

REGULAR MEETING OF THE COUNCIL  
OF THE  
CITY OF DEARBORN

April 25, 2017

The Council convened at 7:35 P.M., President of the Council Susan Dabaja presiding. Present at roll call were Councilmembers Abraham, Bazy, O'Donnell, Sareini, Shooshanian, Tafelski and President of the Council Dabaja; absent, none. A quorum being present, the Council was declared in session.

The Rev. John Koski of Springwells Church delivered the invocation.

By Tafelski supported by Bazy.

4-194-17. RESOLVED: That the minutes of the previous regular meeting of April 11, 2017, and the same are hereby approved as recorded and published.

The resolution was unanimously adopted.

By Bazzy supported by Tafelski.

4-195-17. WHEREAS: The Department of Assessment has requested a public hearing for the creation of Special Assessment District No. 872 for the public purpose of street repaving in the Wagner Court Street District with repayment of cost extended over ten annual one-year periods to be levied against each benefitting household, and

WHEREAS: The annual payment periods are from January 1, 2018 through December 31, 2027 with a seven percent annual interest rate charged against the unpaid balance per household; therefore be it

RESOLVED: That the City Council shall hold a public hearing on Tuesday, May 23, 2017 in the Council Chambers, Dearborn Administrative Center, 16901 Michigan Avenue, at 7: 15 p.m., or as soon thereafter as the Council order of business will permit, to create Special Assessment District No. 872 for the public purpose of street repaving for household properties in the Wagner Court Street District for ten annual one-year periods; be it further

RESOLVED: That the City Clerk is hereby authorized and directed to publish a copy of the following "Notice of Hearing" in the official newspaper for the City of Dearborn as follows:

NOTICE OF HEARING  
CREATION OF SPECIAL ASSESSMENT DISTRICT No. 872  
(Wagner Court Street District)

The Dearborn City Council will hold a public hearing at a special meeting on Tuesday, May 23, 2017 at 7: 15 p.m. in the Council Chambers of the Dearborn Administrative Center, 16901 Michigan Avenue, for the creation of Special Assessment District No. 872. The public purpose is street repaving for household properties in the Wagner Court Street District with cost repayment extended for ten annual one-year periods. The payment periods are from January 1, 2018 through December 31, 2027 with a seven percent annual interest rate charged against the unpaid balance per household.

The legal descriptions of the properties to be included in the proposed Special Assessment District are as follows:

THAT PART OF E 1/2 OF LOT 119 & W 1/2 OF LOT 120 DETROIT ARSENAL GROUND SUB DESC AS COMM AT SE CORN OF SAID LOT 120 TH N 17-00-00 W 305.50 FT ALG E L OF LOT 120 & S 73-00-00 W 78.00 FT & N 17-00-00 W 4.50 FT TO A PT OF CURVE TH ALG A TANG CUR TO L CENT ANG BEING 30-02-23 RAD 72.00 FT ARC DIST 37.75 FT CHORD BEAR N 32-01-11 W 37.32 FT TO PT OF REVERSE CURVE TH ALG A CURVE TO R CENT ANG 30-02-23 RAD 91.80 FT ARC 48.13 FT CHORD BEAR N 32-01-02 W 47.58 FT TO P.O.B. TH S 73-00-00 W 180.00 FT TH N 17-00-00 W 123.13 FT TH N 26-49-48 E 115.52 FT TH N 86-42-43 E 102.93 FT TH S 17-00-00 E 182.07 FT TO P.O.B. .749 ACRES M OR L; AND,

E 78 FT OF N 65.5 FT OF S 305.5 FT OF LOT 120 DETROIT ARSENAL GROUNDS; AND,

N 92.9 FT OF THE S 304.9 FT OF THE W 100 FT OF LOT 120 DETROIT ARSENAL GROUNDS, CITY OF DEARBORN, WAYNE COUNTY, MICHIGAN SUBJECT TO EASEMENTS OVER THE N 12.9 FT THEREOF; AND,

E 89 FT OF N 60 FT OF S 240 FT OF LOT 120 & E 89 FT OF N 51 FT OF S 180 FT OF LOT 120 & W 95 FT OF N 48 FT OF LOT 121 EXECEPT N 48 FT OF E 67 FT OF W 95 FT OF W 1/2 OF LOT 121 DETROIT ARSENAL GROUNDS; AND,

W 110 FT OF N 72 FT OF S 212 FT OF LOT 120 (E 10 FT OF THIS PARCEL IS IN PRIVATE COURT) DETROIT ARSENAL GROUNDS; AND,

N 65 FT OF S 140 FT OF W 111 FT OF LOT 120 (E 11 FT OF THIS PARCEL IS IN PRIVATE CT) DETROIT ARSENAL GROUNDS; AND,

E 78 FT OF N 62 FT OF S 129 FT OF LOT 120 & W 28 FT OF N 62 FT OF S 129 FT OF LOT 121 DETROIT ARSENAL GROUNDS; AND,

W 100 FT OF S 75 FT OF LOT 120 DETROIT ARSENAL GROUNDS; AND

E 78 FT OF S 67 FT OF LOT 120 & W 28 FT OF S 67 FT OF LOT 121 DETROIT ARSENAL GROUNDS; AND,

THAT PART OF E 1/2 OF LOT 119 & W 1/2 OF LOT 120 DETROIT ARSENAL GROUND SUB DESC AS COMM AT SE CORN OF SAID LOT 120 TH N 17-00-00 W 305.50 FT ALG E L OF LOT 120 & S 73-00-00 W 78.00 FT & N 17-00-00 W 4.50 FT TO P.O.B. TH ALG TANG CUR TO L CENT ANG 30-02-23 RAD 72.00 FT ARC DIST 37.75 FT CHORD BEAR N 32-01-11 W 37.32 FT TO A PT OF REVERSE CURVE TH ALG CUR TO R CENT ANG 30-02-23 RAD 91.80 FT ARC DIST 48.13 FT CHORD BEAR N 32-01-02 W 47.58 FT TH S

73-00-00 W 22.00 FT TH ALG CUR TO L CENT ANG 30-02-23 RAD OF 113.80 FT ARC DIST 59.66 FT CHORD BEAR S 32-01-04 E 58.98 FT TO PT OF REVERSE CURVE TH ALG CUR TO R CENT ANG 30-02-23 RAD 50.00 FT ARC DIST 26.21 CHORD BEARS 32-01-11 E 25.91 FT TH N 73-00-00 E 22.00 FT TO P.O.B. CONT .043 ACRES; AND,

THAT PART OF E 1/2 OF LOT 119 & W 1/2 OF LOT 120 DETROIT ARSENAL GROUND SUB DESC AS COMM AT SE CORN OF SAID LOT 120 TH N 17-00-00 W 305.50 FT ALG E L OF LOT 120 TO P.O.B. TH S 73-00-00 W 78.00 FT TH N 17-00-00 W 78.00 FT TH N 17-00-00 W 4.50 FT TO A PT OF TANGENT CURVE TH ALG CUR TO L WITH CENT ANG 30-02-23 RAD OF CURV 72.00 FT ARC DIST OF 37.75 FT CHORD BEAR N 32-01-11 W 37.32 FT TO A PT OF REVERSE CURVE TH ALG CUR TO R CENT ANG 30-02-23 RAD OF CURVE 91.80 FT ARC DIST 48.13 FT CHORD BEARS N 32-01-02 W 47.58 FT TH N 17-00-00 W 182.06 FT TH N 86-42-43 E 102.93 FT TH S 17-00-00 E 244.17 FT TO THE P.O.B. CONT .566 ACRES; AND,

PART OF LOTS 119 & 120, DETROIT ARSENAL GROUNDS, T2S-R10E, CITY OF DEARBORN, WAYNE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE S. E. CORNER OF SAID LOT 120, THENCE N, 17 00 00W 305.50FT ALONG THE E LINE OF LOT 120; THENCE S 73 00 00 W 78 FT THENCE N 17 00 00 W 4.50 FT THENCE S 73 00 00 W 22.00 FT TO THE POINT OF BEGINNING; THENCE S 17 00 00 E 5.10 FT THENCE S 73 00 00 W 200.00 FT THENCE N 17 00 00 W 189.40 FT THENCE N 26 49 48 E 28.88 FT THE NCE S 17 00 00 E 123.13 FT THENCE N 73 00 00 E 158.00 FT THENCE ALONG A CURVE CONCAVE TO THE EAST WITH A CENTRAL ANGLE OF 30 02 23 RADUIS OF 113.80 FTCHORD BEARS S 32 01 04 E 58.98 FT AN ARC DISTANCE OF 59.66 FT TO A POINT OF REVERSE CURVE THENCE ALONG A CURVE CONCAVE TO THE WEST CENTRAL ANGLE OF 30 02 23 RADIUS OF 50.0 FT CHORD BEARS S 32 01 11 E 25.91 FT AN ARC DISTANCE OF 26.21FT TO THE POINT OF BEGINNING.

A notice will be sent to the owner of each household property located within the proposed district by mail at least 10 days prior to the public hearing. Any persons having objections to the creation of the special assessment district must either attend the hearing or file their objections in writing with the City Clerk prior to the hearing date.

Individuals with disabilities who require special accommodations, auxiliary aids or services to attend or participate in this meeting should contact the City Clerk at 943-2010 or the TOO at 943-2074. Reasonable advance notice is required.

Lola Isiminger  
Acting City Clerk

be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

Councilmember Tafelski introduced Ordinance No. 17-1578, entitled, "An Ordinance to Amend Chapter 10 of the Code of the City of Dearborn by Amending Article II, Section 10-38 and Section 10-38.1, Entitled 'Fire Prevention Code'."

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 O'Donnell.

4-196-17. RESOLVED: That proposed Ordinance No. 17-1578 be laid on the table.

The resolution was unanimously adopted.

By Bazzy supported by Tafelski.

4-197-17. WHEREAS: Council Resolution 11-589-15 authorized an Intergovernmental Agreement (IGA) between the County of Wayne and the City of Dearborn for Resurfacing of Greenfield Road from 1-94 Freeway to Rotunda Drive, Wayne County Work Order No. 46952, City of Dearborn Job #2015-019, CIP Q74009. This project was bid out by the Michigan Department of Transportation with Wayne County as a designated Engineer to provide for construction engineering, and

WHEREAS: It has been the Engineering Division's practice to review the condition of all city infrastructures for potential repairs and/or replacements and include such repairs and/or replacements as part of the road improvement projects. Therefore, the Engineering Division is requesting Wayne County to include replacement of the City's aged 12 inch diameter water main as part of the Greenfield Resurfacing Project. The replacement of water main was included as part of the project, and

WHEREAS: The City's participation for the project was estimated at \$534,853 prior to the project bidding. Per as built information, the City's participation for the project is increased to \$702,063 mainly because of the following:

- As bid unit prices for the water main were relatively higher.
- The utility conflict required an increase in length of water main replacement by the boring operation which is an expensive operation,

and

WHEREAS: The project is essentially completed and Wayne County has derived as built cost incurred so far at \$702,063 as the city's participation. This cost is higher than the Council authorized amount by \$167,209. Per communication with the Wayne County staff, the as built cost incurred so far is close to the final Project cost, and

WHEREAS: The Engineering Division is requesting City Council to approve additional funding in the amount of \$190,000, which is a little more than incurred cost so far to provide for any cost variations, and

WHEREAS: Wayne County has already paid the City and County shares to the MDOT as part of progress payments; therefore be it

RESOLVED: That additional funding in the amount of \$190,000 for the Intergovernmental Agreement with Wayne County for resurfacing of Greenfield Road from I-94 Freeway to Rotunda Drive be and is hereby approved; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By O'Donnell supported by Sareini.

4-198-17. WHEREAS: The City of Dearborn recognizes the need to make improvements to its existing water treatment and distribution system, and

WHEREAS: The City of Dearborn authorized OHM Advisors to prepare a Project Plan, which recommends the construction of approximately 50,200 ft. of 8- and 12-inch water main in Area 1 and approximately 27,500 ft. of 8-, 12-, and 16-inch water main in Area 2. Area 1 is located on the west side of the City, and is bounded to the north by Cherry Hill, the west by S. Gulley, the east by Telegraph, and the south by the Lower Rouge River. Area 2 is located on the east side of the City, and is bounded to the north by Ford, the west by Greenfield, the east by Chase, and the south by Michigan, and

WHEREAS: Said Project Plan was presented at a Public Hearing held on April 19, 2017 at 5:30 PM at 16901 Michigan Ave. Dearborn, MI 48126 and all public comments have been considered and addressed; therefore be it

RESOLVED: That the City of Dearborn formally adopts said Project Plan and agrees to implement the selected alternative of replacing and adding new water main in the desired locations contingent upon receiving the Drinking Water revolving Fund; be it further

RESOLVED: That the City Engineer a position currently held by Mohmedyunus I Patel is designated as the authorized representative for all activities associated with the project referenced above, including the submittal of said Project Plan as the first step in applying to the State of Michigan for a Drinking Water Revolving Fund Loan to assist in the implementation of the selected alternative; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Sareini supported by O'Donnell.

4-199-17. RESOLVED: That the City Council does hereby concur with the action of the Planning Commission to deny the request to vacate the 18' wide alley between Greenfield Road and Curtis Street located north of Michigan Avenue.

The resolution was unanimously adopted.

By Bazzy supported by Tafelski.

4-200-17. RESOLVED: That the bid from Jorgenson Ford received for a 2017 Ford Transit Van Wagon XL is hereby accepted in an amount not to exceed \$36,345, 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 Fleet and Equipment Replacement Fund, Police Department, Capital Equipment budget.

The resolution was unanimously adopted.

By Bazzy supported by Tafelski.

4-201-17. RESOLVED: That the bid from Heritage Newspapers DBA Press & Guide received for Publication of Official City Notices and Records is hereby accepted in an amount not to exceed \$15,000 annually, 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 the contract shall be for a term of one year with two (2), one-year renewals pending satisfactory performance by the vendors; be it further

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

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Bazzy supported by O'Donnell.

4-202-17. RESOLVED: That all proposals received for Architectural and Design Services for Ford Woods Pool are hereby rejected except the proposal of TMP Architecture, Inc. in an amount not to exceed \$133,250, that the aforementioned proposal is hereby accepted, that the Mayor is hereby authorized to execute a formal contract upon the approval of the Department of Law; provided however, that all of the specifications and instructions in the proposal have been fully complied with; be it further

RESOLVED: That this contract shall be financed from the Facilities Fund, Recreation, Ford Woods Pool, Construction Services, Project I52814; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Tafelski supported by Sareini.

4-203-17. WHEREAS: Per Council Resolution 9-457-12, Coca-Cola Refreshments USA, Inc. (CCR) was authorized to provide exclusive rights to supply an equipment and beverage distribution program for all of the Recreation Department facilities. Purchasing received a letter effective January 10, 2017, from CCR, requesting that the formal contract be assigned to Great Lakes Coca-Cola Distribution, L.L.C. (GLCCD). GLCCD has agreed to honor all of the terms, conditions, and pricing that CCR offered. The reason for the name change is to assign and transfer CCR's contract to GLCCD as part of a smooth transition of ownership. The original contract, awarded September 25, 2012, was for a ten-year term, expiring September 25, 2022, and

WHEREAS: It is requested that Council rescinds the original authorization for CCR and authorize the assignment of a contract in the name of GLCCD; therefore be it

RESOLVED: That a Change in Contract Name to provide exclusive rights to supply an equipment and beverage distribution program for all of the Recreation Department facilities (C.R. 9-457-12) from Coca-Cola Refreshments USA, Inc. to Great Lakes Coca-Cola Distribution, L.L.C. be and is therefore authorized; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Bazzy supported by Sareini.

4-204-17. WHEREAS: It is recommended that this City Council approve the Memorandum of Understanding concerning Hours of Work, Minimum Staffing, and Promotions; therefore be it

RESOLVED: That this Council does hereby approve the Memorandum of Understanding concerning Hours of Work, Minimum Staffing, and Promotions; be it further

RESOLVED: That this Council appropriates from the General Fund fund balance an amount of \$850,000 to the Fire Department's personnel account to effectuate the change related to the Hours of Work; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Bazzy supported by Sareini.

4-205-17. WHEREAS: The annual funding for postemployment healthcare is \$13 million while the actuarial determined contribution (ADC) level from the last actuarial report, two years ago, is \$17 million, and

WHEREAS: The Finance Department is requesting an appropriation of \$2 million from fund balance in the General Fund as a contribution to the Postemployment Healthcare Fund to meet this year's actuarial determined contribution to be charged to City departments proportionate to their share of participation in the fund. It is also requested that the contribution be recognized and appropriated in the Postemployment Healthcare Fund; therefore be it

RESOLVED: That the Finance Director be and is hereby authorized to appropriate \$2,000,000 of the General Fund fund balance as a contribution to the Postemployment Healthcare Fund to meet this year's actuarial determined contribution; be it further

RESOLVED: That the Finance Director be and is hereby authorized to recognize and appropriate the contribution in the Postemployment Healthcare Fund.

The resolution was unanimously adopted.

By Bazzy supported by Tafelski.

4-206-17. WHEREAS: The City of Dearborn anticipates an estimated entitlement allocation of \$1,750,000 for the 43rd Year (FY 2017-18) Community Development Block Grant (CDBG) program from the US Department of Housing and Urban Development (HUD), and

WHEREAS: The City will also be programming \$50,000 anticipated program income; therefore be it

RESOLVED: That the Mayor is hereby authorized to execute an application and grant agreement in the estimated total amount of \$1,750,000 (includes estimated program income) for the 43rd Year Community Development Block Grant Program to support eligible projects, programs, and activities; be it further

RESOLVED: That the Mayor be and is hereby authorized to execute subrecipient agreement between the City of Dearborn and the Arab Community Center for Economic and Social Services (ACCESS) and a contract agreement between the Fair Housing Center of Metropolitan Detroit; be it further

RESOLVED: That prior period funding for the Home Rehabilitation Program (Project Z51200) that is unexpended at June 30, 2017 shall roll forward to the 43rd Year Home Rehabilitation budget; be it further

RESOLVED: That the Economic and Community Development Department is hereby authorized to administer the program in accordance with program regulations; be it further

RESOLVED: That the Finance Department is hereby authorized to recognize and appropriate the grant award and to receive and disburse funds in the Community Development Fund (283) as authorized within this resolution.

The resolution was unanimously adopted.

By Tafelski supported by Bazzy.

4-207-17. WHEREAS: Council Resolution No. 3-99-15 authorized the City of Dearborn to enter into an inter-local agreement defining its membership and participation in the Wayne County HOME Consortia, and

WHEREAS: The City of Dearborn's share of the consortium's 2016 funding allocation from the US Department of Housing and Urban Development HOME Investment Partnerships Program is \$358,587 plus any program income that may be generated by program activities, and

WHEREAS: HUD HOME Program regulations require a twenty-five percent local match (\$89,646.75), and

WHEREAS: Council Resolution 11-739-08 stipulates that proceeds from the resale of property acquired through locally funded Neighborhood Stabilization Program Project C05500 will be automatically budgeted and appropriated to Project C05500. If any such property is donated to the HOME Program, the proceeds from that donation/resale transaction shall be zero; therefore be it

RESOLVED: That the Director and Deputy Director of the Economic and Community Development Department are designated as authorized signatories for plans, applications, agreements, amendments, reports and documents related to this program; be it further

RESOLVED: That the Economic and Community Development Department is authorized to administer HOME program activities and subrecipient agreements; be it further

RESOLVED: That the Director of Finance is hereby authorized to recognize program revenue and appropriate a like amount in the Community Development Fund Wayne County HOME Consortia Project C08000 as received; be it further

RESOLVED: That City-owned residential property that is suitable for renovation and resale may be donated to the HOME Program to satisfy local match requirements; be it further

RESOLVED: That when a City-owned property is donated to the HOME Program, the proceeds from the future resale of that property shall become program income to the HOME Program; be it further

RESOLVED: That the Director of Finance may automatically establish a revenue budget and corresponding appropriations in the Community Development Fund Project C08000 based upon program income that is generated by HOME Program activities; be it further

RESOLVED: That the Finance Department is hereby authorized to recognize, appropriate, receive and disburse funds as authorized under this resolution.

The resolution was unanimously adopted.

By Tafelski supported by Sareini.

4-208-17. WHEREAS: At the budget workshop discussion on April 10, 2017, the Permit Division's increased activity and need for staff was recognized. The division has plans to increase the staffing in FY18 Budget with full-time employees of one (1) Department Associate and one (1) Building Plans Examiner and six (6) slots or 4.20 FTE's part-time Inspectors (Electrical/Heating & Plumbing). Authorization and advance hiring would be beneficial to the city and its citizens, and

WHEREAS: The Property Maintenance & Development Services Department is requesting City Council approval to increase the current (FY17) staffing for the Permit Services Division within the Property Maintenance & Development Services Department by 2 full-time and 6 part-time employees (or 4.20 FTE) and appropriate expenditures associated with the partial year position additions of \$70,000. In addition, the Permits Division requests to recognize additional revenue budget of \$800,000 associated with the increased activity for this division; therefore be it

RESOLVED: That the increase in current (FY17) staffing for PMDSD by two (2) full-time and six (6) part-time positions be and is hereby approved; be it further

RESOLVED: That the Finance Director be and is hereby authorized to appropriate the amount of \$70,000 for partial FY17 and to recognize additional revenue of \$800,000; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Bazzy supported by Tafelski.

4-209-17. WHEREAS: C.R. 3-137-16 authorized the transfer of the oil & gas lease at Camp Dearborn from Jet Exploration, Inc. to Savoy Energy, L.P. ("Savoy"), and

WHEREAS: Savoy has obtained mineral rights leases to an additional 20 acres north of Camp Dearborn in order to increase the size of the production unit from 400 acres to 420 acres, and

WHEREAS: Savoy intends to drill horizontally from the existing facility at Camp Dearborn because it believes that production can be significantly increased, and

WHEREAS: Savoy has not requested any modification to the City's percentage royalty payable from production, which, if Savoy is successful, will result in increased revenue for the City, and

WHEREAS: Ted Fox has been given free access to monitor the operation, production, and facilities at the site on behalf of the City; therefore be it

RESOLVED: That Savoy is granted permission to increase the size of the production unit from 400 acres to 420 acres at the Camp Dearborn oil and gas wells, conditioned upon the City's percentage royalty payable from production remaining unchanged and not diluted and further conditioned upon Ted Fox or his designee having free access to monitor the operation, production, and facilities at the site when the gate is unlocked and open for access by Savoy employees and agents; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Tafelski supported by O'Donnell.

4-210-17. WHEREAS: Diana Ayoub is the owner and occupant of the house located at 7031 Coleman, a single-family with a driveway and detached garage. She has requested that the City sell her the vacant lot located next to her property so that she may combine it with the adjacent lot that she owns, and

WHEREAS: The Assessor's Department valued the unbuildable lot at \$4,300, and

WHEREAS: The neighbor who owns the adjoining property on the other side, Virginia Mann, was also contacted via regular and certified mail, but did not express interest in purchasing any portion of the lot, and

WHEREAS: 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 \$4,300, 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 \$4,300 to Diana Ayoub of the parcel described as:

Lot 143, Melrose Garden Sub., City of Dearborn, Wayne County, Michigan, as recorded in Liber 42, Page 95 of Plats, Wayne County Records.

Tax I.D. 82-10-071-02-017  
Commonly known as 7027 Coleman

and that the Mayor be and is hereby authorized to execute a Quit Claim Deed for said land to Diana Ayoub 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 Diana Ayoub 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 7027 Coleman as side yard complies with one of the public purposes for which the HUD Neighborhood Stabilization Program was created by promoting expansion of lots to improve the neighborhoods, and serves a public purpose by adding the property back to the tax rolls.

The resolution was unanimously adopted.

By Sareini supported by Tafelski.

4-211-17. WHEREAS: Rami and Maryana El-Ahmad are the owners and occupants of the house located at 5445 Neckel, a single-family home with a driveway and detached garage. Ayman Harb is the owner and occupant of the house located at 5433 Neckel, a single-family home with a driveway and detached garage, and

WHEREAS: Both homeowners have requested that the City split and sell them each 17 ½ ft. of the City-owned vacant lot at 5437 Neckel to combine with their existing lots for use as side yard, and

WHEREAS: The Assessor's Department valued the unbuildable lot at \$5,400, 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 \$2,700, 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; be it therefore

RESOLVED: That this Council does hereby determine to effect the sale at a price of \$2,700 to Rami and Maryana El-Ahmad of the parcel described as:

North 17 ½ ft. of Lot 162, Maplewood Park Sub., City of Dearborn, Wayne County, Michigan, as recorded in Liber 32, Page 25 of Plats, Wayne County records.

Tax I.D.: Part of 82-10-182-08-025

and to effect the sale at a price of \$2,700 to Ayman Harb of the parcel described as:

South 17 ½ ft. of Lot 162, Maplewood Park Sub., City of Dearborn, Wayne County, Michigan, as recorded in Liber 32, Page 25 of Plats, Wayne County records.

Tax I.D.: Part of 82-10-182-08-025

and that the Mayor be and is hereby authorized to execute a deed for said land to Mr. and Mrs. El-Ahmad and Mr. Harb, 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. El-Ahmad and Mr. Harb 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 5437 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 serves a public purpose by adding the property back to the tax rolls.

The resolution was unanimously adopted.

By Tafelski supported by O'Donnell.

4-212-17. WHEREAS: Mohamed Alghaithy is the owner and occupant of the single-family house located at 8921 Shaddick, a 30 ft. lot with no driveway and no garage. He has requested to purchase the adjacent City-owned lot located at 8927 Shaddick so he may combine it with his adjacent lot, and

WHEREAS: Mr. Alghaithy wishes to increase his lot size from 30 ft. to 60 ft. and will combine the two lots for tax and assessment purposes. He understands that, if the sale is approved, he cannot seek any variances from the Dearborn Zoning Ordinance, and

WHEREAS: The City Assessor valued the vacant lot at \$2,400, 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.
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 assume 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. Purchaser **must** install off-street parking before transferring the property to another purchaser. When the City property is sold to Purchaser for side yard, the deed will contain a restriction containing the requirements set forth herein. Installation of off-street parking is deemed completed when all permits have been finalized by the Property Maintenance & Development Services Department.
7. Since the Purchaser owns and occupies 8921 Shaddick, if the installation of the off-street parking is completed to meet the requirements of the Zoning Ordinance within five (5) years of the date of the closing on the purchase of the side yard from the City, Purchaser may request a \$1,000 refund of the purchase price, or request a refund of the actual purchase price of the lot, whichever is less. Purchaser is waiving his right to seek any variances.
8. If Purchaser violates any of the restrictions imposed, he is obligated to sell the land back to the City for \$2,400, 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 \$2,400 to Mohamed Alghaithy the parcel described as:

Lot 1711, Smart Farm Sub. 1, City of Dearborn, Wayne County, Michigan, as recorded in Liber 38, Page 80 of Plats, Wayne County records.

Tax I.D. 82-10-091-07-045  
Commonly known as vacant lot at 8927 Shaddick;

be it further

RESOLVED: That the Mayor be and is hereby authorized to execute a Deed for said property to Mohamed Alghaithy 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 Mohamed Alghaithy 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 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 this property as side yard serves a public purpose by promoting lot expansion to enhance the neighborhood, complies with the public purpose identified when the City purchased the lot through the Neighborhood Stabilization Program, and serves a public purpose by adding the property back to the tax rolls.

The resolution was unanimously adopted.

By Bazzy supported by Sareini.

4-213-17. WHEREAS: Jill Keith, Office Specialist in the Engineering Division of the Department of Public Works, has contacted a number of food truck vendors to assess their interest in bringing their food trucks to the DAC during the summer months. Because of the positive response received, the following schedule is proposed:

- A food truck will come to the DAC parking lot every Wednesday from 11:30 - 1:30 between the dates of May 3 and October 25, 2017;
- Each vendor will provide the appropriate licenses and insurance for review and approval by the Department of Law;
- The interested vendors include Concrete Cuisine, Shimmy Shack, The Mean Weenie, Saucy Joes, Cortina Local Artisan Pasta, Lazybones Smokehouse, Shredderz, Stockyard, Beans and Cornbread, Chicken Coupe, and Rolling Stove;

therefore be it

RESOLVED: That the open space on the east side of the DAC parking lot, south of the loading dock, near the existing picnic tables, shall be made available for food truck vendors every Wednesday from 11:30 - 1:30, between the dates of May 3 and October 25, 2017; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Shooshanian supported by Tafelski.

4-214-17. WHEREAS: Excitement is building for the commencement of construction of the Wagner Place project by Ford Motor Land Development Corporation (Ford Land) and the City of Dearborn in the West Downtown District. The City's construction team (Devon Industrial Group - DIG) is already on City Lot "H" mobilizing for the new parking deck. Similarly, the Ford Land construction team (Roncelli) will be fencing off both of the Ford sites east and west of Monroe Street along Michigan Avenue next week, and

WHEREAS: Planning for a groundbreaking has been occurring over the last several weeks with the hope that the event could take place on the east Ford Land site. However, schedules did not permit Governor Snyder to attend until May 3rd, so the Groundbreaking was set for 9:00 a.m. on that Wednesday. As noted above, the construction team will be controlling the Ford sites by that date, so Ford Land has requested that the event be moved to City Parking Lot "E" at the southeast corner of Monroe Street and West Village Drive (see attached map), and

WHEREAS: The Economic & Community Development Department is requesting the City Council to approve the use of City Parking Lot "E" for the Wagner Place Groundbreaking from 7:00 a.m. on May 2 to 3:00 p.m. on May 3, 2017 to allow for the tent erection on May 2 and the event and teardown on May 3, 2017. The Police Department and Department of Public Works will be assisting with logistics and site security for the event. The City is a partner in this project and the Administration recommends approval of this request; therefore be it

RESOLVED: That Ford Land be and is hereby granted permission to use City Parking Lot "E" for the Wagner Place Groundbreaking from 7:00 a.m. on May 2 to 3:00 p.m. on May 3, 2017; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By O'Donnell supported by Sareini.

4-215-17. WHEREAS: The bicycle is a healthy, viable and environmentally sound form of transportation and an excellent form of recreation, and

WHEREAS: The City of Dearborn, Michigan encourages the use of bicycles as a means of transportation, and

WHEREAS: The City of Dearborn, Michigan recognizes bicyclists as legitimate roadway users and therefore are entitled to legal and responsible use of all public roadway facilities in Michigan except highways constructed to interstate standards, and

WHEREAS: The City of Dearborn, Michigan encourages the increased use of the bicycle, benefiting all citizens of Dearborn by fostering a culture of health, improving air quality, reducing traffic congestion and noise, and

WHEREAS: The City of Dearborn, Michigan recognizing the use of bicycles as a viable mode of transportation, endeavors to promote safe and responsible bicycling and is committed to incorporating the development of bicycle facilities throughout the City with on and off street trails, a bike share system, and other biking amenities, and

WHEREAS: The City of Dearborn, Michigan recognizes and supports Bike to Work Day on Friday, May 19, 2017, Bike to School Day on Wednesday, May 10, 2017, weekly "Walk 'n rolls" beginning May 3, 2017, and

WHEREAS: The League of American Bicyclists has established May as National Bicycle Month, the League of Michigan Bicyclists has established May as Michigan Bicycle Month, and the City of Dearborn establishes May as "Bike Month" in Dearborn, and

WHEREAS: The City of Dearborn and the League of Michigan Bicyclists encourage all citizens to ride their bicycles to work, to the store, to the park, around their neighborhoods and with friends and family to promote the personal and societal benefits achieved from bicycling; therefore be it

RESOLVED: That the City of Dearborn, Michigan, does hereby proclaim May 2017, as:

"Bike Month" in the City of Dearborn, Michigan;

be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

By Bazy supported by Tafelski.

4-216-17. RESOLVED: That Green Brain Comics be and they are hereby granted permission to conduct the "Green Brain Free Comic Book Day" Event in the City-owned parking lot located north of Michigan Avenue between Middlesex and Horger Streets on Saturday, May 6, 2017 from 10:00 A.M. to 6:00 P.M., subject to all applicable ordinances, and the rules and regulations of the Police Department; be it further

RESOLVED: That City Council hereby authorizes the closure of the City-owned alley, located north of Michigan Avenue and between Middlesex and Horger Streets from 5:00 P.M. on Friday, May 5, 2017 to approximately 12:00 P.M. on Sunday, May 7, 2017; be it further

RESOLVED: That City Council hereby grants permission to Green Brain Comics to erect a non-staked tent in the City-owned alley and authorizes assistance from the Police Department with beat patrol spot checks for the duration of the event; be it further

RESOLVED: That this resolution be given immediate effect.

The resolution was unanimously adopted.

There being no further business, upon a motion duly made, seconded and adopted, the Council then adjourned at 8:36 P.M.

APPROVED:

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President of the Council

ATTESTED:

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Acting City Clerk