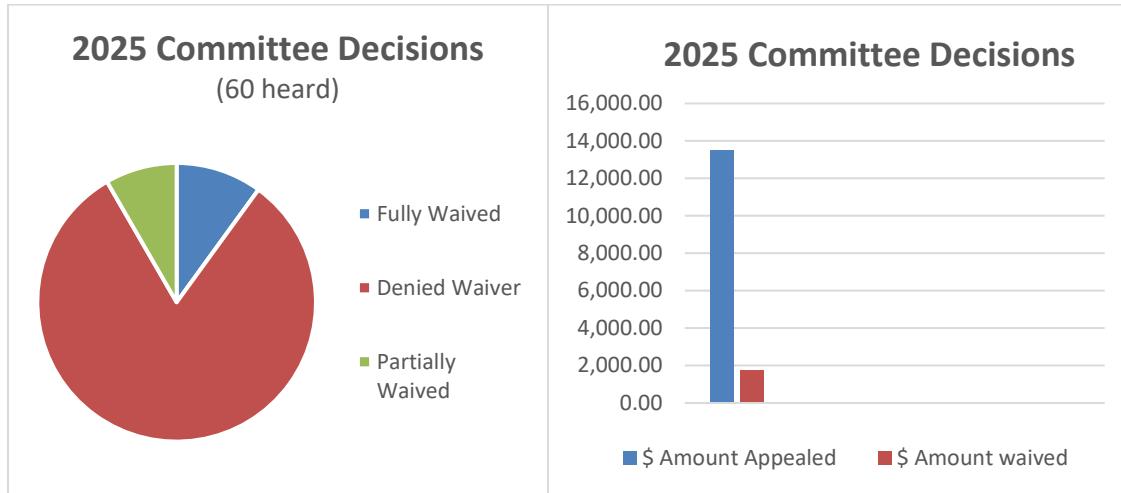
Dearborn City Council resolution 6-323-15 established an appeal process to review requests from property owners seeking relief from invoices derived from the abatement of property maintenance violations. Pursuant to the council resolution, the Tax Penalty Waiver Committee compiles information on the property maintenance appeals it reviews in a calendar year. This report submittal demonstrates the 2025 data for the Mayor and City Council and is presented for Receipt and Filing.

The Tax Penalty Waiver Committee may only grant relief when at least one of the following criteria is met: 1) the invoice was generated in error; 2) an error was made by the City or the City's contractor; 3) the property owner has shown the existence of extraordinary circumstances not of the property owner's making, such as serious illness or accident, a death in the family, or other circumstance that could not have been avoided by reasonable action. In practice, all appealed invoices are reviewed for errors which may be cancelled or corrected administratively and those citing extraordinary circumstances are sent for the Committee to discern relief eligibility.

In 2025, a total of 67 property maintenance appeals were submitted to the City. Of the submitted 2025 appeals, 60 met hearing requirements and were approved for the Waiver Committee's review.



Of the appeals heard by the Committee in 2025, 6(10%) were fully waived due to internal process, administrative, or contractor errors, 49 (82%) were denied waiver, and 5 (8%) were partially waived due to error made by the City's contractor or the property owner showed existence of extraordinary circumstances not of the property owner's making.



A total of \$1737.50 in relief was granted by the Waiver Committee in 2025, or approximately 13% of the \$13,500.00 appealed.

Decisions of the Committee provide valuable feedback to the Neighborhood Services and Sanitation Division operations. The Committee hearings offer the opportunity to understand otherwise unknown (and unknowable) situations enabling the Division to tailor enforcement for future problems of a similar nature.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Immediate Effect Requested

REQUEST: Approve Contract for Purchase of one, 2026 Ford Transit Van

DEPARTMENT: Department of Economic Development, in conjunction with Purchasing

BRIEF DESCRIPTION:

Purchasing, on behalf of the Department of Economic Development, recommends the Cooperative Contract purchase of one, MY 2026 Ford Transit Van, from Lunghamer Ford. The pricing for the vehicle is based on 2024 Vehicle State of Michigan Contract # MA240000001208, which expires on August 31, 2029

PRIOR COUNCIL ACTION:

C.R N/A

BACKGROUND:

This vehicle will be used by code enforcement for shopping cart enforcement. This will include gathering shopping carts, transporting them to storage and returning them to business owners.

The business team will be using the vehicle for business events. Historically, the business team has borrowed vehicles from DPW, but this van will provide a more efficient and flexible alternative.

FISCAL IMPACT:

- \$52,640

COMMUNITY IMPACT:

Currently, the Workforce & Business Services team lacks dedicated transportation, which creates logistical challenges for event execution. Securing a dedicated van will enable the team to efficiently transport heavy infrastructure- such as tents, AV equipment, and signage- allowing for high-quality events in diverse locations across the city.

IMPLEMENTATION TIMELINE:

Immediate Effect is requested, as the lead time for these vehicles is three to four months

COMPLIANCE/PERFORMANCE METRICS:

Economic Development Staff will confirm delivery and verify content and performance of the purchased vehicle.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council
FROM: City Administration
VIA: Mayor Abdullah H. Hammoud
SUBJECT: Award of Contract for Purchase of one, Transit Cargo Van
DATE: December 22, 2025

Budget Information

Adopted Budget: \$70,606
 Amended Budget: \$70,606
 Requested Amount: \$52,640
 Funding Source: Fleet & Equipment Replacement, Prop Maint & Dev Services, Neighborhood Services, Capital Equipment, Vehicle
 Supplemental Budget:

Summary of Request

Purchasing, on behalf of the Economic Development Department, recommends the Cooperative Contract purchase of one, MY 2026 Transit Van, from Lunghamer Ford. The pricing for the vehicle is based on 2024 Vehicle State of Michigan Contract # MA240000001208, which expires on August 31, 2029.

It is respectfully requested that Council authorize the purchase of the Tranis Van. Immediate effect is requested, as the lead time for this vehicle is three to four months.

Background and Justification

This vehicle will be used by code enforcement for shopping cart enforcement. This will include gathering shopping carts, transporting them to storage and returning them to business owners.

The business team will be using the vehicle for business events. Historically, the business team has borrowed vehicles from DPW, but this van will provide a more efficient and flexible alternative.

Procurement Process

The procurement process was in accordance with the Procurement Ordinance Section 2-568A (c)(3) State of Michigan extended purchasing program, and all internal policies and procedures. The Purchasing Division requests approval to proceed with the procurement.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Signature Page

Prepared By:

DocuSigned by:

Jay Andrews

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Jay Andrews, Sr. Buyer

Department Approval:

Signed by:

Jordan Twardy

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Jordan Twardy, Dir, Econ Development

Budget Approval:

DocuSigned by:

Michael Kennedy

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Initial

MD

Michael Kennedy, Finance Director/Treasurer

Corporation Counsel Approval:

DocuSigned by:

Jeremy Romer

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Jeremy J. Romer, Corporation Counsel



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

REQUEST: Award of contract for a Mural Installation on Warren Avenue

DEPARTMENT: Department of Economic Development, in conjunction with Purchasing.

BRIEF DESCRIPTION: Authorize the award of contract for a Mural Installation on Warren Avenue

PRIOR COUNCIL ACTION:

N/A

BACKGROUND:

The City of Dearborn and the Warren Business District Improvement Authority are collaborating on a project to enhance the aesthetic of the Warren Commercial Corridor. An agreement has been finalized with ITC for the installation of a mural on their property, which will be completed by Stonebridge Building Company.

The pre-painted mural consists of 19, 5'X10' aluminum panels, that were commissioned to the artist in 2018. The artist will assist with the installation by applying a "vandalism proofing" coating to the panels.

FISCAL IMPACT: \$247,602 (\$235,812, bid price + \$11,790, 5% contingency)

COMMUNITY IMPACT:

The installation of the public (Bridges of Culture) mural at 13851 Warren Ave represents a significant investment in the cultural and economic fabric of the Warren Business District and the city of Dearborn in general. This project transforms this location into a vibrant landmark that celebrates our community's unique identity and contributes to the corridor's economic revitalization by:

- Attracting Investment: By enhancing the aesthetic appeal of the Warren Ave corridor, we create a more inviting environment for new businesses and private investment.
- Increasing Foot Traffic: High-visibility public art serves as a "destination marker," encouraging residents and visitors to explore the district, thereby increasing patronage for local merchants.
- Property Improvement: This project beautifies a DTE-ITC substation, proving that infrastructure and art can coexist to improve the overall curb appeal of our commercial districts.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

This project will also have a Cultural and Social Impact by:

- Celebrating Heritage: The mural design by [TreeTown Murals](#), commissioned by the Warren Business District Improvement Authority Board, reflects the entrepreneurial spirit and diverse cultural heritage of the area, fostering a sense of belonging and pride among residents.
- Placemaking: The nineteen 5x10 aluminum panels will create a 95-foot landmark, establishing a unique visual identity for the district that distinguishes it from neighboring corridors.
- Community Safety and Vibrancy: Active and well-maintained public spaces with public art can contribute to increased "eyes on the street" and a greater sense of community safety and stewardship.

IMPLEMENTATION TIMELINE: Installation to be complete by spring of 2026.

COMPLIANCE/PERFORMANCE METRICS: Members of the Economic Development Department will oversee adherence to the project scope of work.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

TO: **City Council**
FROM: **City Administration**
VIA: **Mayor Abdullah H. Hammoud**
SUBJECT: **Award for Mural Installation on Warren Avenue**
DATE: **December 22, 2025**

Budget Information

Project:	V10000 – Warren Streetscape Improvement
Total Approved Project Budget:	\$386,399
Available Project Budget:	\$348,399
Requested Amount:	\$247,602 (\$235,812, bid price + \$11,790, 5% contingency)
Funding Source:	General Capital Improvement, Economic and Community Development, Capital Project, Construction Contractor
Supplemental Budget:	N/A

Summary of Request

The Economic Development Department, in conjunction with Purchasing, recommends issuing a contract to Stonebridge Building Company, for the installation of a pre-painted mural on Warren Avenue, on property owned by ITC.

It is respectfully requested that Council authorize the award. Immediate effect is requested, although the resulting contract shall not be binding until fully executed.

Background and Justification

The City of Dearborn and the Warren Business District Improvement Authority are collaborating on a project to enhance the aesthetic of the Warren Commercial Corridor. An agreement has been finalized with ITC for the installation of a mural on their property.

The pre-painted mural consists of 19, 5'X10' aluminum panels, that were commissioned to the artist in 2018. The artist will assist in finalizing the mural installation by applying a "vandalism proof" coating to the



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Procurement Process

Purchasing solicited bids with process details as follows:

Process: Invitation to Bid (ITB)
Issue Date: October 10, 2025
Deadline Date: October 30, 2025
Vendors Solicited: 1098
Solicitations Obtained: 43
Bids Received: 2

The bid was evaluated with the assistance of key staff from the Economic Development Department, and is shown in the following bid summary:

BIDDER	TOTAL BID PRICE
Stonebridge Building Company	\$235,812
Key Construction	\$296,000

The Vendor was found to meet the qualifications in the ITB. The procurement process was in accordance with the Section 2-568(5) of the Procurement Ordinance and all internal policies and procedures. The Purchasing Division requests approval to proceed with the procurement.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Signature Page

DocuSigned by:

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Jay Andrews, Sr. Buyer

Signed by:

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Jordan Twardy, Dir, Econ Development

Budget Approval:

DocuSigned by:

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Initial

Michael Kennedy, Finance Director/Treasurer

Corporation Counsel Approval:

DocuSigned by:

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Jeremy J. Romer, Corporation Counsel

CITY OF DEARBORN FINANCE DEPARTMENT



TO: CITY COUNCIL
FROM: CITY OF DEARBORN TREASURER MICHAEL KENNEDY
SUBJECT: APPOINTMENT - BOARD OF REVIEW
DATE: JANUARY 2, 2026

Pursuant to Dearborn City Charter Section 13.8, the City of Dearborn Treasurer shall appoint a member of the Board of Review, subject to approval by the City Council. Recommendation for the approval of this appointment is made to serve:

Name: Ali Younes

Status: Appointment

Filling a Vacancy for: N/A

Current Term Ending: N/A

Term Duration: 3 Years

Appointment Term Ending: January 1, 2029

Attendance: N/A

Phone: (313) 516-0510

Email: ayounes82@gmail.com

Mailing Address: 1038 Mohawk Street, Dearborn, MI, 48124

A handwritten signature in blue ink, appearing to read "MK".

Michael Kennedy
City of Dearborn Treasurer
Director of Finance Department

cc: Assessor Department
cc: Law Department

CITY OF DEARBORN FINANCE DEPARTMENT



TO: CITY CLERK
FROM: CITY OF DEARBORN TREASURER MICHAEL KENNEDY
SUBJECT: APPOINTMENT - BOARD OF REVIEW
DATE: JANUARY 2, 2026

I hereby certify that the following appointment has been made to the Board of Review in accordance with City Charter Section 13.8.

See C.R. *Insert the CR that confirmed this appointment*

Name: Ali Younes

Status: Appointment

Filling a Vacancy for: N/A

Current Term Ending: N/A

Term Duration: 3 Years

Appointment Term Ending: January 1, 2029

Attendance: N/A

Phone: (313) 516-0510

Email: ayounes82@gmail.com

Mailing Address: 1038 Mohawk Street, Dearborn, MI, 48124

A blue ink signature of Michael Kennedy.

Michael Kennedy
City of Dearborn Treasurer
Director of Finance Department

cc: Assessor Department
cc: Law Department



Dearborn Commissions Application

First Name

Ali

Last Name

Younes

Why do you want to join this commission?

As a long time Dearborn resident and business owner in real estate and mortgage industry, I have a deep understanding of how property assessments, taxes, and market values impact our community. My experience allows me to bring both professional insight and a strong sense of fairness to the review process. More importantly, I pride myself on being an effective communicator, someone who can explain complex topics clearly and respectfully to residents and fellow board members. I believe that local boards play a vital role in maintaining trust between citizens and city government, and I want to contribute to that. Serving on the Board of Review is an opportunity to give back to the city I live and work in every day, using my skills to ensure transparency, equity, and a positive experience for our residents.



Commissions & Boards

Board of Review

Submission Date

15th December 2025

Resume



Resume.docx

Dearborn Commissions Departments

Assessor Department

Home Address

1038 Mohawk Street, Dearborn, MI, USA

Zip Code

48124

Phone



13135160510

Email

ayounes82@gmail.com

Years of Residency in Dearborn

35

Occupation

Vice President

Company

West Capital Lending

Length of Service

13

Business Address

N/A

Business Telephone Number

3135160510

Level of Education

High School Degree

Name of Educational Institution & Graduation Year

Dearborn High 2006

Are you a veteran?

No

Memberships, Civic Activities, and Awards Received

Dearborn Hills HOA, SODA board member

Do you Have a Resume?

Yes

Submitted on Dec 15, 2025

ALI H. YOUNES

Dearborn, Michigan | 313-516-0510 | ayounes82@gmail.com | linkedin.com/in/ali-younes-098172152
NMLS #1203441 | Licensed in 17 States (18 Pending)

PROFESSIONAL SUMMARY

Vice President at West Capital Lending with over 15 years of experience leading high-performing mortgage teams. Proven expertise in sales leadership, recruiting, compliance, and operational growth. Skilled in building strategic realtor partnerships, implementing CRM and marketing systems (SHAPE, Bonzo, Influence), and driving success through culture, accountability, and measurable performance.

PROFESSIONAL EXPERIENCE

Vice President | West Capital Lending — Irvine, CA | Oct 2025 – Present

- Lead a high-performing, multi-state team of mortgage bankers overseeing recruiting, training, and production for purchase, refinance, and HELOC lending.
- Integrated Mortgage Connections into West Capital's national platform while maintaining boutique-level service and team culture.
- Built strategic realtor partnerships and implemented CRM systems to improve lead management and conversion.
- Partner with executives to align licensing expansion, branch growth, and profitability.

Founder & President | Mortgage Connections — Dearborn, MI | Nov 2020 – Oct 2025

- Founded and scaled a direct-lending firm with in-house processing, underwriting, and funding across multiple states.
- Recruited and managed a 30+ person team; achieved consistent monthly funding volumes exceeding \$25M.
- Implemented CRM and marketing frameworks that drove lead generation, accountability, and growth.
- Built a culture focused on excellence, education, and client experience.

Regional Vice President | Rocket Mortgage (formerly Quicken Loans) — Detroit, MI | Jun 2014 – Oct 2020

- Directed multiple sales teams, coaching over 75 bankers to top-tier production and compliance results.
- Designed recruiting, retention, and sales strategies that boosted productivity and efficiency.
- Ranked among top-performing leaders nationwide for performance and operational excellence.

EDUCATION

Dearborn High School- Diploma 2002-2006

CORE SKILLS

Leadership & Team Development | Mortgage Operations | Recruiting & Sales Strategy | CRM & Marketing Automation | Realtor & Client Relationships | Data-Driven Performance | Licensing & Compliance



EXECUTIVE SUMMARY

Immediate effect is Requested

REQUEST: Approval to implement Discontinuation of Penny Currency - Rounding Policy

DEPARTMENT: Finance

BRIEF DESCRIPTION: This policy establishes the City of Dearborn's procedures for handling the discontinuation of one-cent (penny) coins in circulation, following the federal government's discontinued production minting of pennies beginning on November 12, 2025. It applies to all municipal departments that accept, disburse, or manage cash transactions, including payments for permits, utilities, fines, fees, recreation programs, and other city services.

PRIOR COUNCIL ACTION: N/A

BACKGROUND: The Finance team performed a detailed transactional review of the last two tax due dates, as that is when the majority of cash transactions occur. Using that transactional data, it was statistically extrapolated that the potential impact of always rounding down to the nearest .05 would equate to approximately \$3,000 to \$10,000 annual negative impact to the City. This estimated impact includes monies collected on behalf of other taxing agencies. Due to the negative impact, the Finance Department recommends implementation of a rounding neutral policy for all CASH transaction as detailed in the attached draft Policy.

FISCAL IMPACT:

Expectation is Rounding shall apply equally and neutrally—some transactions will round down, some up—ensuring no systematic financial disadvantage or advantage to the City.

IMPACT TO COMMUNITY:

This rounding policy applies only to transactions where payment is made in cash (U.S. coins or paper currency). Transactions made by check, credit/debit card, ACH, or online payment will continue to calculate to the nearest cent—no rounding applies.

IMPLEMENTATION TIMELINE: Publish public notices (website, social media, local media, and city facilities) as soon as administratively possible, upon Council approval before policy takes effect.

COMPLIANCE/PERFORMANCE METRICS: N/A



FINANCE

TO: City Council
FROM: Michael Kennedy, Finance Director-Treasurer
VIA: Mayor Abdullah H. Hammoud
SUBJECT: Receive and File Discontinuation of Penny Currency - Rounding Policy
DATE: December 28, 2025

Background

The U.S. Department of the Treasury and the United States Mint have announced plans to discontinue production of pennies beginning in 2026 due to increased manufacturing costs and declining circulation. As the supply of pennies diminishes, cash transactions may be affected. The City of Dearborn must therefore implement a uniform rounding policy and public communication plan to ensure fairness, transparency, and continuity of service. **(See Entire Policy Attached)**

Policy Objectives:

- Maintain fair treatment for all residents and customers.
- Ensure consistent, legally compliant handling of cash payments.
- Minimize administrative disruption and banking inefficiencies.
- Communicate clearly with the public and local businesses.
- Align with best practices adopted by other jurisdictions and federal guidance.

Rounding Method For cash payments, the total amount due (after taxes and fees) shall be rounded to the nearest five cents (nickel) using the following standard convention:

Amount Ends In	Round To	Example
0 ¢	No change	\$10.00 → \$10.00
1 ¢ or 2 ¢	Down to nearest 0 ¢	\$10.01 → \$10.00
3 ¢ or 4 ¢	Up to nearest 5 ¢	\$10.04 → \$10.05
5 ¢	No change	\$10.05 → \$10.05
6 ¢ or 7 ¢	Down to nearest 5 ¢	\$10.07 → \$10.05
8 ¢ or 9 ¢	Up to next 10 ¢	\$10.09 → \$10.10

Rounding shall apply equally and neutrally—some transactions will round down, some up—ensuring no systematic financial advantage to the City.

Respectfully submitted,

DocuSigned by:

Michael Kennedy

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Michael Kennedy
Finance Director & Treasurer

DocuSigned by:

Corey Jarocki

3923DB0ED71E40A...
Corey Jarocki
Deputy Finance Director

DocuSigned by:

Jeremy Romer

E7A573B429E5400...
Jeremy J. Romer
Corporation Counsel

City of Dearborn
Finance Department / Division
Discontinuation of Penny Currency - Rounding Policy

Topic: Discontinuation of penny currency – Rounding Policy

Type: Policy

Effective Date: 03/01/2026

Revision Date: N/A

Expiration Date: N/A

Prepared By: Michael Kennedy, Finance Director / Treasurer

Purpose:

This policy establishes the City of Dearborn's procedures for handling the discontinuation of one-cent (penny) coins in circulation, following the federal government's decision to end penny production.

Applicability:

It applies to all municipal departments that accept, disburse, or manage cash transactions, including payments for permits, utilities, fines, fees, recreation programs, and other city services.

Introduction:

The U.S. Department of the Treasury and the United States Mint discontinued production minting of pennies beginning on November 12, 2025 due to increased manufacturing costs and declining circulation. As the supply of pennies diminishes, cash transactions may be affected. The City of Dearborn must therefore implement a uniform rounding policy and public communication plan to ensure fairness, transparency, and continuity of service.

Policy Objectives:

- Maintain fair treatment for all residents and customers.
- Ensure consistent, legally compliant handling of cash payments.
- Minimize administrative disruption and banking inefficiencies.
- Communicate clearly with the public and local businesses.
- Align with best practices adopted by other jurisdictions and federal guidance.

City of Dearborn
Finance Department / Division
Discontinuation of Penny Currency - Rounding Policy

Process:

1.1 Applicability

This rounding policy applies only to transactions where payment is made in cash (U.S. coins or paper currency). Transactions made by check, credit/debit card, ACH, or online payment will continue to calculate to the nearest cent—no rounding applies.

1.2 Rounding Method

For cash payments, the total amount due (after taxes and fees) shall be rounded to the nearest five cents (nickel) using the following standard convention:

Amount Ends In	Round To	Example
0 ¢	No change	\$10.00 → \$10.00
1 ¢ or 2 ¢	Down to nearest 0 ¢	\$10.01 → \$10.00
3 ¢ or 4 ¢	Up to nearest 5 ¢	\$10.04 → \$10.05
5 ¢	No change	\$10.05 → \$10.05
6 ¢ or 7 ¢	Down to nearest 5 ¢	\$10.07 → \$10.05
8 ¢ or 9 ¢	Up to next 10 ¢	\$10.09 → \$10.10

Rounding shall apply equally and neutrally—some transactions will round down, some up—ensuring no systematic financial advantage or shortage to the City.

1.3 Legal Tender

Existing pennies remain legal tender and will continue to be accepted as available. **However, the City is not obligated to provide pennies as change once its operational supply is depleted.**

2.0 Cash-Handling Procedures

- A. The City Treasurer shall oversee the gradual phase-out of penny coin ordering and inventory.
- B. All cashiering locations (Treasurer's Office, Recreation Centers, etc.) will:
 - o Display signage explaining rounding rules and effective date.
 - o Train staff to calculate rounded totals and explain them to the public.
 - o **Accept existing pennies if presented by customers, but not guarantee providing them as change.**

**City of Dearborn
Finance Department / Division
Discontinuation of Penny Currency - Rounding Policy**

C. Departments shall adjust point-of-sale systems and receipt templates to automatically as available by software to apply rounding for cash payments.

3.0 Public Communication and Outreach

The City of Dearborn will:

- Publish public notices (website, social media, local media, and city facilities) as soon as administratively possible, upon Council approval before the policy takes effect.
- Provide FAQs in English, Arabic, and other major community languages.
- Emphasize that non-cash payments will continue to reflect exact pricing.

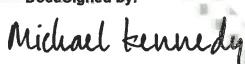
4.0 Equity Considerations

- The City recognizes that some residents rely primarily on cash.
- Departments should ensure that payment options (online, phone, mail-in check) remain available and accessible to all residents.

5.0 Monitoring and Review

- Future policy adjustments may be recommended based on Treasury or State of Michigan guidance.

Approved:

DocuSigned by:

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Michael Kennedy, Finance Director-Treasurer
City of Dearborn



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Immediate Effect Requested

REQUEST: Request to approve Contract with Kapnick Benefits Consulting for Healthcare Consulting

DEPARTMENT: Finance

BRIEF DESCRIPTION: Authorization is requested to approve a contract with Kapnick Benefits Consulting to conduct a formal RFP for “Alternative Health Plan” strategies, including both medical and pharmacy components. The engagement includes data analytics (historical review and ongoing access), periodic reviews, and network analysis to benchmark against top networks and support direct contracting opportunities.

PRIOR COUNCIL ACTION: N/A

BACKGROUND: Rising healthcare costs continue to place significant financial pressure on self-funded municipalities, driven by increasing medical expenses, prescription drug costs, and utilization trends. To remain fiscally responsible while preserving the true value of employee benefits, the City must actively research and evaluate alternative plan designs, funding strategies, and procurement options.

FISCAL IMPACT: The annual cost is \$50,000, funded from the Employee Health Insurance Fund for a 3-year term.

COMMUNITY IMPACT: Researching alternative healthcare options can help ensure long-term financial sustainability for the municipality, allowing limited public resources to be used more efficiently and responsibly. By controlling healthcare costs without reducing benefit quality, the community benefits from a stable workforce and reduced budgetary pressure.

IMPLEMENTATION TIMELINE: Within 30 days of Council approval.

COMPLIANCE/PERFORMANCE METRICS: The Finance department will monitor this contract.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council
FROM: City Administration
VIA: Mayor Abdullah H. Hammoud
SUBJECT: Request to approve Contract with Kapnick Benefits Consulting for Healthcare Consulting
DATE: December 29, 2025

Budget Information

Adopted Budget: \$184,300
Amended Budget: \$184,300
Requested Amount: \$150,000 (\$50,000 annually for a 3-year term pending future FY budgets)
Funding Source: Employee Insurance Fund, Professional Services, Other Professional Services
Supplemental Budget: N/A

Summary of Request

Purchasing, on behalf of the Finance Department, recommends the professional Services contract with Kapnick Benefits Consulting for Healthcare Consulting in the amount of \$50,000 annually for a 3-year term.

It is respectfully requested that Council authorize the Contract with immediate effect. The resulting purchase order shall not be binding until fully executed.

Background and Justification

Recent industry articles highlight persistent double-digit increases in healthcare costs, driven by medical inflation, specialty pharmaceuticals, and higher utilization rates. These ongoing trends present significant budgetary challenges for self-funded municipalities seeking to balance fiscal responsibility with comprehensive benefits.

To remain fiscally responsible while preserving the true value of employee benefits, the municipality must actively research and evaluate alternative plan designs, funding strategies, and procurement options. This approach aims to secure high-quality health insurance coverage at the lowest possible cost without diminishing benefits.

Procurement Process

This procurement is in accordance with Section 2-568(b) (6) J, Professional Services, of the Code of the City of Dearborn



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Prepared By:

DocuSigned by:



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Mark Rozinsky, Purchasing Manager

Budget & Department Approval:

DocuSigned by:



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Michael Kennedy, Finance Director/Treasurer

Corporation Counsel Approval:

DocuSigned by:



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Jeremy J. Romer, Corporation Counsel



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

REQUEST: Receipt and File of the 2025 Property Tax Waiver Appeals Report

DEPARTMENT: The Finance Department

BRIEF DESCRIPTION: This report submittal summarizes the 2025 data for the Mayor and City Council and is presented for Receipt and Filing.

PRIOR COUNCIL ACTION: 6-323-15 established as an appeal process to review requests from property owners seeking relief from interest on overdue taxes, under certain conditions.

BACKGROUND: Pursuant to the council resolution, the Tax Penalty Waiver Committee compiles information on the property tax appeals it reviews in a calendar year. This report submittal summarizes the 2025 data for the Mayor and City Council and is presented for Receipt and Filing.

FISCAL & COMMUNITY IMPACT: In 2025, a total of 66 tax penalty appeals were submitted to the Tax Penalty Waiver Committee. Of the appeals heard by the Committee in 2025 a total of (23%) \$39,905.46 (15) was granted, (77%) \$ 21,867.88 (51) was denied and a total of \$373.15 (2) conditional which total \$62,146.49.

IMPLEMENTATION TIMELINE: Completed in 2025

COMPLIANCE/PERFORMANCE METRICS: Pursuant to the council resolution, the Tax Penalty Waiver Committee compiles information on the property tax appeals it reviews in a calendar year.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council
FROM: City Administration
VIA: Michael Kennedy, Finance Director /Treasurer
SUBJECT: Property Tax Waiver Appeals Report 2025
DATE: December 29, 2025

Dearborn City Council resolution 6-323-15 established as an appeal process to review requests from property owners seeking relief from interest on overdue taxes, under certain conditions. Pursuant to the council resolution, the Tax Penalty Waiver Committee compiles information on the property tax appeals it reviews in a calendar year. This report submittal summarizes the 2025 data for the Mayor and City Council and is presented for Receipt and Filing.

The Tax Penalty Waiver Committee may only grant relief when at least one of the following criteria is met:

1) the invoice was generated in error; 2) an error was made by the City or the City's contractor; 3) the property owner has shown the existence of extraordinary circumstances not of the property owner's making, such as serious illness or accident, a death in the family, or other circumstance that could not have been avoided by reasonable action

Summer Due Dates

Summer Taxes may be paid in full on or before September 14th or in three payments as follows

- (1) First Payment – Due on or before September 14th to be eligible to use the payment plan, (Special assessments and administrative fee must be paid in full with the first payment)
- (2) Second Payment – Due on or before November 14th,
- (3) Third Payment – Due on or before January 14th

Summer Interest & Penalty

Summer taxes are payable July 1- September 14. If full payment or the first plan payment is not made by September 14, penalty will be calculated from July 1 at the rate of 1% per month through February.

Winter Due Dates

Winter tax payments are only payable December 1 through February 14th, without interest. After February 14, an additional 4% is incurred.

In 2025, a total of 66 tax penalty appeals were submitted to the Tax Penalty Waiver Committee. Of the appeals heard by the Committee in 2025 a total of (23%) \$39,905.46 (15) was granted, (77%) \$ 21,867.88 (51) was denied and a total of \$373.15 (2) conditional which total \$62,146.49.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

TAX WAIVER COMMITTEE ANNUAL REPORT
CALENDAR YEAR 2025**March**

Waiver Requests – (42) \$43,617.63
 Waiver Approved – (11) \$37,929.28
 Waiver Denied – (30) \$5,602.23
 Conditional Review – (1) \$86.12

June

Waiver Requests – (2) \$1,307.84
 Waiver Approved – (1) \$1,221.72
 Waiver Denied – (1) \$86.12

August – None**October**

Waiver Requests – (13) \$1,747.65
 Waiver Approved – (1) \$382.09
 Waiver Denied – (21) \$1,136.56

December

Waiver Requests – (11) \$15,473.37
 Waiver Approved – (2) \$372.37
 Waiver Denied – (8) \$14,813.97
 Conditional Review – (1) \$287.03

Total

Waiver Requests – (66) \$62,146.49
 Waiver Approved – (15) \$39,905.46
 Waiver Denied – (51) \$21,867.88
 Conditional Review – (2) \$373.15

DocuSigned by:

Michael Kennedy, Finance Director/ Treasurer

DocuSigned by:

Jeremy J. Romer, Corporation Counsel

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LAW

EXECUTIVE SUMMARY AND MEMORANDUM

REQUEST: Amend Chapter 2, Article III of the Code of Ordinances to add Division 5A, Secs. 2-455 to 2-460, to establish the Dearborn Arts and Culture Commission.

DEPARTMENT: Law

BRIEF DESCRIPTION:

Proposed ordinance will establish the Dearborn Arts and Culture Commission, which will recognize, advocate for, and celebrate the arts and culture within city limits. The Commission will only act as an advisory board, and will not have regulatory authority.

PRIOR COUNCIL ACTION:

None.

BACKGROUND:

The proposed ordinance will create the Dearborn Arts and Culture Commission.

FISCAL IMPACT:

Costs related to providing meeting quarters, equipment and staff assistance for the Commission.

COMMUNITY IMPACT:

The Commission will make recommendations regarding arts and cultural activities within the City and advise the City's administration and city council of the development of arts and culture within the community.

IMPLEMENTATION TIMELINE:

This is an ordinance amendment and requires two readings to go into effect.

COMPLIANCE/PERFORMANCE METRICS:

N/A



LAW

EXECUTIVE SUMMARY AND MEMORANDUM

TO: **City Council**

FROM: **Corporation Counsel**

VIA: **Mayor Abdullah H. Hammoud**

SUBJECT: **Amendments to City's Boards and Commissions Ordinance (Code of Ordinances)**

DATE: **December 17, 2025**

Summary of Request

Chapter 2, Article III of the City's Code of Ordinances would be amended to create the Dearborn Arts and Culture Commission. Under the proposed Ordinance, the Commission will serve as an advisory board without any regulatory authority. The Commission's purpose will be to advocate, safeguard, and advance arts and culture within the city. The Commission will do this by supporting the work of public and private art in public spaces, recognizing others who make outstanding contributions to the arts, supporting the Parks and Recreation Department, and encouraging the development of the arts in the community.

The proposed Ordinance would establish the criteria and organization for membership in the Commission, the duties and responsibilities of the Commission, and set forth quorum requirements. Under the proposed Ordinance, members of the commission would serve without compensation.

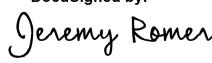
A copy of the proposed ordinance is attached for review.

Respectfully submitted,

DocuSigned by:

GOOPI P. PATEL
Assistant Corporation Counsel

APPROVAL:

DocuSigned by:

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JEREMY J. ROMER
Corporation Counsel

ATTACHMENT

ORDINANCE NO. _____

**AN ORDINANCE TO CREATE CHAPTER 2, ARTICLE III,
DIVISION 5A OF THE CITY OF DEARBORN CODE OF
ORDINANCES, ENTITLED "DEARBORN ARTS AND CULTURE
COMMISSION"**

THE CITY OF DEARBORN ORDAINS TO:

Create Chapter 2, Article III, Division 5A to read as follows:

DIVISION 5A. – DEARBORN ARTS AND CULTURE COMMISSION

Sec. 2-455. - Purpose.

The establishment of the Dearborn Arts and Culture Commission is to advocate, safeguard, and advance arts and culture within the community. It shall make recommendations regarding arts and cultural activities within the city and advise the city's administration and city council of the development of arts and culture within the community. The Commission will only act as an advisory group, and does not have any regulatory authority.

Sec. 2-456. - Established; appointment of members; organization.

(a) The Commission shall consist of five members with three members to be appointed by the mayor and two members to be appointed by city council. Additionally, two students from Dearborn Public Schools high school, with written parental permission, shall be appointed by the Commission to a one-year term annually in September.

(b) The terms of office of the first Commission appointed shall be fixed so that the terms of one member will be for one year, two members will be for two years, and two members will be for three years. These staggered terms shall be exclusive of the high school students appointed by the Commission. After the initial Commission is formed, all members thereafter will be appointed for three years. The respective terms of office shall run from January 1 to December 31.

(c) The Commission shall organize by annually, at the first regularly scheduled meeting of the calendar year, electing a chairman, a vice-chairman, and secretary from its membership and shall adopt its own rules of procedure and shall hold such

meetings, either regular or special, as it may deem necessary to carry on its advisory work. At a minimum, the Commission shall hold at least one public meeting in each quarter on such date and at such time and place as may be established by resolution of the Commission.

(d) An officer or employee of the city appointed by the mayor shall serve as an administrative liaison to the Commission.

(e) The Commission shall keep a record of its proceedings and transactions and shall submit an annual report to the mayor and city council.

Sec. 2-457. – Duties and responsibilities.

The Commission shall be charged with the following duties:

- (a) Support a public and private partnership for arts programs in the City.
- (b) Support the establishment, selection, installation, and maintenance of art in public spaces.
- (c) Recognize individuals, groups, and businesses who make outstanding contributions to the local arts scene through the mayor's arts awards.
- (d) Support the work of the Parks and Recreation Department through collaborative input, promotion of programs, and volunteer recruitment.
- (e) Promote public awareness and enlist the support of interested individuals, businesses, industry, schools, and civic organizations to further its purpose.
- (f) Encourage the development of the arts in the community including, but not limited to, visual arts, drama, vocal, and instrumental music, dance, historical heritage, humanities, and other art forms.
- (g) Promote and support arts education.
- (h) To have all other powers and duties granted by the city council by resolution.

State Law reference— Open meetings act, **MCL 15.261 et seq.**

Sec. 2-458. – Quorum.

Three members of the Commission shall constitute a quorum for the transaction of business, and the concurring vote of at least three members shall be necessary to take action by such Commission.

Sec. 2-459. – Facilities.

The city council shall provide such meeting quarters, equipment and personnel for the proper functioning of the Commission as it shall deem necessary.

Sec. 2-460. – Compensation.

The members of the Commission shall serve without compensation.

Secs. 2-455 461—2-470. - Reserved.



LAW

EXECUTIVE SUMMARY AND MEMORANDUM

REQUEST: Approval for a five-month extension of the Lease Agreement for the City-owned property at 5165 Wyoming.

IMMEDIATE EFFECT

DEPARTMENT: Law

BRIEF DESCRIPTION: Issam Eid and Hanadi Merhi are requesting a five-month extension of the Lease, until August 1, 2026, for the City-owned property at 5165 Wyoming. The rental rate would increase to \$2,500 per month. Additionally, the City would be permitted to inspect the building within ten (10) business days of the effective date of the Lease Amendment.

PRIOR COUNCIL ACTION: C.R. 7-360-23 approved the City's purchase of 5165 Wyoming for \$689,000 with the condition that Issam Eid and Hanadi Merhi could remain in the property as Lessees for a period not to exceed one year following the closing. The rental rate was \$1,500 per month. The Lease expiration date was August 29, 2024.

C.R. 8-415-24 approved Issam Eid and Hanadi Merhi's request for a six-month extension of the Lease, until March 1, 2025, for the City-owned property at 5165 Wyoming, at the rental rate of \$1,500 per month.

C.R. 3-133-25 approved Issam Eid and Hanadi Merhi's request for a twelve-month extension of the Lease, until March 1, 2026, for the City-owned property at 5165 Wyoming, at the rental rate of \$2,250 per month.

BACKGROUND: C.R. 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. Under the terms of the Lease, Issam Eid and Hanadi Merhi were to pay rent to the City in the amount of \$1,500 per month, commencing on the date of closing. Closing took place on August 29, 2023; therefore, the Lease expiration date was August 29, 2024.

C.R. 8-415-24 approved Issam Eid and Hanadi Merhi's request to extend the Lease another six months, until March 1, 2025, at the rental rate of \$1,500 per month.

C.R. 3-133-25 approved Issam Eid and Hanadi Merhi's request to extend the Lease another twelve months, until March 1, 2026, at the rental rate of \$2,250 per month.

FISCAL IMPACT: Receipt of the rental rate of \$2,500 per month, which is an increase from the previous rental rate of \$2,250 per month.

COMMUNITY IMPACT: N/A

IMPLEMENTATION TIMELINE: The new lease term would expire August 1, 2026.

COMPLIANCE/PERFORMANCE METRICS: Law Department and Economic Development Department will monitor compliance with conditions pertaining to the Lease.



LAW

EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council
FROM: Corporation Counsel
VIA: Mayor Abdullah H. Hammoud
SUBJECT: Request for a five-month extension of the Lease Agreement for the City-owned property at 5165 Wyoming
DATE: December 23, 2025

Summary of Request

Council Resolution 7-360-23 (attached) 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. Closing took place on August 29, 2023. Therefore, Issam Eid and Hanadi Merhi were required to vacate the building by August 29, 2024.

Council Resolution 8-415-24 (attached) approved Issam Eid and Hanadi Merhi's request for a six-month extension of their Lease, until March 1, 2025, with the continued rental rate of \$1,500 per month.

Council Resolution 3-133-25 (attached) approved Issam Eid and Hanadi Merhi's request for a twelve-month extension of their Lease, until March 1, 2026, at an increased rental rate of \$2,250 per month.

Issam Eid and Hanadi Merhi are now requesting an additional five-month extension of the Lease.

It is recommended that Issam Eid and Hanadi Merhi's request to extend the Lease five months, until August 1, 2026, be approved, conditioned upon Issam Eid and Hanadi Merhi paying the increased rental rate of \$2,500 per month. The Lease Amendment will also permit the City to inspect the building within ten (10) business days of the effective date of the Lease Amendment. (Please see attached Third Amendment to Lease Agreement.) All other terms and conditions contained in Council Resolution 7-360-23, Council Resolution 8-415-24, Council Resolution 3-133-25, and the original Lease Agreement dated August 29, 2023 shall remain in effect. No additional extensions shall be granted.

A Resolution requesting immediate effect is attached.

Respectfully submitted,

DocuSigned by:


Rebecca Schultz

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REBECCA A. SCHULTZ
Assistant Corporation Counsel

APPROVED:

DocuSigned by:


Jeremy J. Romer

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JEREMY J. ROMER
Corporation Counsel



LAW

EXECUTIVE SUMMARY AND MEMORANDUM

RESOLUTION

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 were required to vacate the building by August 29, 2024, and

WHEREAS: Council Resolution 8-415-24 approved Issam Eid and Hanadi Merhi's request for a six-month extension of the Lease, until March 1, 2025, at the rental rate of \$1,500 per month, and

WHEREAS: Council Resolution 3-133-25 approved Issam Eid and Hanadi Merhi's request for a twelve-month extension of the Lease, until March 1, 2026, at the rental rate of \$2,250 per month, and

WHEREAS: Issam Eid and Hanadi Merhi are requesting an additional five-month extension of the Lease, until August 1, 2026, and

WHEREAS: It is recommended that Issam Eid and Hanadi Merhi's request to extend the Lease five months, until August 1, 2026, be approved, conditioned upon Issam Eid and Hanadi Merhi paying the increased rental rate of \$2,500 per month; therefore, be it

RESOLVED: That Issam Eid and Hanadi Merhi's request to extend the Lease five months, until August 1, 2026, is granted, conditioned upon Issam Eid and Hanadi Merhi paying the increased rental rate of \$2,500 per month and conditioned upon the City being permitted to inspect the building within ten (10) business days of the effective date of the Lease Amendment; be it further

RESOLVED: That no additional extensions shall be granted; be it further

RESOLVED: That Corporation Counsel or his designee is 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, Council Resolution 8-415-24, Council Resolution 3-133-25, and the original Lease Agreement dated August 29, 2023 shall remain in effect; be it further

RESOLVED: That this Resolution be given immediate effect.

By Abraham supported by Enos.

7-360-23. WHEREAS: The City of Dearborn has the opportunity to purchase the following property for \$689,000:

Lots 25 to 30, F & PM Park Sub., City of Dearborn, Wayne County, MI, as recorded in Liber 16, Page 43 of Plats, Wayne County records.
Tax I.D. 82-10-172-07-053

Commonly known as 5165 Wyoming, Dearborn, MI
48126, and

WHEREAS: The listing agent, Michael Phillips, listed this property for \$749,000. Through negotiations, the sellers, Issam Eid and Hanadi Merhi, have agreed to accept a sale price of \$689,000, subject to City Council approval, and

WHEREAS: As a condition of the sale, the Purchase Agreement permits the sellers to remain in the property as lessees for a period not to exceed one year following closing and pay rent to the City in the amount of \$1,500 per month, commencing on the date of closing, and recorded in Project C10000, where the Finance Director shall recognize and appropriate in the General Capital Improvement Fund. The terms and conditions of the rental agreement are memorialized in a separate lease agreement between the City and sellers, and

WHEREAS: Although the Assessor's opinion of the value of this property is \$330,000, this valuation does not include the additional non-market value interest that the City has in the property. The property at 5165 Wyoming is adjacent to other City-owned properties in the area. Acquisition of this property would further the City's plan to purchase the gaps along the Wyoming frontage so that the City can create development pods that are buildable and can be redeveloped, and

WHEREAS: Given the significance of 5165 Wyoming to the City's future plans for the Wyoming frontage, it is recommended that City Council approves the purchase of 5165 Wyoming for \$689,000, despite the lower valuation by the City Assessor, and

WHEREAS: If this purchase is approved, the estimated additional costs after acquisition will be approximately \$25,000. Funding for this purchase and subsequent

costs will be from the Land Acquisition for Resale Program, C10000, as a reallocation from Project ARPA70 - Economic Development in the General Capital Improvement Fund; therefore, be it

RESOLVED: That this Council approves the acquisition of the following property:

Lots 25 to 30, F & PM Park Sub., City of Dearborn, Wayne County, MI, as recorded in Liber 16, Page 43 of Plats, Wayne County records.
Tax I.D. 82-10-172-07-053
Commonly known as 5165 Wyoming, Dearborn, MI
48126

from the owner thereof for the sum of \$689,000, subject to prorations and adjustments shown on the closing statement, upon the sellers furnishing to the City a title insurance policy showing marketable title and a properly executed deed approved by Corporation Counsel or his designee; be it further

RESOLVED: That the acquisition of this property will serve a public purpose by furthering the City's plan to purchase the gaps along the Wyoming frontage so that the City can create development pods that are buildable and can be redeveloped; be it further

RESOLVED: That this acquisition is contingent upon the terms and conditions set forth in the Purchase Agreement as approved by Corporation Counsel; be it further

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

RESOLVED: That the Finance Director shall reallocate from Project ARPA70 - Economic Development in the amount of \$689,000 for the purchase price and up to an additional \$25,000 for associated costs, to the Land Acquisition for Resale Program, Project C10000, in the General Capital Improvement Fund; be it further

RESOLVED: That the Finance Director be and is hereby authorized and directed to issue his proper warrant in the amount of \$689,000, subject to adjustments, if any, as shown on the closing statement reviewed and approved by Corporation Counsel or his designee, drawn upon the Land Acquisition for Resale Program, Project C10000, Account #401-6100-435.71-10, payable to the grantors, or their nominee, in payment for said property; be it further

RESOLVED: That this Resolution is 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 Enos supported by Abraham.

3-133-25. 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 were required to vacate the building by August 29, 2024, and

WHEREAS: Council Resolution 8-415-24 approved Issam Eid and Hanadi Merhi's request for a six-month extension of the Lease, until March 1, 2025, at the rental rate of \$1,500 per month, and

WHEREAS: Issam Eid and Hanadi Merhi are requesting an additional twelve-month extension of the Lease, until March 1, 2026, and

WHEREAS: It is recommended that Issam Eid and Hanadi Merhi's request to extend the Lease twelve months, until March 1, 2026, be approved, conditioned upon Issam Eid and Hanadi Merhi paying the increased rental rate of \$2,250 per month; therefore be it

RESOLVED: That Issam Eid and Hanadi Merhi's request to extend the Lease twelve months, until March 1, 2026, is granted, conditioned upon Issam Eid and Hanadi Merhi paying the increased rental rate of \$2,250 per month and conditioned upon the City being permitted to inspect the building within ten (10) business days of the effective date of the Lease Amendment; be it further

RESOLVED: That no additional extensions shall be granted; be it further

RESOLVED: That Corporation Counsel or his designee is 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, Council Resolution 8-415-24, 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.

**THIRD AMENDMENT TO
LEASE AGREEMENT DATED AUGUST 29, 2023
BETWEEN THE CITY OF DEARBORN AND
ISSAM EID AND HANADI MERHI**

PREMISES: 5165 WYOMING, DEARBORN, MI 48126

This Third Amendment to Lease Agreement is entered into this _____ day of _____, 2026, by and between the CITY OF DEARBORN, a Michigan Municipal Corporation (“Lessor”), whose address is 16901 Michigan Avenue, Dearborn, MI 48126, and ISSAM EID and HANADI MERHI (“Lessees”), whose address is 4 Robindale Ct., Dearborn, MI 48124, to set forth certain amendments to the original Lease Agreement dated August 29, 2023 (“Lease Agreement”).

Now, therefore, Lessor and Lessees mutually agree to amend the Lease Agreement, as follows:

1. The Lease term shall be extended an additional five (5) months, commencing on March 1, 2026 and ending on August 1, 2026. In no event shall the Lease term extend beyond August 1, 2026. This extension is the final extension, and no additional extensions will be granted.
2. The rental rate during this Lease extension, commencing on March 1, 2026 and ending on August 1, 2026, shall be Two Thousand Five Hundred Dollars (\$2,500.00) per month.
3. The City shall be permitted to inspect the building at 5165 Wyoming within ten (10) business days of the effective date of this Third Amendment to Lease Agreement.

All other terms and conditions contained in the Lease Agreement dated August 29, 2023, the First Amendment to Lease Agreement dated August 29, 2024, and the Second Amendment to Lease Agreement dated March 24, 2025 not specifically modified by this Third Amendment to Lease Agreement shall remain in full force and effect.

THIS SPACE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties hereto have caused this Third Amendment to Lease Agreement to be executed as of the day and year first written above.

LESSOR:

CITY OF DEARBORN

By: Abdullah H. Hammoud
Mayor, City of Dearborn

STATE OF MICHIGAN)
) SS.
COUNTY OF WAYNE)

On the ___ day of _____, 2026, before me appeared ABDULLAH H. HAMMOUD to me personally known who, being sworn by me, did say that he is the Mayor of the City of Dearborn, and that said instrument was signed on behalf of the City of Dearborn, and said ABDULLAH H. HAMMOUD acknowledged said instrument to be the free act and deed of the City of Dearborn.

Notary Public, Wayne County, MI
My Commission expires:

LESSEES:

ISSAM EID

HANADI MERHI

STATE OF MICHIGAN)
)
) SS.
COUNTY OF WAYNE)

On the ____ day of _____, 2026, before me appeared ISSAM EID and HANADI MERHI, to me personally known who, being sworn by me, did say that they are the Lessees of the property located at 5165 Wyoming, Dearborn, MI 48126, and that said instrument was signed on their behalf and as their free act and deed.

Notary Public, Wayne County, MI
My Commission expires:



LAW

EXECUTIVE SUMMARY AND MEMORANDUM

REQUEST: Amend the City's Shopping Cart Ordinance, Ord. Sec. 13-14

DEPARTMENT: Law and Economic Development

BRIEF DESCRIPTION: The Department of Economic Development and police are currently responsible for abandoning storing shopping carts recovered throughout the City. Due to issues with storage space, and the number of carts being recovered, the following amendments to the ordinance are requested:

- Explicitly making return of recovered carts to owners priority over storage.
- Assessment of a \$100 per cart fee to cover costs associated with recovering and returning carts.
- Limiting temporary impoundment to situations where the business is closed and cannot accept returned carts.
- Assessing a \$25 per-day per-cart fee for impoundment, which shall be in addition to the \$100 per-cart return fee.
- Reducing the impoundment period from 21 days to 3 days.
- Removing language that capped total costs to account for fees related to recovery, storage and notice to owners.

PRIOR COUNCIL ACTION: The current Shopping Cart ordinance was adopted in 2021.

BACKGROUND: Economic Development has identified on-going issues with finding the necessary space to impound shopping carts. This is due to the number of carts being recovered throughout the City, the extended period of time for impoundment under the current ordinance (21 days), and the number of carts that go unrecovered by owners.

The proposed amendments make return of the carts an explicit priority, with storage reserved only for carts that cannot be returned because the business is closed. The amendments also decrease the time in which the carts are impounded, assess a returned cart fee, and remove language capping total costs to incentivize owners to recover their carts and take steps to better control the number of carts being removed from their property, so the City no longer bears that burden.

FISCAL IMPACT: Increased fees to reimburse the City for expenses related to enforcement of this ordinance.

COMMUNITY IMPACT: Reduction in nuisance related issues with abandoned carts in the City.

IMPLEMENTATION TIMELINE: This is an ordinance amendment that requires two readings.

COMPLIANCE/PERFORMANCE METRICS: Under the ordinance, Economic Development is required to provide Council with a quarterly progress report.



LAW

EXECUTIVE SUMMARY AND MEMORANDUM

TO: **City Council**
FROM: **Corporation Counsel**
VIA: **Mayor Abdullah H. Hammoud**
SUBJECT: **Amending Shopping Cart Ordinance**
DATE: **December 24, 2025**

The City's Shopping Cart Ordinance regulates the storing, labeling, and recovery of shopping carts in the city. Under the ordinance currently, shopping carts that are found off-premises are recovered are stored by the city for up to 21-days to allow notification and recovery by the cart owners. Unfortunately, due to the number of carts being recovered off-premises, and the extended time owners are taking to recover their carts, the city is running out of space to store carts.

To remedy this issue, the following amendments are proposed:

- Explicitly making return of recovered carts to owners a priority over storage.
- Assessing a \$100 per cart fee to cover costs associated with recovering and returning carts.
- Limiting temporary impoundment to situations where the business is closed and cannot accept returned carts.
- Assessing a \$25 per-day per-cart fee for impoundment, which shall be in addition to the \$100 per-cart return fee.
- Reducing the impoundment period from 21 days to 3 days.
- Removing language that capped total costs to account for fees related to recovery, storage and notice to owners.

A copy of the proposed ordinance is attached for review.

Respectfully submitted,

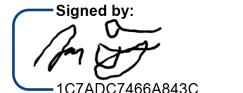
DocuSigned by:


Bradley Mendelsohn

4FEEF229CD984BA...
BRADLEY J. MENDELSON
Deputy Corporation Counsel

APPROVAL/CONCURRENCE:

Signed by:


1C7ADC7466A843C...
JORDAN TWARDY

Director, Economic Development

ORDINANCE NO.

AN ORDINANCE TO AMEND SECTION 13-14 OF THE CODE OF ORDINANCES FOR THE CITY OF DEARBORN, TITLED "SHOPPING CARTS."

THE CITY OF DEARBORN ORDAINS TO:

Amend Section 13-14 as follows:

Sec. 13-14. - Shopping carts.

- a) *Intent and purpose.* It is the intent and purpose of this section to regulate the storing, labeling, and recovery of shopping carts and to prohibit any person from the unlawful removal of shopping carts from the premises of the owners, or the abandonment of carts in the city.
- b) *Definitions.* The following words and phrases when used in this section shall the meanings respectively ascribed to them:
 - 1) *Cart corral* shall be mean four freestanding posts connected in such a manner that shopping carts can be stored therein in a compact and orderly fashion. Cart corrals must be at least 12 feet in length
 - 2) *Premises* shall mean the entire private property where a store is located, and shall include any adjacent public parking lot.
 - 3) *Shop, store, grocery, and supermarket* shall mean and include any place that offers merchandise for sale.
 - 4) *Shopping car or cart* shall mean any rolling or nonrolling basket or container such as is used in shops, stores, groceries and supermarkets to hold and/or transport merchandise.
- c) *Cart identification and penalty for violation. Identification ; penalty.*
 - 1) All shops, stores, groceries and supermarkets making carts available to their customers shall identify their ownership of said carts by attaching thereto, in a permanent manner, a tag or other identification stating the owner of said cart and the store at which the cart is to be maintained or kept in the city. A tag or other identification must include the owner's name, physical address, phone number, and email address. The failure to attach the required identification to a cart, or the failure of such identification to be on a cart at the time it is recovered from abandonment, shall relieve the city of any necessity to notify any owner thereof of the fact that the said cart is in the possession of the city, and shall be deemed abandoned.
 - 2) Violation of this subsection shall be punishable as a civil infraction with a fine of \$250.00, plus any additional costs or penalties imposed by the court.

~~Owners of shopping carts in the city have 90 days from the effective date of this section to attach a tag or other identification required by this section to their carts.~~

d) *Care and storage; penalty for violation.*

- 1) A store owner and/or manager whose store has more than 5,000 square feet shall provide a minimum of two cart corrals. One additional cart corral for every 50 shopping carts over the first 100 will also be required. The corrals should be conveniently located either in the parking lot area serving any store, shop, grocery or supermarket in the city, or in a designated area adjacent to the building where the store, shop, grocery or supermarket operates, wherein shopping carts are made available for use by customers. ~~A cart corral shall be defined as four freestanding posts connected in such a manner that shopping carts can be stored therein in a compact and orderly fashion. The cart corrals must be at least 12 feet in length.~~ Any person removing a shopping cart from the premises of any shop, grocery or supermarket to the adjacent parking lot serving such store shall use the cart corral so provided for deposit of shopping carts.
- 2) A store owner and/or manager whose store has less than 5,000 square feet shall keep and store their shopping carts in a designated area that is immediately adjacent to the building where the store, shop, grocery or supermarket is located.
- 3) All shops, stores, groceries, and supermarkets making carts available to their customers shall, on a daily basis, put all carts left on the premises inside the building or in storage areas so designated on approved plans within one hour after closing of the business to the general public. It shall be the duty of the manager of the business, or person in charge of said business, to comply with enforcement of this section.
- 4) Violation of this subsection shall be punishable as a civil infraction, with a civil fine of \$250.00 plus any additional costs or penalties imposed by the court.

e) *Abandonment prohibited.* It shall be unlawful for any person to abandon or cause to be abandoned any shopping cart from a shop, store, grocery or supermarket on any street, alley or other public place within the city. Carts not located on the premises of a store shall be deemed abandoned. Carts found on adjacent public parking lots shall be considered on the premises and not abandoned.

f) *Returning carts to owner; temporary impoundment at owner's expense; notice to owners of abandoned carts; redemption and disposal; penalties for failure to redeem.*

- 1) *Returning carts to owner; penalty for refusing to accept returned carts.*
Any shopping cart found abandoned on any street, alley or other public

place within the city, shall be returned to the owner or manager identified on the cart identification tag required by subsection (c) of this ordinance during normal business hours. The owner or manager shall accept the returned cart(s) during normal business hours. A fee of \$100.00 per cart shall be assessed against the owner to cover the costs associated with recovering and returning carts found off-premises. Refusal by an owner to accept their recovered carts during normal business hours shall be a violation of this subsection, and shall be punishable by a civil fine of \$250

- 2) *Temporary impoundment at owner's expense.* Any cart that cannot be returned to the owner because the business is closed, or because the cart is missing the required identification, may be impounded by the police city, who shall then notify the cart's owner in writing as identified by the tag or other identification affixed to the cart by mailing and emailing said notice to the addresses listed. Such carts shall may be reclaimed by the owner within 3 calendar days of notice being sent. A storage fee of \$25.00 per day shall be assessed for each cart stored by the city, which shall be in addition to the recovery fee of \$100.00 for each cart when the owner recovers their cart(s) from impound. ~~upon payment of a fee which shall be determined by the Director of the Property Maintenance and Development Services Department or his/her designee, but which shall not exceed \$50.00 per cart.~~
- 3) *Disposal of carts.* Any unclaimed carts not recovered by their owner within 3 calendar days of notice being sent, may be disposed of by the city ~~21 days after notice to the owner~~. Failure to reclaim an abandoned cart where ownership is identified shall be considered a violation of this section. Carts that are unidentifiable as to ownership shall be deemed abandoned, and may be disposed of by the city ~~21~~ 3 calendar days after impounding.
- 4) *Failure to redeem.* The owner of a shopping cart that fails to redeem a cart within 21 days after being provided with notice pursuant to this section shall be guilty of a civil infraction punishable by a civil fine of \$250.00 per incident, plus any additional costs or penalties imposed by the court. "Per incident" shall be considered any occurrence where city staff respond on a particular date and time to a particular location in the city to collect a cart(s) at that location. Any time a cart(s) is collected at a separate location in the city, regardless of the date or time, shall be considered a separate incident. The location of each incident shall be documented by staff that are called to the scene to collect the cart(s).
- 5) *Owner responsible for cost of disposal.* In addition to any penalties imposed for violating this section, the owner of a shopping cart, as identified the tag or other identification affixed to the cart, shall also be responsible for any costs the city incurs in disposing of any shopping

carts that are not redeemed within 24 ~~3~~ calendar days of being provided with notice pursuant to this section.

6) ~~Total costs capped. The total cost of penalties, fines, fees, and costs imposed on the owner of a shopping cart under this subsection shall not exceed a total of \$300.00 per cart. The total cost under this subsection is exclusive of fines imposed for violating the ordinance.~~

- g) *Repeat violations.* An increased fine schedule shall be imposed for repeat violations of this section. As used in this section, "repeat violation" means a violation committed within 12 months of an admission or determination of responsibility for a violation of this section occurring with the same shopping cart owner. The increased penalty for a repeat violation shall be \$500.00, plus any additional costs or penalties imposed by the court.
- h) *Enforcement.* Pursuant to section 13-4 of the Code, the police department and the ~~Property Maintenance and Development Services~~ ~~the~~ **Department of Economic Development** shall be responsible for enforcing the provisions of this section.
- i) *Report to Council.* The Director of the Property Maintenance and Development Services Department shall be responsible for providing City Council with a report that provides, at a minimum, the number of carts collected; owner information of each cart; redemption and disposal information; and the penalties, fines, and fees collected. This report shall be provided to Council on a quarterly basis per calendar year.

(Ord. No. 81-134, §§ 1—3, 11-4-81)



LAW

EXECUTIVE SUMMARY AND MEMORANDUM

REQUEST: Renewal of the 2021 Library Millage for 6 years.

DEPARTMENT: Law, Finance and Library

BRIEF DESCRIPTION: Request for Council to approve a proposed ballot question to renew the 2021 Library Millage, which is scheduled to expire on June 30, 2027. If approved by voters, the millage would become effective on June 30, 2027.

PRIOR COUNCIL ACTION: Council previously approved proposed ballot questions for the library millage in 2011 and 2021, and both millages were approved by voters. Following approval of the millage in 2021, and in accordance with MCL 397.201, Council increased the millage by less than 1 additional mill.

BACKGROUND: Under MCL 397.201, Council has the sole authority to levy a tax not to exceed 1 mill on the dollar annually on all the taxable property in the city. The tax must be presented to voters as a ballot measure, and if passed, is collected by the city and deposited in a "library fund" for the purpose of funding library operations. If approved, Council may also increase the tax levied by an amount not to exceed 1 additional mill on the dollar annually on all taxable property in the city, which Council did following the renewal in 2021.

The Michigan Department of Attorney General ("AG") has an independent obligation to review proposed ballot language under the Home Rule City Act, Act 279 of 1909. Due to the time required for review, the AG recommends submitting ballot language approved by the legislative body at least 90 days before the filing deadline for the next regular election. In 2026, the next regular election will be held on August 4, 2026. The filing deadline for the August 4 election is May 12, meaning the approved ballot language must be submitted to the AG by February 11, 2026.

FISCAL IMPACT: Annually, following the 2021 renewal, the library millage generates approximately \$4.2 million or nearly 60% of the library's operating budget.

COMMUNITY IMPACT: The millage is necessary to meet the community's ongoing demand for top-level library services.

IMPLEMENTATION TIMELINE: This is a resolution with immediate effect, and will go into effect upon adoption by Council.

COMPLIANCE/PERFORMANCE METRICS: N/A



LAW

EXECUTIVE SUMMARY AND MEMORANDUM

TO: **City Council**

FROM: **Corporation Counsel**

VIA: **Mayor Abdullah H. Hammoud**

SUBJECT: **Request for Council to approve a proposed ballot question to renew the 2021 Library Millage**

DATE: **December 22, 2025**

I. Request before Council.

The current library millage, which was renewed by voters in 2011 and 2021, is set to expire on June 30, 2027. If renewed, the millage would go into effect on the expiration date of the current millage.

II. Background information

The process for adoption of the library millage is controlled entirely by state law. Under MCL 397.201, Council has the sole authority to levy a tax not to exceed 1 mill on the dollar annually on all the taxable property in the city. The tax must be presented to voters as a ballot measure, and if passed, is collected by the city and for the purpose of funding library operations. If the millage is approved, Council may also increase the tax levied by an amount not to exceed 1 additional mill on the dollar annually on all taxable property in the city, which Council did following the renewal in 2021.¹

As part of the ballot process, the Michigan Department of Attorney General (“AG”) must review the proposed ballot language after it is approved by Council. Due to the time required for review, the AG recommends submitting ballot language approved by the legislative body at least 90 days before the filing deadline for the next regular election. In 2026, the next regular election will be held on August 4, 2026. Under MCL 168.646a(2), any local ballot question must be submitted to the clerk no later than 4 p.m. on the twelfth Tuesday before the election. In this case, the next regular election is August 4, 2026, meaning the approved ballot language must be submitted to the AG by February 11, 2026.

Following approval of the 2021 renewal, the library millage has generated approximately \$4.2 million or nearly 60% of the library’s operating budget. If the millage is not renewed, the library will lose this funding. As such, it is recommended that the Council approve the proposed ballot language.

A copy of the resolution with proposed ballot language is attached for review. The proposed ballot language mirrors the previous ballot language for the 2021 renewal, with the value of a mil and financial information updated.

¹ Council levied an additional 0.54 mills, which raised approximately \$2,268,000 in addition to the 1 mil approved by voters.



LAW

EXECUTIVE SUMMARY AND MEMORANDUM

Respectfully submitted,

DocuSigned by:

Bradley Mendelsohn
4FEFF229CD984BA...

BRADLEY J. MENDELSOHN
Deputy Corporation Counsel

APPROVAL/CONCURRENCE:

DocuSigned by:

Michael Kennedy
F77919D1421447F...

MICHAEL KENNEDY
Finance Director

DocuSigned by:

Patricia Podzikowski
984BC8BB87CF4FC...

PATRICIA PODZIKOWSKI
Interim Library Director

Signed by:

Cheryl Hawkins
FD71A32DE102469...

CHERYL HAWKINS
Chairperson, Library Commission

RESOLUTION

WHEREAS: The City Council recommends placement of a library millage question on the August 4, 2026 ballot; now therefore be it

RESOLVED: That the City Clerk is directed to submit the library millage question to the voters on August 4, 2026 Primary Election ballot as follows:

Dearborn Library Millage Renewal

Since 2011, Dearborn voters have authorized that 1 mill be solely dedicated to offset the costs of providing library services. Annually, this mill generates approximately \$4,200,000 or nearly 60% of the library's operating budget. If not renewed, necessary reductions to facilities, materials, programming and services.

Shall the City of Dearborn in accordance with State law MCL § 397.201 continue to levy an ad valorem tax not to exceed \$1 per \$1,000 in taxable value (1 mill) for no more than 10 years which will strictly dedicated to fund the operational and capital costs of the library system?

Be it further

RESOLVED: That this resolution be given immediate effect.

**CITY OF DEARBORN
OFFICE OF THE MAYOR
ABDULLAH H. HAMMOUD**



TO: CITY COUNCIL
FROM: MAYOR ABDULLAH H. HAMMOUD
SUBJECT: APPOINTMENT - WEST DEARBORN DOWNTOWN DEVELOPMENT AUTHORITY
DATE: JANUARY 2, 2026

Pursuant to Michigan Public Act Number 57 of 2018 and City of Dearborn Code of Ordinance Section 7-62 and City Charter Section 10.9, the Mayor shall appoint members of the West Dearborn Downtown Development Authority, subject to approval by City Council. Recommendation for the approval of this appointment is made to serve:

Name: Christopher Williams

Status: Appointment

Current Term Ending: 6/30/2027 To complete Christopher Small's term.

Filling a Vacancy For: Christopher Small - resigned on June 20, 2025

Term Duration: 4 Years

Appointment Term Ending: June 30, 2027 (Christopher Small's term ending date)

Type of Membership: Business

Business Name: Ford Land

Business Address: 2450 Carroll Shelby Way, Dearborn, MI 48124

Attendance: N/A

Phone: (517) 652-9805

Email: chris.d.williams74@ford.com

Mailing Address: 1675 18th Street, Wyandotte, MI, 48192

A handwritten signature in black ink, appearing to read "Abdullah H. Hammoud".

Abdullah H. Hammoud
Mayor

cc: Economic Development Department
cc: Law Department

**CITY OF DEARBORN
OFFICE OF THE MAYOR
ABDULLAH H. HAMMOUD**



TO: CITY CLERK
FROM: MAYOR ABDULLAH H. HAMMOUD
SUBJECT: APPOINTMENT - WEST DEARBORN DOWNTOWN DEVELOPMENT AUTHORITY
DATE: JANUARY 2, 2026

I hereby certify that the following appointment has been made to the West Dearborn Downtown Development Authority in accordance with the provisions of Michigan Public Act Number 57 of 2018 and City of Dearborn Code of Ordinance Section 7-62 and City Charter Section 10.9.

See C.R. Insert the CR that confirmed this appointment

Name: Christopher Williams

Status: Appointment

Current Term Ending: 6/30/2027 To complete Christopher Small's term.

Filling a Vacancy For: Christopher Small - resigned on June 20, 2025

Term Duration: 4 Years

Appointment Term Ending: June 30, 2027 (Christopher Small's term ending date)

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Attendance: N/A

Phone: (517) 652-9805

Email: chris.d.williams74@ford.com

Mailing Address: 1675 18th Street, Wyandotte, MI, 48192

A handwritten signature in black ink, appearing to read "Abdullah H. Hammoud".

Abdullah H. Hammoud
Mayor

cc: Economic Development Department
cc: Law Department



Dearborn Commissions Application

First Name

Christopher

Last Name

Williams

Why do you want to join this commission?

In my new role with Ford Land, I am the lead contact for all local gov't & municipality including site development & master planning. It is important for Ford Land to be a partner with the City for site development & interaction with our facilities. Ford Land recently announced our new World Headquarters move in the research campus part of the framework of West Dearborn. I have been engaged on the project level previously with other initiatives with the City to continue site improvements, infrastructure developments, & connections to West Dearborn. I recently just accepted my new role & interested in joining the organization to continue coordination efforts. Ford Land intends to continue this investment & partnership in Dearborn, & I am excited to be a part of & lead for the community interaction.

Commissions & Boards

West Dearborn Downtown Development Authority

Submission Date

15th December 2025

Resume



Williams Resume Ford Land 092425.pdf

Dearborn Commissions Departments

Economic Development

Home Address

1675 18th Street, Wyandotte, MI, USA

Zip Code

48192

Phone



15176529805

Email

chris.d.williams74@ford.com

Occupation

Development & Infrastructure Manager

Company

Ford Land

Length of Service

1 Month

Business Address

2450 Carroll Shelby Way, Dearborn, MI 48124

Business Telephone Number

313-296-5246

Level of Education

Master Degree

Name of Educational Institution & Graduation Year

Walsh College

Are you a veteran?

No

Do you Have a Resume?

Yes

Submitted on Dec 15, 2025

Christopher D. Williams

1675 18th Street Wyandotte, MI 48192 • (517) 652-9805 • chris.d.williams74@gmail.com

Objective	To obtain a position as a Development & Infrastructure Manager representing Ford Land.			
Education	Walsh College	Troy, MI		
	Master of Business Administration		Graduation: March 2017	
	Western Michigan University	Kalamazoo, MI		
	Bachelor of Business Administration		Graduation: April 2010	
	Major: Management, Minor: Economics			
Employment	CBRE – Ford Land Account <i>Senior Construction Project Manager</i>	Dearborn, MI		
		September 2022 – Present		
	<ul style="list-style-type: none">Program lead of the Commercial Centralized Infrastructure Budget covering the North American portfolio, driving project pipeline development, validation, resource allocation, budget containment & monthly forecasting of over 100 projects & \$75M annual spend.Developed multiple exterior site projects as part of the R&E Center Master Plan, including the 15-acre Commons landscape park creation, 1,300 stall Exchange Lot, building & wayfinding campus signage overhaul, facility demo site clearing, & various initiatives tied to Oakwood Blvd transformation partnered with multiple municipalities.			
	<i>Project Manager</i>	March 2018 – September 2022		
	<ul style="list-style-type: none">Managed the construction of the R&E Campus \$300M Sitework Infrastructure Program, handling multiple active projects & financial budgeting.Implemented the construction of the Ford Rotunda Lot, supporting testing vehicles with a 42 acre, 3,335 stall secure lot & ground up 4,624 SF operation building.Achieved the pull ahead demolition of 189,000 SF section of the Product Development Center including move out, utility re-routes, two building separations, environmental compliance, demo & backfill supporting campus development.			
	<i>Associate Project Manager</i>	May 2017 – February 2018		
	<ul style="list-style-type: none">Completed & commissioned the two new R&E Parking Decks which totaled 1,187,846 SF & provided 3,881 parking stalls for employees.Lead the full facility demolition & environmental remediation of seven M&O buildings as part of the campus development, with multiple stakeholder compliance.			
	<i>Project Analyst</i>	October 2015 – April 2017		
	<ul style="list-style-type: none">Assisted the Project Management team on the Dearborn Campus Transformation construction project, including financial processing & document retention.Built new department work procedures, captured lessons learned, developed organizational workflows, & supported Internal Control auditing reporting.			
	Toshiba Business Solutions <i>Aftermarket Sales Specialist</i>	Farmington Hills, MI		
		September 2012 - October 2015		
	<ul style="list-style-type: none">Built relationships with over 800 customers & prospective clients to service their technology needs, facility supplies & optimized solutions through cost savings opportunities.			
	CDW Corporation <i>Sales Account Manager</i>	Chicago, IL		
		June 2010 - September 2012		
	<ul style="list-style-type: none">Sold on average \$150,000 worth of hardware & software technology solutions per month, consisting of 80 featured vendor offerings to current & new potential non-profit customers.			



**CITY OF DEARBORN
OFFICE OF THE MAYOR
ABDULLAH H. HAMMOUD**

Certificate of Appreciation

Proudly Presented to

IRENE DARRAGH

**CITY OF DEARBORN RETIRED DEPUTY
TREASURER & CHAIRPERSON OF
THE DEARBORN BOARD OF REVIEW**

In grateful recognition of your 33 years of dedicated service as the City of Dearborn Deputy Treasurer, including 30 years on the City of Dearborn Board of Review. Your commitment, professionalism, and unwavering integrity have played a vital role in ensuring fairness, accountability, and public trust in our community's assessment process.

Your decades of service reflect a deep devotion to the residents of Dearborn and a steadfast commitment to good governance. The impact of your work will continue to benefit our city for many years to come.

On behalf of the City of Dearborn, thank you for your outstanding contributions and for the exemplary standard of service you have upheld throughout your tenure.

Presented this 13th day of January, 2026

Abdullah H. Hammoud
Mayor

MAYOR'S OFFICE



TO: CITY COUNCIL
FROM: MAYOR ABDULLAH H. HAMMOUD
SUBJECT: MICHIGAN MUNICIPAL LEAGUE MEMBERSHIP
DATE: JANUARY 2, 2026

The Mayor's Office requests authorization to renew a city-wide membership with the Michigan Municipal League (MML) for the period of 12/01/2025 - 11/30/2026. The cost of this citywide membership is \$20,007.00.

Membership provides the City of Dearborn with a collective voice in the state's capital on issues that concern the City. Membership also networks the City's elected and top appointed officials with the experience and ability of municipal leaders statewide and provides access to resources used to manage common issues.

Additionally, the MML advocates funding critical services via the use of tax dollars; works with policymakers to focus on economic development initiatives and resources toward built-out communities; works with elected officials to ensure the effective funding of transportation and infrastructure systems; promotes environmental quality and encourages frugal tax dollar usage for environmental protection initiatives; provides publications and online assistance; provides online access to databases and assists cities with the collection, analysis, and interpretation of raw data for use in creating strategies toward future success; provides access to the League's annual wage and salary survey; and offers elected officials the tools needed to make responsible decisions affecting their community via the Elected Officials Academy.

The membership dues for FY25 are budgeted in city-wide account 101-1299-421-65.00.

Immediate effect is requested.

Abdullah H. Hammoud
Mayor



Notice

Michigan Municipal League
1675 Green Road
Ann Arbor, MI 48105
Phone: 734-669-6371
Website: <https://www.mml.org>

Renewal Number	0009944
Document Date	10/1/2025
Due Date	60 Days

City of Dearborn
16901 Michigan Ave., Ste. 20
Dearborn, MI 48126-2967

Membership Renewal for Dearborn
Membership Type: MML Full Member
Membership Term: 12/01/2025 - 11/30/2026

Item	Quantity	Price	Total
MML Full Member Dues	1	\$18,188.00	\$18,188.00
Legal Defense Fund Member Dues	1	\$1,819.00	\$1,819.00

Please make checks payable to:

Michigan Municipal League
PO Box 7409
Ann Arbor, MI 48107-7409

Total: \$20,007.00
Grand Total: \$20,007.00
Payment: \$0.00
Balance: \$20,007.00

Please sign, date, and return with your payment.

(Signature)

(Date)

MML dues include annual digital or print subscriptions to the Review for your officials valued at \$12.00 per copy.

The Legal Defense Fund is an optional charge. The purpose of the fund is to provide specialized legal assistance to member municipalities in cases that have significant statewide impact.

We love where you live.

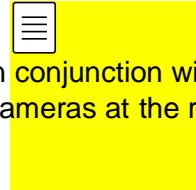


FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

REQUEST: Award of contract to install security cameras at Summer Stephens and Lapeer Pools

DEPARTMENT: Parks & Recreation Department in conjunction with Purchasing



BRIEF DESCRIPTION: The Parks & Recreation Department, in conjunction with Purchasing, recommends the award of contract for installation of security cameras at the recently completed Lapeer and Summer Stephens Pools.

PRIOR COUNCIL ACTION:

N/A

BACKGROUND:

Parks & Recreation is seeking City Council approval to install security camera systems at the Summer Stephens and Lapeer pools. These facilities represent major recent investments by the City of Dearborn, and enhanced security is necessary to protect these public assets. Security cameras will help deter vandalism and unauthorized access, support the safety of patrons and staff, and provide valuable documentation in the event of damage or incidents. Approval is requested to allow installation to be completed prior to the 2026 pool season, ensuring both facilities are adequately protected before reopening.

FISCAL IMPACT: \$44,126

COMMUNITY IMPACT: The increased camera coverage will provide added security for residents, guests, pool facilities and Recreation staff.

IMPLEMENTATION TIMELINE: Complete within 60 days of contract execution.

COMPLIANCE/PERFORMANCE METRICS: Parks & Recreation staff will oversee and confirm installation and functionality of the new cameras.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council
FROM: City Administration
VIA: Mayor Abdullah H. Hammoud
SUBJECT: Award of contract to install security cameras at Summer Stephens and Lapeer Pools
DATE: December 23, 2025

Budget Information

Project:	I25805 – Recreation and Parks Security Cameras
Total Approved Project Budget:	\$241,980
Available Project Budget:	\$47,087
Requested Amount:	\$44,126
Funding Source:	Facilities Fund, Recreation, Public Works, Capital Project Support
Supplemental Budget:	N/A

Summary of Request

Purchasing, on behalf of the Parks & Recreation Department, recommends the award of a contract to D/A Central for installation of security cameras to provide coverage of the recently completed Summer Stephens and Lapeer Pools. This will be a Continuity of Professional Services purchase, as D/A Central installed the existing security cameras at the recently completed Ten Eyck Pool, which will need to work in conjunction with the new equipment.

It is respectfully requested that Council authorize the award for purchase and installation of these cameras. The resulting contract shall not be binding until fully executed.

Background and Justification

Parks & Recreation is seeking City Council approval to install security camera systems at the Summer Stephens and Lapeer pools. These facilities represent major recent investments by the City of Dearborn, and enhanced security is necessary to protect these public assets. Security cameras will help deter vandalism and unauthorized access, support the safety of patrons and staff, and provide valuable documentation in the event of damage or incidents. Approval is requested to allow installation to be completed prior to the 2026 pool season, ensuring both facilities are adequately protected before reopening.

Procurement Process

The procurement process was in accordance with the Procurement Ordinance Section 2-568 (6)e Continuity of Professional Services, and all internal policies and procedures. The Purchasing Division requests approval to proceed with the procurement.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Signature Page

Prepared By:

DocuSigned by:

Jay Andrews

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Jay Andrews, Sr, Buyer

Department Approval:

DocuSigned by:

Sean R Fletcher

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Sean Fletcher, Dir. Parks & Recreation Department

Budget Approval:

DocuSigned by:

Michael Kennedy

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Michael Kennedy, Finance Director/Treasurer

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Corporation Counsel Approval:

DocuSigned by:

Jeremy Romer

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Jeremy J. Romer, Corporation Counsel



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Immediate Effect Requested

REQUEST: Award of Cooperative Contract for Hemlock and Ford Field Inclusive Playgrounds Renovation with Penchura LLC.

Authorize the Finance Director to appropriate \$942,232 of excess investment income from the General Capital Improvement Fund, Fund Balance. Also authorize the Finance Director to transfer available General Fund funds due to the HIAP grant allocation totaling \$2,456,998 from various departments and funds and to recognize and appropriate the transfers.

DEPARTMENT: Parks and Recreation Department, in conjunction with Purchasing

BRIEF DESCRIPTION:

The Parks & Recreation Department recommends the approval of the Ford Field and Hemlock Inclusive Playgrounds with Penchura LLC at a total cost of \$3,399,230, which have been intentionally designed to support the physical, cognitive, sensory, and social-emotional development of children of all abilities. Ford Field features a nautical theme with custom climbers and interactive panels, while the farm-themed Hemlock playground invites socio-dramatic play; both projects prioritize inclusive design through accessible routes, sensory-rich features, and specialized swings to accommodate diverse mobility needs. These renovations will create equitable, welcoming community destinations where all Dearborn families can build confidence, connection, and a sense of belonging.

PRIOR COUNCIL ACTION:

C.R. 7-385-25 – Cherry Hill Park

BACKGROUND:

The Ford Field Inclusive Playground and the farm-themed Hemlock Inclusive Playground were intentionally designed to ensure that children of all abilities can engage in meaningful play that supports physical, cognitive, sensory, and social-emotional development.

Ford Field features a nautical theme with custom climbers, interactive panels, and imaginative elements that encourage problem-solving, collaboration, and creative play. Hemlock's farm theme similarly invites socio-dramatic play through familiar, accessible environments that promote communication, creativity, and peer interaction.

Both playgrounds reflect a shared commitment to inclusive design through accessible routes, varied physical challenges, sensory-rich features, and inclusive swing experiences that support vestibular input, cooperation, and user choice.

By offering swings that accommodate a wide range of abilities and mobility devices, alongside other inclusive play elements, both spaces provide equitable environments that build confidence, connection, and a sense of belonging. These are welcoming community destinations where all Dearborn children and families can play, learn, and grow.



FISCAL IMPACT: \$3,399,230 (Hemlock: \$1,692,041, Ford Field: \$1,707,189)

Two separate funding sources have been identified requiring recognition and appropriation authorization. Both have a zero-net effect on the General Fund and Departmental budgets for FY2026:

1. **General Capital Improvement Fund Appropriation:** Request to appropriate **\$942,232** of the General Capital Improvement Fund, Fund Balance. This funding is available due to investment income received during FY2024 above the budgeted amount, which resulted in a surplus for FY2024 in the General Capital Improvement Fund.
2. **General Fund Dollars Made Available through HIAP Grant Allocation:** In FY2025, the City received a Health In All Policies (HIAP) Grant totaling \$3,166,700 from the Michigan Department of Health and Human Services (CR8-434-24). A portion of the grant was initially utilized for Traffic Calming measures, and funding for the Air Monitors. Due to tight grant deadlines, the remaining grant amount was applied to other applicable operational items, initially approved with funding from General Fund dollars. This included tree planting / tree trimming services, abatements, neighborhood playscape at Cherry Hill, Crowley Soccer Fields, vector control, PEACE Parks construction and maintenance etc. Utilization of the grant allocation has made available **\$2,456,998** in General Fund funding, which is requested to be transferred to the General Capital Improvement Fund, and recognized and appropriated.

COMMUNITY IMPACT

These initiatives reflect Dearborn's commitment to equity, inclusion, and family-centered public spaces by ensuring children of all abilities can play, connect, and thrive together. By investing in inclusive playgrounds, Dearborn strengthens neighborhood connections, supports healthy child development, and creates welcoming destinations that reflect the needs and voices of its community

IMPLEMENTATION TIMELINE:

Pending Council approval, this project will take approximately 9 months to complete.

COMPLIANCE/PERFORMANCE METRICS: Parks and Recreation will manage this project.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council
FROM: City Administration
VIA: Mayor Abdullah H. Hammoud
SUBJECT: Award of Contract for Hemlock & Ford Field Playground Renovations with Penchura LLC
DATE: December 30, 2025

Budget Information

Projects:	I26525 Hemlock Inclusive Playscape, I26526 Ford Field Inclusive Playscape
Total Approved Project Budget:	\$0
Available Project Budget:	\$0
Requested Amount:	\$3,399,230 (Hemlock: \$1,692,041, Ford Field: \$1,707,189)
Funding Source:	General Capital Improvement, City Parks, Capital Project Support
Supplemental Budget:	General Capital Improvement Fund Appropriation, General Fund due to HIAP grant allocation

Summary of Request

The Parks & Recreation department, in conjunction with Purchasing, recommends the purchase via a cooperative contract for renovation of Hemlock & Ford Field Playgrounds with Penchura. The contract shall be valid for a one-time purchase.

It is respectfully requested that Council award the cooperative contract. The resulting contract shall not be binding until fully executed. Immediate effect is requested.

It is also respectfully requested that the Finance Director be authorized to recognize and appropriate as requested from the following two funding sources:

1. **General Capital Improvement Fund Appropriation:** Request to appropriate **\$942,232** of the General Capital Improvement Fund, Fund Balance. This funding is available due to investment income received during FY2024 above the budgeted amount, which resulted in a surplus for FY2024 in the General Capital Improvement Fund.
2. **General Fund Dollars Made Available through HIAP Grant Allocation:** In FY2025, the City received a Health In All Policies (HIAP) Grant totaling \$3,166,700 from the Michigan Department of Health and Human Services (CR8-434-24). A portion of the grant was initially utilized for Traffic Calming measures, and funding for the Air Monitors. Due to tight grant deadlines, the remaining grant was applied to other applicable operational items, initially approved with funding from General Fund dollars. This included tree planting / tree trimming services, vacant land abatements, neighborhood playscape at Cherry Hill, Crowley Soccer Fields, vector control, PEACE Parks construction and maintenance etc. Utilization of the grant allocation has made available **\$2,456,998** in General Fund funding, which is request to be transferred to the General Capital Improvement Fund, and recognized and appropriated.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Background and Justification

The Ford Field Inclusive Playground and the farm-themed Hemlock Inclusive Playground were intentionally designed to ensure that children of all abilities can engage in meaningful play that supports physical, cognitive, sensory, and social-emotional development.

Ford Field features a nautical theme with custom climbers, interactive panels, and imaginative elements that encourage problem-solving, collaboration, and creative play. Hemlock's farm theme similarly invites socio-dramatic play through familiar, accessible environments that promote communication, creativity, and peer interaction.

Both playgrounds reflect a shared commitment to inclusive design through accessible routes, varied physical challenges, sensory-rich features, and inclusive swing experiences that support vestibular input, cooperation, and user choice.

By offering swings that accommodate a wide range of abilities and mobility devices, alongside other inclusive play elements, both spaces provide equitable environments that build confidence, connection, and a sense of belonging. These are welcoming community destinations where all Dearborn children and families can play, learn, and grow.

Procurement Process

This procurement followed the cooperative purchasing process in accordance with Section 2-569 (Cooperative Purchasing) of the Code of the City of Dearborn. The City is eligible to participate in the Sourcewell Cooperative Contract #010521-LSI

Prepared By:

DocuSigned by:

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Mark Rozinsky, Purchasing Manager

Department Approval:

DocuSigned by:

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Sean Fletcher, Parks & Rec Director

Budget Approval:

DocuSigned by:

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Michael Kennedy, Finance Director/Treasurer

Corporation Counsel Approval:

DocuSigned by:

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Jeremy J. Romer, Corporation Counsel



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

REQUEST: Authorization to Purchase Mystic Creek Signage, It is also respectfully requested that the Finance Director be authorized to recognize and appropriate \$23,750 of the General Fund Recreation operating budget, from the Mystic Creek Golf Course division, as a transfer to the Facility Fund, and to recognize and appropriate the transfer in project I21526 Mystic Creek Sign Updates.

DEPARTMENT: Parks & Recreation, In Conjunction with Purchasing

BRIEF DESCRIPTION: The Parks & Recreation Department, in Conjunction with Purchasing, recommends the purchase of Mystic Creek Golf Course Signage from Johnson Sign Company

PRIOR COUNCIL ACTION:

C.R. 9-470-25

BACKGROUND:

The Parks & Recreation Department is planning to replace the tee box signs at Mystic Creek with City Council approval. The tee box signs on the course were installed when the course opened in 1997, and are very faded and in some cases damaged. Mystic Creek also has a new logo that was developed about a year ago.

FISCAL IMPACT: \$69,950

COMMUNITY IMPACT:

The updated tee box signs with the new logo will provide a professional, updated sign and improve the overall image of the course

IMPLEMENTATION TIMELINE:

Work to be completed in spring of 2026.

COMPLIANCE/PERFORMANCE METRICS:

Members of the Parks & Recreation staff will confirm adherence to the contract scope of work.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council
FROM: City Administration
VIA: Mayor Abdullah H. Hammoud
SUBJECT: Authorization to Purchase Mystic Creek Signage
DATE: December 22, 2025

Budget Information

Project:	I21526 – Mystic Creek Sign Updates
Total Approved Project Budget:	\$46,200
Available Project Budget:	\$46,200
Requested Amount:	\$69,950
Funding Source:	Facilities Fund, Mystic Creek Golf Course, Public Works Capital Project Support, Operating Supplies,
Supplemental Budget:	General Fund, Recreation, Mystic Creek Golf Course, Operating Supplies, Signs

Summary of Request

The Parks & Recreation Department, in Conjunction with Purchasing, recommends the purchase of Mystic Creek Golf Course Signage from Johnson Sign Company, as a Continuation of Professional Services.

It is also respectfully requested that the Finance Director be authorized to recognize and appropriate \$23,750 of the General Fund Recreation operating budget, from the Mystic Creek Golf Course division, as a transfer to the Facility Fund, and to recognize and appropriate the transfer in project I21526 Mystic Creek Sign Updates.

Background and Justification

The Parks & Recreation Department is planning to replace the tee box signs at Mystic Creek with City Council approval. The tee box signs on the course were installed when the course opened in 1997, and are very faded and in some cases damaged. Mystic Creek also has a new logo that was developed about a year ago. The new tee box signs on each of the 27 holes will have the new logo and the signage color scheme that's being used for signs throughout the Mystic Creek property to provide consistent branding. A number of directional and informational signs will also be updated as part of this project to provide consistent branding throughout the course.

Johnson Sign recently successfully completed projects at Camp Dearborn and Mystic Creek for wayfinding signs, office signs, trail markers and property signs with the new Recreation logo in 2025.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Procurement Process

The procurement process was in accordance with the Procurement Ordinance Section 2-568 (6)e. Continuity of Professional Services, and all internal policies and procedures. The Purchasing Division requests approval to proceed with the procurement.

Signature Page

Prepared By:

DocuSigned by:

Jay Andrews

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Jay Andrews, Sr. Buyer

Department Approval:

DocuSigned by:

Sean R Fletcher

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Sean Fletcher, Parks & Rec Director

Budget Approval:

DocuSigned by:

Michael Kennedy

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Michael Kennedy, Finance Director/Treasurer

Corporation Counsel Approval:

DocuSigned by:

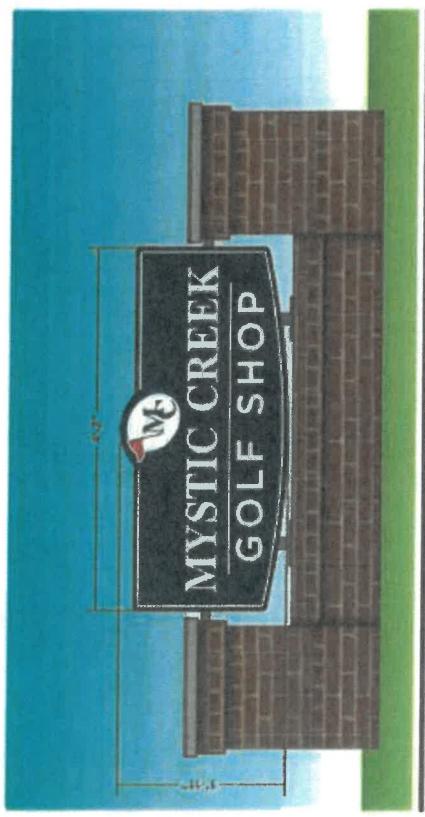
Jeremy Romer

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Jeremy J. Romer, Corporation Counsel

New Golf Course Signage Package

CLUBHOUSE / FACILITY SIGNAGE



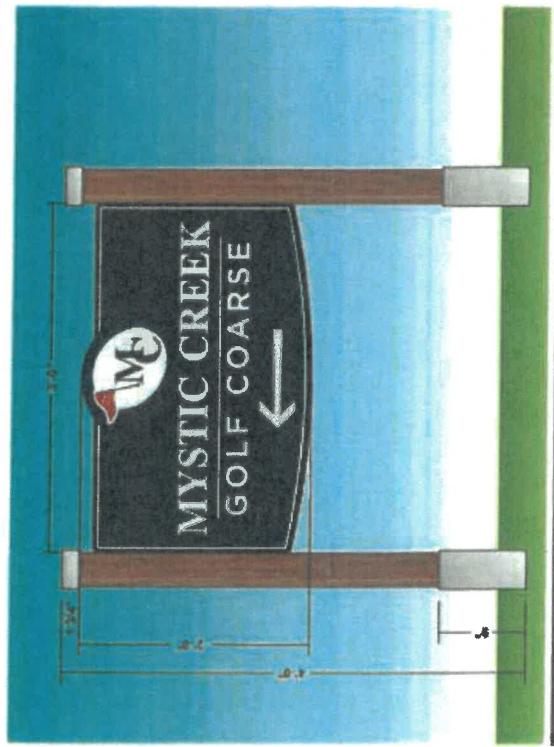
SCALE 3/4" = 1'

(1) 1'-11" X 4'-2" X 2" DEEP SINGLE SIDED CUSTOM SHAPE ALUMINUM BACKER WITH 1/4" FLAT ALUMINUM LETTERS AND LOGO MOUNTED TO THE FLAT SURFACE OF THE ALUMINUM BACKER. SIGN BACKER MOUNTED TO NEW BASE PLATE STANCHIONS BOLTED TO MASONRY BASE. REUSE THE (2) UPPER CROSS MOUNTS.



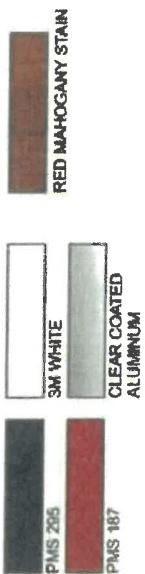
New Golf Course Signage Package

CLUBHOUSE / FACILITY SIGNAGE



SCALE 1" = 1'

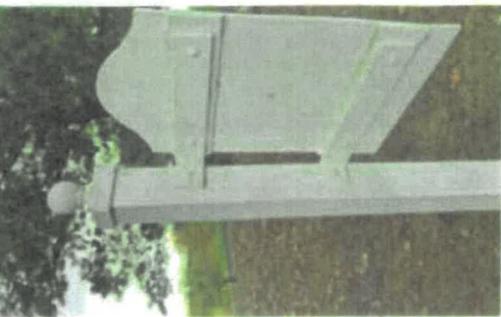
(1) 14" x 3" x 2" DEEP SINGLE SIDED CUSTOM SHAPE ALUMINUM BACKER WITH 1/4" FLAT ALUMINUM LETTERS AND LOGO MOUNTED TO THE FIRST SURFACE OF THE ALUMINUM BACKER. SIGN BACKER MOUNTED TO (2) 4" x 4" x 60" CEDAR POST STAINED RED MAHOGANY. SIGN IS FITTED WITH 4" ALUMINUM SQUARE TUBE BASE ACCENTS & CAPS. THE SIGN IS INSTALLED IN COMPACTED FOOTINGS.



EXISTING SIGN TO BE REPLACED

McGEE GOLF COURSE SIGNAGE PACKAGE

INITIAL DESIGN CONCEPT



REPLACEMENT OF (9) PER COARSE, 21 1/2" TALL x 12" WIDE x 1/4" THICK
CUSTOM SHAPE ALUMINUM PRECISION ARCHITECTURAL PLAQUES/TEE
MARKERS ON EXISTING ALUMINUM POST. PAINT EXISTING POLES WHITE.
THE PANELS HAVE RAISED TEXT / GRAPHICS WITH DIGITAL PRINT COLOR
HOLE GRAPHICS.



LARGED DETAIL



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Immediate Effect Requested

REQUEST: Appropriate budget and approve the Contract for Purchase of one 2026 Ford F-150 Truck

DEPARTMENT: Parks & Recreation, in conjunction with Purchasing

BRIEF DESCRIPTION:

Purchasing, on behalf of the Parks & Recreation Department, recommends the Cooperative Contract purchase of one MY 2026 Ford F-150 Truck from Lunghamer Ford. The pricing for the vehicles is based on the 2025 Vehicle State of Michigan Contract #MA240000001208, which expires on August 31, 2029.

PRIOR COUNCIL ACTION:

C.R 7-359-24

BACKGROUND:

Camp Dearborn looks to replace a 2016 F-150 with 76,000 miles on it. The vehicle has surpassed its expectancy and is becoming unreliable for staff to operate. The 2016 truck has undergone multiple repairs and is planned for disposition once the new truck is acquired. The new truck will be shared by Camp staff for daily operations, including tasks that require leaving the property to pick up materials and supplies.

FISCAL IMPACT:

- **\$47,978**

COMMUNITY IMPACT:

To provide Camp Staff with an additional resource to help maintain the appearance, safety, and functionality of Camp facilities and grounds.

IMPLEMENTATION TIMELINE:

Immediate Effect is requested, as the lead time for these vehicles is three to four months

COMPLIANCE/PERFORMANCE METRICS:

Members of the Parks & Recreation Department will confirm delivery and verify the content and performance of the purchased vehicle.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council
FROM: City Administration
VIA: Mayor Abdullah H. Hammoud
SUBJECT: Award of Contract for Purchase of one Ford F-150 Truck
DATE: December 22, 2025

Budget Information

Adopted Budget: \$ 0
Amended Budget: \$ 0
Requested Amount: \$47,978
Funding Source: Fleet & Equipment Replacement, Camp Dearborn, Recreation, Camping, Capital Equipment, Vehicle
Supplemental Budget: Fleet & Equipment Replacement, Retained Earnings

Summary of Request

Purchasing, on behalf of the Parks & Recreation Department, recommends the Cooperative Contract purchase of one MY 2026 Ford F-150 Truck from Lunghamer Ford. The pricing for the vehicles is based on the 2025 Vehicle State of Michigan Contract # MA240000001208, which expires on August 31, 2029.

Parks & Recreation requests that the Finance Director be authorized to appropriate \$47,978 in the Fleet & Equipment Replacement Fund, Camp Dearborn, Capital Equipment expenditures.

It is respectfully requested that Council authorize the purchase of the F-150. Immediate effect is requested, as the lead time for this vehicle is three to four months.

Background and Justification

Camp Dearborn looks to replace a 2016 F-150 with 76,000 miles on it. The vehicle has surpassed its expectancy and is becoming unreliable for staff to operate. The 2016 truck has undergone multiple repairs and is planned for disposition once the new truck is acquired. The new truck will be shared by Camp staff for daily operations, including tasks that require leaving the property to pick up materials and supplies.

Procurement Process

The procurement process was in accordance with the Procurement Ordinance Section 2-568A (c)(3), State of Michigan extended purchasing program, and all internal policies and procedures. The Purchasing Division requests approval to proceed with the procurement.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Signature Page

Prepared By:

DocuSigned by:

Jay Andrews

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Jay Andrews, Sr. Buyer

Department Approval:

DocuSigned by:

Sean R Fletcher

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Sean Fletcher, Dir. Parks & Recreation

Budget Approval:

DocuSigned by:

Michael Kennedy

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Michael Kennedy, Finance Director/Treasurer

Corporation Counsel Approval:

DocuSigned by:

Jeremy Romer

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Jeremy J. Romer, Corporation Counsel



REQUEST: Renewal of Contract with Motorola for Dispatch Console Maintenance Service

DEPARTMENT: The Police Department, in conjunction with Purchasing.

BRIEF DESCRIPTION:

The Police Department, in conjunction with Purchasing, recommends the renewal of the existing contract with Motorola, for Police Dispatch Console Maintenance Service. This is the third of four possible renewals.

PRIOR COUNCIL ACTION:

CR 11-620-22, Approved a one-year contract effective November 22, 2022, with 4, one-year renewals.

BACKGROUND:

The annual maintenance agreement with Motorola for the radio console infrastructure is an essential operational requirement for the Dearborn United Dispatch Center (DUDC). This contract provides comprehensive, preventative, and corrective maintenance for both the primary and redundant radio console positions. Given that these consoles serve as the primary interface for dispatchers to communicate with all field units, the agreement guarantees the necessary factory-level technical support and access to proprietary parts and software updates required to keep the system functioning at peak reliability.

FISCAL IMPACT:

\$70,349

COMMUNITY IMPACT:

Without this dedicated annual maintenance, the center faces vulnerability to system degradation and potential failure, directly compromising the ability of the DUDC to successfully coordinate emergency response operations and ensure the continuity of public safety communications.

IMPLEMENTATION TIMELINE:

Maintenance services will continue without interruption.

COMPLIANCE/PERFORMANCE METRICS:

Police Department staff will confirm adherence to contract terms.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council
FROM: City Administration
VIA: Mayor Abdullah H. Hammoud
SUBJECT: Renewal of Contract with Motorola for Dispatch Console Service
DATE: December 22, 2025

Budget Information

Adopted Budget:	\$73,850
Amended Budget:	\$73,850
Requested Amount:	\$70,349
Funding Source:	General Fund, Police, Dispatch, Repair & Maintenance, Radio Equipment R&M
Supplemental Budget:	N/A

Summary of Request

The Police Department, in conjunction with Purchasing, recommends the renewal of the existing contract with Motorola, for Police Dispatch Console Maintenance Service. This is the third of four possible renewals.

It is respectfully requested that Council authorize this renewal with immediate effect, so as to not interrupt service.

Background and Justification

The annual maintenance agreement with Motorola for the radio console infrastructure is an essential operational requirement for the Dearborn United Dispatch Center (DUDC). This contract provides comprehensive, preventative, and corrective maintenance for both the primary and redundant radio console positions. Given that these consoles serve as the primary interface for dispatchers to communicate with all field units, the agreement guarantees the necessary factory-level technical support and access to proprietary parts and software updates required to keep the system functioning at peak reliability. Without this dedicated annual maintenance, the center faces vulnerability to system degradation and potential failure, directly compromising the ability of the DUDC to successfully coordinate emergency response operations and ensure the continuity of public safety communications.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Signature Page

Prepared By:

DocuSigned by:

Jay Andrews, Sr. Buyer

Budget Approval:

DocuSigned by:

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Michael Kennedy, Finance Director/Treasurer

Department Approval:

DocuSigned by:

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Issa Shahin, Police Chief

Corporation Counsel Approval:

DocuSigned by:

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Jeremy J. Romer, Corporation Counsel



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Immediate Effect Requested

REQUEST:

Approve Contract for Purchase of eight vehicles for DPW from Lunghamer Ford

DEPARTMENT: Department of Public Works, in conjunction with Purchasing

BRIEF DESCRIPTION:

Purchasing, on behalf of the Department of Public Works, recommends the Cooperative Contract purchase of eight vehicles, from Lunghamer Ford. The pricing for the vehicles is based on 2024 Vehicle State of Michigan Contract # MA240000001208, which expires on August 31, 2029.

PRIOR COUNCIL ACTION:

C.R 7-358-25

BACKGROUND:

The Department of Public Works (DPW) is responsible for maintaining critical city infrastructure, including roads, water and sewer systems, public parks, and waste management. To effectively execute these responsibilities, DPW relies on a fleet of specialized vehicles.

FISCAL IMPACT: \$286,567**COMMUNITY IMPACT:**

Purchasing a fleet vehicle for city services involves careful consideration of various factors to ensure efficiency, cost-effectiveness, and suitability for the specific needs of the department of Public Works operations.

IMPLEMENTATION TIMELINE:

Immediate Effect is requested, as the lead time for these vehicles is up to four months

COMPLIANCE/PERFORMANCE METRICS:

Members of the DPW Staff will confirm delivery and verify content and performance of the purchased vehicles.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council
FROM: City Administration
VIA: Mayor Abdullah H. Hammoud
SUBJECT: Award of Contract for Purchase of eight DPW Vehicles
DATE: December 26, 2025

Budget Information

Adopted Budget:	\$ 302,792
Amended Budget:	\$ 303,357
Requested Amount:	\$ 46,174
Funding Source:	Fleet & Equipment Replacement, Public Works, Maintenance Rds & Streets, Capital Equipment, Vehicles
Supplemental Budget:	N/A
Adopted Budget:	\$ 0
Amended Budget:	\$ 98,823
Requested Amount:	\$ 59,218
Funding Source:	Fleet & Equipment Replacement, Sanitation Division, Rubbish Pickup & Disposal, Capital Equipment, Vehicles
Supplemental Budget:	Fleet & Equipment Replacement, Retaining Earnings
Adopted Budget:	\$ 219,606
Amended Budget:	\$ 265,615
Requested Amount:	\$ 121,957
Funding Source:	Water Fund, Public Works, Water Supply, Capital Equipment, Vehicles
Supplemental Budget:	N/A
Adopted Budget:	\$ 135,000
Amended Budget:	\$ 174,953
Requested Amount:	\$ 59,218
Funding Source:	Water Fund, Public Works, Engineering, Capital Equipment Vehicles
Supplemental Budget:	N/A

Total Requested Amount: \$286,567



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Summary of Request

Purchasing, on behalf of the Department of Public Works, recommends the Cooperative Contract purchase of eight vehicles from Lunghamer Ford. The pricing for the vehicles is based on 2024 Vehicle State of Michigan Contract # MA240000001208, which expires on August 31, 2029

The Department of Public Works requests that the Finance Director be authorized to appropriate \$5,065 in the Fleet & Equipment Replacement Fund, Sanitation Division, Capital Equipment expenditures.

It is respectfully requested that Council authorize the purchase of these vehicles. Immediate effect is requested, as the lead time for these vehicles is up to four months.

DPW								
Ford F-150	Water	COOP	2	Grey	Lunghamer	\$ 46,174	\$ 92,348	
Ford F-150	Highways	COOP	1	Blue	Lunghamer	\$ 46,174	\$ 46,174	
Maverick XL	Water	COOP	1	Blue	Lunghamer	\$ 29,609	\$ 29,609	
Maverick XL	Clean Streets	COOP	2	White	Lunghamer	\$ 29,609	\$ 59,218	
Maverick XL	Engineering	COOP	1	White	Lunghamer	\$ 29,609	\$ 29,609	
Maverick XL	Engineering	COOP	1	Gray	Lunghamer	\$ 29,609	\$ 29,609	
DPW Total			8					\$ 286,567

Background and Justification

The Department of Public Works (DPW) is responsible for maintaining critical city infrastructure, including roads, water and sewer systems, public parks, and waste management. To effectively execute these responsibilities, DPW relies on a fleet of specialized vehicles.

Over time, the department's fleet has experienced wear and tear due to extensive use in challenging environments. Many vehicles have reached or exceeded their expected service life, resulting in increased maintenance costs, reduced efficiency, and occasional disruptions in service delivery.

Procurement Process

The procurement process was in accordance with the Procurement Ordinance Section 2-568A (c)(3) State of Michigan extended purchasing program, and all internal policies and procedures. The Purchasing Division requests approval to proceed with the procurement.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Signature Page

Prepared By:

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Jay Andrews

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Jay Andrews, Sr. Buyer, Purchasing

Department Approval:

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Tim Hawkins

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Tim Hawkins, Director, DPW

Budget Approval:

DocuSigned by:

Michael Kennedy

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Initial MD DS
 CJ

Michael Kennedy, Finance Director/Treasurer

Corporation Counsel Approval:

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Jeremy Romer

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Jeremy J. Romer, Corporation Counsel



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

REQUEST: Award of Contract for Design and Construction Engineering Services for Green Infrastructure Projects to Tetra Tech, Inc. (Dearborn Job No. 2025-034)

DEPARTMENT: Public Works & Facilities – Engineering Division, and Economic Development Department, in Conjunction with Purchasing

BRIEF DESCRIPTION: Purchasing, on behalf of the Engineering and Economic Development Departments, recommends the award of a contract to Tetra Tech, Inc. in the amount of \$394,500. The consultant will provide professional services to identify up to eight (8) feasible sites for green infrastructure projects, develop designs and specifications, and provide construction management and inspection services. The consultant will also ensure compliance with federal requirements, including the Davis-Bacon Act and Section 3.

PRIOR COUNCIL ACTION: N/A

BACKGROUND: The City seeks to implement green infrastructure projects to improve stormwater management. The selected consultant will be responsible for the coordination of all construction activity, quality control, and ensuring contractors perform work in accordance with contract documents. Key responsibilities include the preparation of a Project Work Plan, identification of project sites, and management of the bidding processes.

FISCAL IMPACT: \$394,500.00

COMMUNITY IMPACT: These projects will enhance the City's infrastructure and environmental resilience by managing stormwater effectively through green infrastructure solutions.

IMPLEMENTATION TIMELINE: Project will start upon Council and Contract Approval.

COMPLIANCE/PERFORMANCE METRICS: The contract will be monitored by the City Engineer and the Economic Development Department to ensure adherence to the scope of work and federal compliance requirements.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

TO: City Council
FROM: City Administration
VIA: Mayor Abdullah H. Hammoud
SUBJECT: Award of Contract for Design and Construction Engineering Services for Green Infrastructure Projects to Tetra Tech, Inc
DATE: December 17, 2025

Budget Information

Project:	B24101, Green Infrastructure CDGB-DR
Total Approved Project Budget:	\$2,255,600
Available Project Budget:	\$1,950,800
Requested Amount:	\$394,500
Funding Source:	Capital Improvement, Economic & Community Dev, Capital Project Support
Supplemental Budget:	N/A

Summary of Request

The Evaluation team on behalf of the Economic Development and Public Works Departments, recommends the award of a contract for Design and Construction Engineering Services for Green Infrastructure Projects to Tetra Tech, Inc. The value of the contract is \$394,500.

It is respectfully requested that Council authorize the award. The resulting contract shall not be binding until fully executed.

Background and Justification

The City of Dearborn is utilizing Community Development Block Grant-Disaster Recovery (CDBG-DR) funding to implement up to eight (8) green infrastructure projects, which must be completed by December 2027. This contract will provide qualified, experienced professional design and construction engineering services to assist the City with all facets of project development.

Tetra Tech, Inc. will be responsible for providing all labor, equipment, materials, and supplies necessary to accomplish the scope of work. Key responsibilities include the identification of up to eight (8) feasible sites, development of design and specifications for selected projects, preparation of bid documents, and construction management and inspection services to ensure compliance with federal requirements, including the Davis-Bacon Act and Section 3.



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Procurement Process

Purchasing solicited proposals with process details as follows:

Process: Request for Proposal
 Issue Date: September 23, 2025
 Deadline Date: October 29, 2025
 Vendors Solicited: 1,764
 Solicitations Obtained: 148
 Proposals Received: 5

The evaluation process comprised understanding of service, qualifications of team, past performance, and cost. The overall evaluation is as follows:

PROPOSER	TOTAL POINTS
Tetra Tech Inc.	87
Beckett & Raeder	83
Orchard Hiltz & McCliment Inc.	83
The Mannik & Smith Group	82
Wade Trim	82

The procurement process was in accordance with the Procurement Ordinance and all internal policies and procedures. The Purchasing Division requests approval to proceed with the procurement.

Evaluation Team:

DocuSigned by:

Soud EL-Jamaly, City Engineer

Signed by:

Majid Ismail, Assistant City Engineer

Signed by:

Regina Sistrunk, Community Development
Compliance Officer

Signed by:

Brittany Cook, Disaster Recovery Grant Manager



FINANCE

EXECUTIVE SUMMARY AND MEMORANDUM

Resources to Evaluation Team:

DocuSigned by:

Mark Rozinsky

Mark Rozinsky, Purchasing Manager

Signed by:

Megan Davis

Megan Davis, Accountant III

DocuSigned by:

Mendi Al-Hassan

Mendi Al-Hassan, Accountant II

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Bradley Mendelsohn

Brad Mendelsohn, Deputy Corporation Counsel

Budget Approval:

DocuSigned by:

Michael Kennedy

Michael Kennedy, Finance Director/Treasurer