

SPECIAL MEETING OF THE COUNCIL
OF THE
CITY OF DEARBORN

December 16, 2015

The Council convened at 7:03 P.M., President of the Council Susan Dabaja presiding. Present at roll call were Councilmembers Abraham, O'Donnell, Sareini, Shooshanian and President of the Council Dabaja. Absent: Councilmembers Bazzy and Tafelski. A quorum being present, the Council was declared in session.

DATE : December 11, 2015
TO : City Clerk
FROM : City Council
SUBJECT : Special Council Meeting

You are hereby requested to call a Special Meeting of the City Council to be held on Wednesday, December 16, 2015 at 7:00 P.M. in the Council Chambers at Dearborn Administrative Center for the following purposes:

1. To consider and take action regarding the request from Dr. Hussein Abdel-Hak for distance waivers for the Adonis Café, pursuant to Article XXV, Chapter 12 of the Code of the City of Dearborn, entitled "Smoking Lounges," and
2. To take from the table for its final reading, Ordinance No. 15-1514 - "An Ordinance to Amend Chapter 13, Article 1 of the Code of the City of Dearborn, entitled "Nuisances," and
3. To take from the table for its final reading, Ordinance No. 15-1513 - "An Ordinance to Amend the City of Dearborn 401(A) Deferred Contribution Plan," and

4. To consider and take action regarding tax foreclosed vacant lots that were not sold at public auction by the Wayne County Treasurer, and
5. To consider such other items of business that may properly come before the Council in relation to this matter.

S/Thomas P. Tafelski
Councilmember

S/David Bazy
Councilmember

By Shooshanian supported by Sareini.

12-676-15. RESOLVED: That Ordinance No. 15-1513 be taken from the table and placed upon its final reading.

The resolution was unanimously adopted.

The Clerk then read Ordinance No. 15-1513 entitled, "An Ordinance to Amend the City of Dearborn 401(A) Deferred Contribution Plan."

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

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

12-676-15. Upon roll call the Ordinance was adopted as follows: Yes: Abraham, Dabaja, O'Donnell, Sareini and Shooshanian (5). No: None. Absent: Bazzy and Tafelski (2).

By Shooshanian supported by O'Donnell.

12-677-15. RESOLVED: That Ordinance No. 15-1514 be taken from the table and placed upon its final reading.

The resolution was unanimously adopted.

The Clerk then read Ordinance No. 15-1514 entitled, "An Ordinance to Amend Chapter 13, Article I of the Code of the City of Dearborn, Entitled 'Nuisances'."

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

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

12-677-15. Upon roll call the Ordinance was adopted as follows: Yes: Abraham, Dabaja, O'Donnell, Sareini and Shooshanian (5). No: None. Absent: Bazzy and Tafelski (2).

By O'Donnell supported by Sareini.

12-678-15. RESOLVED: That Adonis Café, 4853 Schaefer Road, be and is hereby granted an exemption of the location requirements set forth under Sec. 12-1207 of the Smoking Lounge Ordinance No. 15-1455.

The resolution was adopted as follows: Yes: Abraham, Dabaja, O'Donnell, Sareini, and Shooshanian (5). No: None. Absent: Bazzy and Tafelski (2).

By Shooshanian supported by Sareini.

12-679-15. WHEREAS: The City has been notified by the Wayne County Treasurer's Office that certain tax-foreclosed properties that were not sold by the Treasurer at public auction are being transferred to the City of Dearborn unless the City objects to the transfer, and

WHEREAS: The Residential Services Department and the Department of Law have reviewed the list which includes the following:

<u>Address</u>	<u>Acq. cost</u>	<u>Lot size</u>	<u>Estimated Appurtenant Costs</u>
Vacant Outer Dr. 82-09-273-05-006	\$0	20' x 124'	\$5,000
3760 Weddel-vacant 82-09-342-26-021	\$0	40' x 135'	\$5,000
Vacant Outer Dr. 82-09-352-20-012	\$0	20' x 110'	\$5,000
Vacant Chase 82-10-063-09-017	\$0	20' x 117'	\$5,000
Vacant Maple 82-10-072-05-010	\$0	35' x 132'	\$5,000
2944-24 Roulo-vacant 82-10-211-11-033	\$0	30' x 153'	\$5,000
Vacant Wyoming 82-10-281-04-022	\$0	35' x 110'	\$5,000
Vacant Wyoming 82-10-281-04-025	\$0	35' x 110'	\$5,000
1744 Wyoming-vacant 82-10-281-05-007	\$0	35' x 110'	\$5,000
Vacant Riverside 82-10-281-21-008	\$0	40' x 110'	\$5,000
Vacant Riverside 82-10-281-21-010	\$0	50' x 118'	\$5,000,

and

WHEREAS: It is recommended that the City accepts the deeds for all of the properties listed, and

WHEREAS: For the properties where it appears that the adjacent owners are using the property and did not realize that there were separate tax identification numbers for the properties, it is recommended that the City offers the lots for sale to the adjacent property owners for a nominal price plus the costs associated with the lot combination and closing, and

WHEREAS: A public purpose is served because the properties will be combined with the adjacent owners' property, maintained by the adjacent owners, and put back on the tax rolls, and

WHEREAS: For the remaining properties, the lots will be land banked for future development, combined with City-owned property and offered for sale, or offered for sale to adjacent property owners for side yard; therefore be it

RESOLVED: That the City accepts the following properties from the Wayne County Treasurer that were not sold at public auction:

<u>Address</u>	<u>Acq. cost</u>	<u>Lot size</u>	<u>Estimated Appurtenant Costs</u>
Vacant Outer Dr. 82-09-273-05-006	\$0	20' x 124'	\$5,000
3760 Weddel-vacant 82-09-342-26-021	\$0	40' x 135'	\$5,000
Vacant Outer Dr. 82-09-352-20-012	\$0	20' x 110'	\$5,000
Vacant Chase 82-10-063-09-017	\$0	20' x 117'	\$5,000
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Vacant Wyoming 82-10-281-04-025	\$0	35' x 110'	\$5,000
1744 Wyoming-vacant 82-10-281-05-007	\$0	35' x 110'	\$5,000
Vacant Riverside 82-10-281-21-008	\$0	40' x 110'	\$5,000
Vacant Riverside 82-10-281-21-010	\$0	50' x 118'	\$5,000;

be it further

RESOLVED: That in the instances where it appears that the adjacent owners are using the properties and did not realize there were separate tax identification numbers for the properties, the Mayor and Corporation Counsel are authorized to offer and sell those lots to the adjacent property owners for a nominal price plus the costs associated with the lot combination and closing; be it further

RESOVLED: That a public purpose will be served because the properties will be combined with the adjacent owners' property, maintained the adjacent owners, and put back on the tax rolls; be it further

RESOLVED: That for the remaining properties, the lots will be land banked for future development, combined with City-owned property and offered for sale, or offered for sale to adjacent property owners for side yard; be it further

RESOLVED: That a public purpose will be served by the City accepting those properties to ensure they are being properly maintained, to hold for future development, or to offer for sale and put the properties back on the tax rolls; be it further

RESOLVED: That the Finance Director be authorized to appropriate \$55,000 of General Fund fund balance to project C05500 to fund the appurtenant costs associated with the properties listed above; be it further

RESOLVED: That funding will be from the Neighborhood Stabilization Program, C05500, Account #401-1299-435.71-10; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Dabaja, O'Donnell, Sareini and Shooshanian (5). No: None. Absent: Bazy and Tafelski (2).

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 7:18 P.M.

APPROVED:

President of the Council

ATTESTED:

Kathleen Buda, City Clerk