

REGULAR MEETING OF THE COUNCIL  
OF THE  
CITY OF DEARBORN

March 1, 2016

The Council convened at 7:38 P.M., President of the Council Susan Dabaja presiding. Present at roll call were Councilmembers Abraham, Bazy, Sareini, Shooshanian, Tafelski and President of the Council Dabaja; absent, Councilmember O'Donnell. A quorum being present, the Council was declared in session.

The Father John Kopson from the Church of the Divine Child delivered the invocation.

By Bazy supported by Shooshanian.

3-75-16. RESOLVED: That the minutes of the previous regular meeting of February 9, 2016, and the same are hereby approved as recorded and published.

The resolution was adopted as follows: Yes: Abraham, Bazy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

Councilmember Bazy introduced Ordinance No. 16-1524, entitled, "An Ordinance to amend the Zoning Ordinance of The City of Dearborn by Amending Article 18.00, Section 18.02 Entitled 'Permitted Uses and Structures'."

The Clerk read the Ordinance by title.

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

By Shooshanian supported by Sareini.

3-76-16. RESOLVED: That proposed Ordinance No. 16-1524 be laid on the table.

The resolution was adopted as follows: Yes: Abraham, Bazy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

Councilmember Shooshanian introduced Ordinance No. 16-1525, entitled, "An Ordinance to amend the Zoning Ordinance of The City of Dearborn by Amending Article 19.00, Sections 19.01, 19.02, and 19.03 Entitled 'Statement of Purpose', 'Permitted Uses and Structures' and 'Development Standards'."

The Clerk read the Ordinance by title.

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

By Bazzy supported by Sareini.

3-77-16. RESOLVED: That proposed Ordinance No. 16-1525 be laid on the table.

The resolution was adopted as follows: Yes: Abraham, Bazzy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

Councilmember Bazzy introduced Ordinance No. 16-1526, entitled, "An Ordinance to amend the Zoning Ordinance of The City of Dearborn by Amending Article 29.00, Section 29.02 Entitled 'Schedule of Regulations.'"

The Clerk read the Ordinance by title.

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

By Shooshanian supported by Sareini.

3-78-16. RESOLVED: That proposed Ordinance No. 16-1526 be laid on the table.

The resolution was adopted as follows: Yes: Abraham, Bazzy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

Councilmember Bazy introduced Ordinance No. 16-1527, entitled, "An Ordinance to amend the Zoning Ordinance of The City of Dearborn by Amending Article 5.00, Sections 5.02 and 5.03 Entitled 'General Landscaping Requirements' and 'Specific Landscaping Requirements for Zoning Districts'."

The Clerk read the Ordinance by title.

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

By Shooshanian supported by Tafelski.

3-79-16. RESOLVED: That proposed Ordinance No. 16-1527 be laid on the table.

The resolution was adopted as follows: Yes: Abraham, Bazy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

Councilmember Shooshanian introduced Ordinance No. 16-1528, entitled, "An Ordinance to amend the Zoning Ordinance of The City of Dearborn by Amending Article 29.00, Section 29.02 Entitled 'Schedule of Regulations'."

The Clerk read the Ordinance by title.

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

By Bazy supported by Tafelski.

3-80-16. RESOLVED: That proposed Ordinance No. 16-1528 be laid on the table.

The resolution was adopted as follows: Yes: Abraham, Bazy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

Councilmember Bazzy introduced Ordinance No. 16-1529, entitled, "An Ordinance to Amend the Traffic and Motor Vehicle Chapter (Chapter 18) of the Code of the City of Dearborn by Amending Section 18-356, Entitled 'All Night Parking of Commercial Vehicles Prohibited'."

The Clerk read the Ordinance by title.

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

By Shooshanian supported by Sareini.

3-81-16. RESOLVED: That proposed Ordinance No. 16-1529 be laid on the table.

The resolution was adopted as follows: Yes: Abraham, Bazzy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

By Sareini supported by Shooshanian.

3-82-16. WHEREAS: Adel Seifeddine, the property owner of 22359 Cherry Hill has requested permission to encroach onto an existing 9 foot wide public sewer easement for (a) construction of a masonry screen wall; (b) parking lot paving and (c) dumpster enclosure related to the proposed office development, and

WHEREAS: The City owns an 8 inch diameter combined sewer, approximately 7 feet deep within the easement as shown in the attached drawing, and

WHEREAS: The 8 inch diameter sanitary sewer was constructed in the 1990's as part of the sewer separation along Military Avenue and Long Boulevard. The 8 inch diameter sewer is servicing only one (1) property (requester's property) located at 22359 Cherry Hill, and

WHEREAS: Since the City's sanitary sewer is only servicing the requester's property, the Engineering Division, Economic & Community Development Department and Legal Department have no objection to the easement encroachment subject to the following conditions:

- a) Execution of a "Hold Harmless" and "Revocable Permit to Occupy" Agreement with the City prepared by the Legal Department. The cost of the repair, removal or replacement of the parking lot, screen wall and dumpster enclosure for the maintenance, repair, and/or replacement of the 8 inch diameter sanitary sewer shall be the responsibility of the property owner.
- b) A permit from the Department of Property Maintenance and Development Services is required;

therefore be it

RESOLVED: That Adel Seifeddine, property owner of 22359 Cherry Hill, be and is hereby granted permission to encroach onto an existing 9 foot wide public sewer easement; be it further

RESOLVED: That Adel Seifeddine is required to sign a "Hold Harmless" and "Revocable Permit to Occupy" Agreement, subject to the review and approval of the Corporation Counsel; be it further

RESOLVED: That the City Engineer is authorized to enter into a hold harmless agreement with Adel Seifeddine for the purpose to encroach onto an existing 9 foot wide public sewer easement; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Bazy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

By Bazy supported by Shooshanian.

3-83-16. RESOLVED: That all bids received to Provide and Install Theater Speakers are hereby rejected except the bid of Thunder Audio, Inc. in an amount not to exceed \$148,468.73, that the aforementioned bid is hereby accepted, that the Mayor is hereby authorized to execute a formal contract upon the approval of the Department of Law; provided however, that all of the specifications and instructions in the bid have been fully complied with; be it further

RESOLVED: That this contract shall be financed from the General Capital Improvement, Recreation, Capital Equipment budget, Project I52614; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Bazy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

By Bazzy supported by Sareini.

3-84-16. RESOLVED: That all bids received for Asphalt Resurfacing and Water Main Replacement 2016, Phase II are hereby rejected except the bid of Bricco Excavating Company in an amount not to exceed \$1,857,638, that the aforementioned bid is hereby accepted, that the Mayor is hereby authorized to execute a formal contract upon the approval of the Department of Law; provided however, that all of the specifications and instructions in the bid have been fully complied with; be it further

RESOLVED: That this contract shall be financed from the Major Street & Trunkline Fund and Local Street Fund, Public Works, Construction Services, and the Water Fund, Public Works, Construction Services accounts, Project Q74010; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Bazzy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

By Shooshanian supported by Tafelski.

3-85-16. RESOLVED: That all bids received for two (2) Police Vehicles are hereby rejected except the bid of Jorgenson Ford in an amount not to exceed \$58,500, that the aforementioned bid is hereby accepted, that the Mayor is hereby authorized to execute a formal contract upon the approval of the Department of Law; provided however, that all of the specifications and instructions in the bid have been fully complied with; be it further

RESOLVED: That this contract shall be financed from the Drug Law Enforcement Fund, Capital Equipment budget; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Bazzy, Dabaja, Shooshanian and Tafelski (5). No: None. Abstained: Sareini (1) Absent: O'Donnell (1).

By Shooshanian supported by Sareini.

3-86-16. WHEREAS: The Police Department is requesting authorization to obtain a membership with the Traffic Improvement Association of Michigan (TIA) for a one year period from April 1, 2016 through March 31, 2017. The annual cost for this membership is \$32,700. Membership fees are based on one half of one percent of the City's Act 51 funds, and

WHEREAS: TIA, which was formed in 1967, is a non-profit organization that serves as a resource to communities, works on road safety enhancements, and changing driver behavior. The organization focuses on providing engineering services, educational opportunities, and enforcement activities, and

WHEREAS: Membership will allow TIA to conduct an evaluation of Stop and No Turn on Red signs in the City. Approximately 400 intersections can be reviewed annually by the transportation engineering team which will include onsite data collection (traffic counts) and field reviews, an examination of the traffic crash history, warrant analysis using the Michigan Manual of Uniform Traffic Control Devices, and a final report. The report will provide a summary of the data collected and analyzed, in addition to a recommendation based on the laws pertaining to the use of traffic control devices, and

WHEREAS: Other membership benefits include access to TIA's Traffic Crash Analysis Tool (TCAT). TCAT is a comprehensive web-based traffic crash analysis program that was designed for the detailed study of traffic crashes at any location within the State of Michigan. Educational seminars and partnership opportunities with law enforcement agencies, high schools, and colleges will be provided as well; therefore be it

RESOLVED: That City Council hereby authorizes the Police Department to obtain a membership with Traffic Improvement Association of Michigan (TIA) in the amount of \$32,700 for the period of April 1, 2016 through March 31, 2017; be it further

RESOLVED: That this membership shall be budgeted in the FY 16 funding of account 101-2410-511.65-00; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes:  
Abraham, Bazzy, Dabaja, Sareini, Shooshanian and Tafelski (6).  
No: None. Absent: O'Donnell (1).

By Bazzy supported by Sareini.

3-87-16. WHEREAS: The City presently has a contract with  
Univar USA (C.R. 5-194-15) for Mosquito Control Supplies, and

WHEREAS: The original contract specifications  
included two (2) one-year renewal options valid through May 26,  
2017, and

WHEREAS: Univar USA has offered to renew the  
present contract prices through May 26, 2017; be it

RESOLVED: That the contract for Mosquito Control  
Supplies is hereby renewed with Univar USA through May 26, 2017  
in an amount not to exceed \$27,896; be it further

RESOLVED: That this contract shall be financed  
from the Sewer Fund, Public Works, Sewerage Division, Operating  
Supplies budget; be it further

RESOLVED: That this resolution be given  
immediate effect.

The resolution was adopted as follows: Yes:  
Abraham, Bazzy, Dabaja, Sareini, Shooshanian and Tafelski (6).  
No: None. Absent: O'Donnell (1).

By Shooshanian supported by Sareini.

3-88-16. WHEREAS: The Fire Department applied to the Michigan State Training Council to fund an Incident Safety Officer Training course. The cost of the course is \$720 and was approved in full reimbursement by the state program under 1966 Public Act 291 as amended, and

WHEREAS: It is critical that the incident safety officer is properly trained on incidents. Their responsibilities include, but are not limited to the following: monitor conditions, activities and operations and take action when there's a perceived risk, ensure rehab is established, monitor and report the status of conditions, hazards and risks to the incident commander (IC), ensure that the accountability system is utilized, using the incident action plan (IAP) from the IC, provide a risk assessment of incident scene operations, ensure the establishment of safety zones, collapse zones, hot zones and other hazard areas, communicate to all members present through one means (via command), evaluate traffic hazards and apparatus placement and take appropriate actions to reduce hazards, monitor radio transmissions, stay alert for missed, unclear or incomplete communications and bridge the gap, communicate to the IC the need for additional safety support, based upon the size, complexity or duration of the fire or emergency, and

WHEREAS: The funds were acquired through a competitive grant process. The funds are awarded by the State of Michigan and will be distributed through the Western Wayne Fire Department Mutual Aid Association; therefore be it

RESOLVED: That the Finance Director be and is hereby authorized to recognize and appropriate a competitive grant from the State of Michigan, distributed through the Western Wayne Fire Department Mutual Aid Association in the amount of \$720 for an Incident Safety Officer Training Course; be it further

RESOLVED: That the Finance Director be and is authorized to recognize \$720 in account 101-2540-330.04-90 and appropriate the same in account 101-2540-621.58-10 where it will be used for the cost of the course; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes:  
Abraham, Bazzy, Dabaja, Sareini, Shooshanian and Tafelski (6).  
No: None. Absent: O'Donnell (1).

By Sareini supported by Bazzy.

3-89-16. WHEREAS: The Fire Department applied to the Michigan State Training Council to fund a Confined Space Training course. The cost of the course is \$1,440 and was approved in full reimbursement by the state program under 1966 Public Act 291 as amended, and

WHEREAS: Confined space emergencies can be some of the most technical and dangerous responses for firefighters. Proper training is crucial, and

WHEREAS: The funds were acquired through a competitive grant process. The funds are awarded by the State of Michigan and will be distributed through the Western Wayne Fire Department Mutual Aid Association; therefore be it

RESOLVED: That the Finance Director be and is hereby authorized to recognize and appropriate a competitive grant from the State of Michigan, distributed through the Western Wayne Fire Department Mutual Aid Association in the amount of \$1,440 for a Confined Space Training Course; be it further

RESOLVED: That the Finance Director be and is authorized to recognize \$1,440 in account 101-2540-330.04-90 and appropriate the same in account 101-2540-621.58-10 where it will be used for the cost of the course; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes:  
Abraham, Bazzy, Dabaja, Sareini, Shooshanian and Tafelski (6).  
No: None. Absent: O'Donnell (1).

By Bazzy supported by Sareini.

3-90-16. WHEREAS: The Fire Department applied to the Michigan State Training Council to fund a Blue Card Hazard Zone Training course. The cost of the course is \$7,700 and was approved in full reimbursement by the state program under 1966 Public Act 291 as amended, and

WHEREAS: Blue Card Training is a computer based command course designed in helping describe the responsibility of command in a semi-interactive environment. It involves 50 hours of computer learning followed by three days of practical exercises at designated locations, and

WHEREAS: The funds were acquired through a competitive grant process. The funds are awarded by the State of Michigan and will be distributed through the Western Wayne Fire Department Mutual Aid Association; therefore be it

RESOLVED: That the Finance Director be and is hereby authorized to recognize and appropriate a competitive grant from the State of Michigan, distributed through the Western Wayne Fire Department Mutual Aid Association in the amount of \$7,700 for a Blue Card Hazard Zone Training Course; be it further

RESOLVED: That the Finance Director be and is authorized to recognize \$7,700 in account 101-2540-330.04-90 and appropriate the same in account 101-2540-621.58-10 where it will be used for the cost of the course; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Bazzy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

By Shooshanian supported by Bazzy.

3-91-16. RESOLVED: That City Council hereby accepts the Supplemental Funds from the FY2014 Emergency Management Performance Grant (EMPG) in the amount of \$3,873.63 for the salary and benefits of the Emergency Management Coordinator and the development and maintenance of the Emergency Management Program; be it further

RESOLVED: That the Finance Director be and is hereby authorized to recognize \$3,873.63 of revenue in account 101-2550-330.01-50; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Bazzy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

By Sareini supported by Bazzy.

3-92-16. WHEREAS: Lidia Al-Arab, owner and occupant of the house at 7425 Steadman (single-family home with a driveway and no garage), has requested that the City sell her the vacant lot located next to her property at 7417 Steadman so she may combine it with the adjacent lot she owns, and

WHEREAS: The Assessor's Department valued the unbuildable lot at \$3,700, and

WHEREAS: The neighbors who own the adjoining property on the other side, Hussam Batayeh and Jesse Batayeh, were also contacted via regular and certified mail, but did not express interest in purchasing any portion of the City lot located at 7417 Steadman, and

WHEREAS: Lidia Al-Arab has requested to purchase the entire 35 ft. lot for \$3,700. She wishes to increase her lot size and intends to combine the lot with her existing property for tax and assessment purposes. Her lot size will be approximately 70 ft. wide if this sale is approved, and

WHEREAS: The City has no further need for said land and this Council believes that said offer is a fair and reasonable price for said land and it is in the best interest of the City to accept said offer, and

WHEREAS: The sale is conditioned on the following conditions:

1. The lot must be combined with the Purchaser's property and may not be resplit or combined with other land for a resplitting as two buildable lots. Purchaser may seek permission to split and sell a portion of the side yard to the neighboring property owner.
2. The lot may only be sold or developed in combination with the Purchaser's adjacent property.

3. Closing of this transaction must take place within ninety (90) days of the effective date of the Dearborn City Council Resolution which authorizes the sale of the property; failure to close within this period shall result in the Resolution automatically being rescinded, deposit forfeited, and the sale declared null and void.
4. The Purchaser accepts the property "AS IS" and assumes all responsibility for soil testing and soil conditions.
5. Lots must be combined with the Purchaser's adjacent land for tax and assessment purposes at the closing. Failure to do so shall result in the Resolution automatically being rescinded, deposit forfeited, and the sale declared null and void.
6. Use of this property for construction or expansion of any dwelling shall require the owner to comply with lot coverage and side yard setbacks of the Dearborn Zoning Ordinance. Purchaser is waiving her right to seek any variances.
7. If Purchaser violates any of the restrictions imposed, she is obligated to sell the property back to the City for \$3,700, less 10% and less costs associated with the transfer of property back to the City;

therefore be it

RESOLVED: That this Council does hereby determine to effect the sale at a price of \$3,700 to Lidia Al-Arab of the parcel described as:

Lot 488, Robert Oakman Land Cos Warren Grove Sub.,  
City of Dearborn, Wayne County, Michigan, as recorded  
in Liber 40, Page 91 of Plats, Wayne County records.

Tax I.D. 82-10-063-25-016  
Commonly known as vacant lot at 7417 Steadman  
Lot size: 35' x 111'

and that the Mayor be and is hereby authorized to execute a Deed for said land to Lidia Al-Arab upon delivery to the City of the above purchase price and full compliance with the conditions outlined above, subject to adjustments, if any, as shown on the Closing Statement, prepared by Corporation Counsel and based upon Lidia Al-Arab closing within ninety (90) days of the effective date of this Resolution; be it further

RESOLVED: That the sale is contingent upon the above-referenced conditions being satisfied, and upon the satisfaction of the terms contained in the Purchase Agreement; be it further

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

RESOLVED: That the sale of 7417 Steadman as side yard serves a public purpose by promoting lot expansion to enhance the neighborhoods, adds the property to the tax roll, and complies with the public purpose identified when the City originally purchased the property through the Land Acquisition for Resale Program; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Bazy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

By Sareini supported by Shooshanian.

3-93-16. WHEREAS: Abe and Randa Saad, owners of the property at 6428 Yinger, a single-family registered rental with a valid C of O, with a driveway and detached garage, have requested that the City sell them the vacant lot located next to their property so they may combine it with the adjacent lot they own, and

WHEREAS: The Assessor's Department valued the unbuildable lot at \$4,200, and

WHEREAS: The neighbors who own the adjoining property on the other side, Emad and Sodad Alawadi, who were previously approved to purchase half of 6424 Yinger (C.R. 3-98-15) were contacted via regular and certified mail numerous times to set up a closing date, but have not contacted the City for almost a year, and

WHEREAS: Mr. and Mrs. Saad have requested to purchase the entire 35 ft. lot for \$4,200. They wish to increase their lot size and intend to combine the lot with their existing property for tax and assessment purposes. Their lot size will be approximately 70 ft. wide if this sale is approved, and

WHEREAS: The City has no further need for said land and this Council believes that said offer is a fair and reasonable price for said land and it is in the best interest of the City to accept said offer, and

WHEREAS: The sale is conditioned on the following conditions:

1. The lot must be combined with the Purchasers' property and may not be resplit or combined with other land for a resplitting as two buildable lots. Purchasers may seek permission to split and sell a portion of the side yard to the neighboring property owner.
2. The lot may only be sold or developed in combination with the Purchasers' adjacent property.

3. Closing of this transaction must take place within ninety (90) days of the effective date of the Dearborn City Council Resolution which authorizes the sale of the property; failure to close within this period shall result in the Resolution automatically being rescinded, deposit forfeited, and the sale declared null and void.
4. The Purchasers accept the property "AS IS" and assume all responsibility for soil testing and soil conditions.
5. Lots must be combined with the Purchasers' adjacent land for tax and assessment purposes at the closing. Failure to do so shall result in the Resolution automatically being rescinded, deposit forfeited, and the sale declared null and void.
6. Use of this property for construction or expansion of any dwelling shall require the owner to comply with lot coverage and side yard setbacks of the Dearborn Zoning Ordinance. Purchasers are waiving their right to seek any variances.
7. If Purchasers violate any of the restrictions imposed, they are obligated to sell the property back to the City for \$4,200, less 10% and less costs associated with the transfer of property back to the City;

therefore be it

RESOLVED: That this Council does hereby determine to effect the sale at a price of \$4,200 to Mr. and Mrs. Saad of the parcel described as:

Lot 130, Albert P. Ternes Sub., City of Dearborn, Wayne County, Michigan, as recorded in Liber 40, Page 12 of Plats, Wayne County records.

Tax I.D. 82-10-071-30-011  
Commonly known as vacant lot at 6424 Yinger  
Lot size: 35' x 114'

and that the Mayor be and is hereby authorized to execute a Deed for said land to Mr. and Mrs. Saad upon delivery to the City of the above purchase price and full compliance with the conditions outlined above, subject to adjustments, if any, as shown on the Closing Statement, prepared by Corporation Counsel and based upon Mr. and Mrs. Saad closing within ninety (90) days of the effective date of this Resolution; be it further

RESOLVED: That the sale is contingent upon the above-referenced conditions being satisfied, and upon the satisfaction of the terms contained in the Purchase Agreement; be it further

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

RESOLVED: That the sale of 6424 Yinger as side yard serves a public purpose by promoting lot expansion to enhance the neighborhoods, adds the property to the tax roll, and complies with the public purpose identified when the City originally purchased the property under the HUD \$1 Program; be it further

RESOLVED: That Council Resolution 3-98-15 is rescinded; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Bazy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

By Bazzy supported by Sareini.

3-94-16. WHEREAS: Kareem Ali Blail is the owner of the property located at 6315 Payne, a single-family, registered rental with a valid C of O, with a driveway and no garage, and

WHEREAS; His attorney-in-fact, Haider J. Al-Ammoury, has requested that the City sell the vacant lot located next to 6315 Payne so he may combine it with the adjacent lot owed by Mr. Blail, and

WHEREAS: The Assessor's Department valued the unbuildable lot at \$4,200, and

WHEREAS: The neighbors who own the adjoining property on the other side, Mr. and Mrs. Berry, were also contacted via regular and certified mail, but did not express interest in purchasing any portion of the City lot located at 6307 Payne, and

WHEREAS: Mr. Al-Ammoury on behalf of Mr. Blail has requested to purchase the entire 35 ft. lot for \$4,200. He wishes to increase the lot size of 6315 Payne with the existing property for tax and assessment purposes. The new lot size will be approximately 70 ft. wide if this sale is approved, and

WHEREAS: The City has no further need for said land and this Council believes that said offer is a fair and reasonable price for said land and it is in the best interest of the City to accept said offer, and

WHEREAS: The sale is conditioned on the following conditions:

1. The lot must be combined with the Purchaser's property and may not be resplit or combined with other land for a resplitting as two buildable lots. Purchaser may seek permission to split and sell a portion of the side yard to the neighboring property owner.
2. The lot may only be sold or developed in combination with the Purchaser's adjacent property.

3. Closing of this transaction must take place within ninety (90) days of the effective date of the Dearborn City Council Resolution which authorizes the sale of the property; failure to close within this period shall result in the Resolution automatically being rescinded, deposit forfeited, and the sale declared null and void.
4. The Purchaser accepts the property "AS IS" and assumes all responsibility for soil testing and soil conditions.
5. Lots must be combined with the Purchaser's adjacent land for tax and assessment purposes at the closing. Failure to do so shall result in the Resolution automatically being rescinded, deposit forfeited, and the sale declared null and void.
6. Use of this property for construction or expansion of any dwelling shall require the owner to comply with lot coverage and side yard setbacks of the Dearborn Zoning Ordinance. Purchaser is waiving his right to seek any variances.
7. If Purchaser violates any of the restrictions imposed, he is obligated to sell the property back to the City for \$4,200, less 10% and less costs associated with the transfer of property back to the City;

therefore be it

RESOLVED: That this Council does hereby determine to effect the sale at a price of \$4,200 to Mr. Blail of the parcel described as:

Lot 367, Albert P. Ternes Sub., City of Dearborn, Wayne County, Michigan, as recorded in Liber 40, Page 12 of Plats, Wayne County records.

Tax I.D. 82-10-073-04-027  
Commonly known as vacant lot at 6307 Payne  
Lot size: 35' x 114'

and that the Mayor be and is hereby authorized to execute a Deed for said land to Mr. Blail upon delivery to the City of the above purchase price and full compliance with the conditions outlined above, subject to adjustments, if any, as shown on the Closing Statement, prepared by Corporation Counsel and based upon Mr. Blail closing within ninety (90) days of the effective date of this Resolution; be it further

RESOLVED: That the sale is contingent upon the above-referenced conditions being satisfied, and upon the satisfaction of the terms contained in the Purchase Agreement; be it further

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

RESOLVED: That the sale of 6307 Payne as side yard serves a public purpose by promoting lot expansion to enhance the neighborhoods, adds the property to the tax roll, and complies with the public purpose identified when the City originally purchased the property through the Operation Eyesore Program; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Bazy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

By Shooshanian supported by Sareini.

3-95-16. WHEREAS: Daniel and Laura Kosturko, owners and occupants of the property at 6524 Mead, a single-family home with a driveway and detached garage, and Mohamed and Mounira Chehab, owners of the property at 6510 Mead, a single-family, registered rental with a valid C of O, with a driveway and no garage, have requested that the City split and sell them the vacant lot located between their lots for use as side yard. They are each requesting to purchase 17 ½ ft. of the vacant lot at 6516 Mead to combine with their existing lots, and

WHEREAS: The Assessor's Department valued the unbuildable lot at \$4,100, and

WHEREAS: Sale of the lot is recommended and conditioned on the following:

1. Purchasers must close simultaneously.
2. Purchasers may not assign their purchase option without approval of the Dearborn City Council.
3. Closing of this transaction must take place within ninety (90) days of the effective date of the Dearborn City Council Resolution which authorizes the sale of the property; failure to close within this period shall result in the Resolution automatically being rescinded, deposit forfeited, and the sale declared null and void.
4. The Purchasers accept the property "AS IS" and assume all responsibility for soil testing and soil conditions.
5. Lots must be combined with the Purchasers' adjacent land for tax and assessment purposes at the closing. Failure to do so shall result in the Resolution automatically being rescinded, deposit forfeited, and the sale declared null and void.

6. Lots may not be resplit or combined with other land for a re-splitting as two buildable lots. Lot may only be sold or developed in combination with Purchasers' adjacent land.
7. Use of this property for construction or expansion of any dwelling shall require the owner to comply with lot coverage and side yard setbacks of the Dearborn Zoning Ordinance. Purchasers are waiving their right to seek any variances.
8. If Purchasers violate any of the restrictions imposed, they are obligated to sell the property back to the City for \$2,050, less 10% and less costs associated with the transfer of property back to the City,

and

WHEREAS: The City has no further need for said land and this Council believes that said offer is a fair and reasonable price for said land and it is in the best interest of the City to accept said offer; therefore be it

RESOLVED: That this Council does hereby determine to effect the sale at a price of \$2,050 to Mr. and Mrs. Kosturko of the parcel described as:

North 17 ½ ft. of Lot 525, Albert P. Ternes Sub., City of Dearborn, Wayne County, Michigan, as recorded in Liber 40, Page 12 of Plats, Wayne County records.

Tax I.D.: Part of 82-10-071-25-015

and to effect the sale at a price of \$2,050 to Mr. and Mrs. Chehab of the parcel described as:

South 17 ½ ft. of Lot 525, Albert P. Ternes Sub., City of Dearborn, Wayne County, Michigan, as recorded in Liber 40, Page 12 of Plats, Wayne County records.

Tax I.D.: Part of 82-10-071-25-015

and that the Mayor be and is hereby authorized to execute a deed for said land to Mr. and Mrs. Kosturko, and Mr. and Mrs. Chehab, upon delivery to the City of the above purchase price and full compliance with the conditions outlined above, subject to adjustments, if any, as shown on the Closing Statement, prepared by Corporation Counsel and based upon Mr. and Mrs. Kosturko and Mr. and Mrs. Chehab closing simultaneously within ninety (90) days of the effective date of this Resolution; be it further

RESOLVED: That the sale is contingent upon the above-referenced conditions being satisfied, and upon the satisfaction of the terms contained in the Offer to Purchase Real Estate; be it further

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

RESOLVED: That the sale of the vacant lot at 6516 Mead as side yard for the expansion of lots is consistent with the public purpose identified when the City originally purchased the property through the Neighborhood Stabilization Program and serves a public purpose by promoting lot expansion to enhance the neighborhoods; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes:  
Abraham, Bazzy, Dabaja, Sareini, Shooshanian and Tafelski (6).  
No: None. Absent: O'Donnell (1).

By Bazzy supported by Shooshanian.

3-96-16. WHEREAS: Ahmed Al Karki and Rusal Al Janabi are the owners and occupants of the property at 7607 Neckel, a single-family home with a driveway and an attached garage. Gilbert Feather is the owner of the property at 7621 Neckel, a single-family registered rental with a valid C of O, and with a driveway and detached garage, and

WHEREAS: Both property owners have requested that the City split and sell them the vacant lot located between their lots for use as side yard. They are each requesting to purchase 15 ft. of the vacant lot at 7615 Neckel to combine with their existing lots, and

WHEREAS: The Assessor's Department valued the unbuildable lot at \$3,200, and

WHEREAS: Sale of the lot is recommended and conditioned on the following:

1. Purchasers must close simultaneously.
2. Purchasers may not assign their purchase option without approval of the Dearborn City Council.
3. Closing of this transaction must take place within ninety (90) days of the effective date of the Dearborn City Council Resolution which authorizes the sale of the property; failure to close within this period shall result in the Resolution automatically being rescinded, deposit forfeited, and the sale declared null and void.
4. The Purchasers accept the property "AS IS" and assume all responsibility for soil testing and soil conditions.
5. Lots must be combined with the Purchasers' adjacent land for tax and assessment purposes at the closing. Failure to do so shall result in the Resolution automatically being rescinded, deposit forfeited, and the sale declared null and void.

6. Lots may not be resplit or combined with other land for a re-splitting as two buildable lots. Lot may only be sold or developed in combination with Purchasers' adjacent land.
7. Use of this property for construction or expansion of any dwelling shall require the owner to comply with lot coverage and side yard setbacks of the Dearborn Zoning Ordinance. Purchasers are waiving their right to seek any variances.
8. If Purchasers violate any of the restrictions imposed, they are obligated to sell the property back to the City for \$1,600, less 10% and less costs associated with the transfer of property back to the City,

and

WHEREAS: The City has no further need for said land and this Council believes that said offer is a fair and reasonable price for said land and it is in the best interest of the City to accept said offer; therefore be it

RESOLVED: That this Council does hereby determine to effect the sale at a price of \$1,600 to Ahmed Al Karki and Rusal Al Janabi of the parcel described as:

South 15 ft. of Lot 104, Frischkorn's Columbus Park Sub., City of Dearborn, Wayne County, Michigan, as recorded in Liber 36, Page 47 of Plats, Wayne County records.

Tax I.D.: Part of 82-10-064-09-015

and to effect the sale at a price of \$1,600 to Gilbert Feather of the parcel described as:

North 15 ft. of Lot 104, Frischkorn's Columbus Park Sub., City of Dearborn, Wayne County, Michigan, as recorded in Liber 36, Page 47 of Plats, Wayne County records.

Tax I.D.: Part of 82-10-064-09-015

and that the Mayor be and is hereby authorized to execute a deed for said land to Mr. Al Karki and Ms. Al Janabi, and Mr. Feather, upon delivery to the City of the above purchase price and full compliance with the conditions outlined above, subject to adjustments, if any, as shown on the Closing Statement, prepared by Corporation Counsel and based upon Mr. Al Karki and Ms. Al Janabi, and Mr. Feather closing simultaneously within ninety (90) days of the effective date of this Resolution; be it further

RESOLVED: That the sale is contingent upon the above-referenced conditions being satisfied, and upon the satisfaction of the terms contained in the Offer to Purchase Real Estate; be it further

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

RESOLVED: That the sale of the vacant lot at 7615 Neckel as side yard for the expansion of lots is consistent with the public purpose identified when the City originally purchased the property through the Neighborhood Stabilization Program, serves a public purpose by promoting lot expansion to enhance the neighborhoods, and adds the property back to the tax roll; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Bazy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

By Sareini supported by Shooshanian.

3-97-16. WHEREAS: The City of Dearborn has the opportunity to purchase, under the Land Acquisition for Resale Program, the vacant lots located near Lonyo Ave., between Gary Ave. and Shaddick Ave., for \$38,000. The lot size is approximately 17,760 sq. ft., and

WHEREAS: The Assessor's land value range for the property is \$30,000 to \$45,000, and

WHEREAS: The City currently owns the adjacent property facing Lonyo Ave. and many other properties in the area, and

WHEREAS: The price at which this property is offered to the City is deemed fair and reasonable, and the acquisition is within the intent and spirit of the Land Acquisition for Resale Program; therefore be it

RESOLVED: That this Council does hereby determine to acquire the premises described as:

That point of Lots 1872 thru 1878, beginning at intersection of westerly line of Lonyo Ave (110 ft. wide) and southerly line of Shaddick Ave. (50 ft. wide) thence South 85 degrees 23 minutes West 77.12 ft. along northerly line of Lot 1872 thence South 35 degrees 46 minutes 0 seconds East 257.07 ft. along rear line of said Lots thence North 85 degrees 23 minutes East 47.12 ft. thence North 24 degrees 48 minutes 30 seconds East 29.48 ft. thence North 35 degrees 46 minutes West 227.07 ft. along westerly line of Lonyo Ave. to point of beginning, Smart Farm Sub. No. 1

Parcel I.D. 82-10-091-07-024

from the owner thereof and pay therefore the sum of \$38,000 upon furnishing to the City by said owner of a title insurance policy showing marketable title thereon and when a deed to the premises has been properly executed, approved by the office of the Corporation Counsel and delivered to the City; be it further

RESOLVED: That the acquisition of the vacant lots near Lonyo Ave., between Gary Ave. and Shaddick Ave. is in accordance with the spirit and intent and public purpose of the Land Acquisition for Resale Program; be it further

RESOLVED: That there is a public purpose served by the City of Dearborn purchasing the property in that the property is located in an area where the City continues to acquire and assemble land for the purpose of future development in the area; be it further

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

RESOLVED: That this acquisition is contingent upon the City of Dearborn's satisfaction with the findings of a Phase I environmental analysis to be conducted by the City of Dearborn and at a cost to the City of Dearborn; be it further

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

RESOLVED: That the Finance Director be and is hereby authorized and directed to issue his proper warrant in the amount of \$38,000, subject to adjustments, if any, as shown on the closing statement prepared, reviewed, and approved by the office of the Corporation Counsel, drawn upon the Land Acquisition for Resale Program, C10000, Acct. #401 1500 435.7110, payable to the grantor, or its nominee, in payment of said property; be it further

RESOLVED: That the Finance Director be and is hereby authorized and directed to issue his proper warrant in the amount up to \$10,000 for appurtenant costs, drawn upon the Land Acquisition for Resale Program, C10000, Acct. #401 1500 435.7110, payable to the necessary entities in payment of said appurtenant costs; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Bazzy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

By Bazzy supported by Shooshanian.

3-98-16. WHEREAS: Section 18-358 of the Code of the City of Dearborn, entitled "Public Service Day" establishes parking regulations that must be followed on each Public Service Day, and

WHEREAS: Violation of Public Service Day regulations is a civil infraction and is to be treated as a parking violation; therefore be it

RESOLVED: That a violation of Public Service Day regulations is a civil infraction to be treated as a parking violation; be it further

RESOLVED: That the fee schedule to be imposed for a violation of Public Service Day parking regulations is as follows:

FIRST VIOLATION

\$15.00 or \$7.00 if paid in three days

SECOND VIOLATION (in a calendar year)

\$30.00

THIRD VIOLATION (in a calendar year)

\$70.00

FOURTH VIOLATION

If all four violations occur in a calendar year, vehicle will be towed at owner's expense;

be it further

RESOLVED: That the City Clerk shall forward a copy of this resolution to the 19th District Court for implementation; be it further

RESOLVED: That to insure timely implementation, this resolution is given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Bazzy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

By Bazzy supported by Sareini.

3-99-16. RESOLVED: That the Operative Unit Salary Plan adopted by Civil Service Resolution No. 2282-87 and Council Resolution No. 6-415-87 be and is hereby amended to include new rates of compensation for the Environmental Technician II, pursuant to Civil Service Resolution No. 7844-16; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Bazzy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

By Bazzy supported by Sareini.

3-100-16. RESOLVED: That Running Fit, Inc. be and they are hereby granted permission to conduct their Annual Martian Marathon on April 9, 2016 from 7:00 A.M. to 2:00 P.M., subject to all applicable ordinances and the rules and regulations of the Police Department; be it further

RESOLVED: That all five (5) Martian Marathon races will begin and end in the main parking lot at Ford Field as indicated in the attached marathon/run route maps; be it further

RESOLVED: That City Council hereby authorizes assistance from the Dearborn Police Department to facilitate the movement of vehicular and participant foot traffic to conduct the event in a safe and lawful manner; be it further

RESOLVED: That City Council hereby authorizes the Chief of Police to make application and sign all required documents relating to the issuance of the necessary state and county permits as follows:

1. Usage and closure of the curb lane and next lane of eastbound Ford Road between Golfview and the exit ramp to Evergreen Road. Also, placement of barricades/traffic cones in this area to denote same.
2. Usage and closure of the exit ramp from southbound Hines Drive to Ford Road and the exit ramp from eastbound Ford Road to Evergreen Road.
3. Usage and closure of the curb lane and next lane of westbound Michigan Avenue from approximately the Greenways Trailhead at Andiamos to Brady Street. Also, placement of barricades/traffic cones in this area to denote same.
4. Usage and placement of DPW barricades and arrow trucks to assist with the closure of the above areas. The City of Dearborn agrees to place, erect and remove the barricades and trucks.
5. Usage of Dearborn Police Officers for crowd control, traffic control and general security of the event.
6. The event shall not commence before 7:15 A.M. and will conclude by 2:00 P.M.

be it further

RESOLVED: That this event is subject to reimbursement from Running Fit, Inc. for all incurred manpower costs of the City of Dearborn; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was adopted as follows: Yes: Abraham, Bazzy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

By Shooshanian supported by Sareini.

3-101-16. RESOLVED: That Mario Bouchard, 22351 Columbia, be and is hereby granted permission to park his commercial vehicle adjacent to his garage in the alley at the rear of his home valid only while his on-call 24 hours a day employment exists subject to all applicable ordinances and the rules and regulations of the Police Department.

The resolution was adopted as follows: Yes: Abraham, Bazzy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

By Bazzy supported by Sareini.

3-102-16. RESOLVED: That Francis Mardeusz, 3067 Pardee, be and is hereby granted permission to park his commercial vehicle at the back of his driveway (furthest from the street) valid only while his on-call 24 hours a day employment exists subject to all applicable ordinances and the rules and regulations of the Police Department.

The resolution was adopted as follows: Yes: Abraham, Bazzy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

By Sareini supported by Bazzy.

3-103-16. RESOLVED: That receipt of a donation in the amount of \$2,350 from the Museum Guild of Dearborn to the Dearborn Historical Museum is hereby acknowledged and accepted; be it further

RESOLVED: That City Council hereby extends its appreciation to the donor for the aforementioned gift; be it further

RESOLVED: That the Finance Director be and is hereby authorized to recognize and appropriate the funds as part of the \$40,000 Guild commitment to the Museum Budget.

The resolution was adopted as follows: Yes: Abraham, Bazzy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

By Shooshanian supported unanimously.

3-104-16. WHEREAS: The Mayor and the Council have learned with sorrow of the passing of Adele Ledebuhr, and

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

RESOLVED: That the Mayor and members of the Council of the City of Dearborn here assembled, hereby sincerely extend and offer in this sad hour of bereavement, heartfelt sympathy and condolence to the family of the deceased.

The resolution was adopted as follows: Yes: Abraham, Bazzy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

By Shooshanian supported unanimously.

3-105-16. WHEREAS: The Mayor and the Council have learned with sorrow of the passing of Harry "Herky" Yangouyian, and

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

RESOLVED: That the Mayor and members of the Council of the City of Dearborn here assembled, hereby sincerely extend and offer in this sad hour of bereavement, heartfelt sympathy and condolence to the family of the deceased.

The resolution was adopted as follows: Yes: Abraham, Bazzy, Dabaja, Sareini, Shooshanian and Tafelski (6). No: None. Absent: O'Donnell (1).

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 8:48 P.M.

APPROVED:

---

President of the Council

ATTESTED:

---

Deputy City Clerk