

Patrick Green, President-Mayor Pro Tem
Jonathan Lafferty, Asst. Secretary

Garry Watts, Vice-President
Eddie Kabacinski
Angela Rogensues

Mindy Moore, Secretary
Ron Papandrea

A Regular Meeting of the City Council – Tuesday, May 9, 2023 at 7:00 p.m.

Members of the audience who would like to address the City Council this evening may do so under the Audience portion and will be allowed 3 minutes to speak.

AGENDA

1 CALL TO ORDER

2 PLEDGE OF ALLEGIANCE

3 ROLL CALL

4 ADOPTION OF THE CONSENT AGENDA

5 ADOPTION OF THE AGENDA

6 CALENDAR OF PENDING MATTERS

- a) Calendar
- b) Discussion in re: Resident/Neighborhood Concerns

7 APPROVAL OF THE MINUTES

- a) Regular Meeting Minutes-April 25, 2023

8 APPROVAL OF THE BILLS

- a) General Revenue Funds
 - 1) Tabled Check # 652899 to Macomb Community College
- b) Water and Sewer System

9 AUDIENCE – an opportunity for citizen participation

Members of the audience who would like to address the City Council this evening may do so under the Audience portion by filling out the audience form located at the right side of the stage.

10 ANNOUNCEMENTS

- a) Police Week Resolution
- b) Warren Professional Fire Fighters Presentation

11 PUBLIC HEARINGS/ADMINISTRATIVE HEARINGS:

- a) **PUBLIC HEARING:** Request for Industrial Facilities Tax Exemption Certificates pursuant to Public Act 198 of 1974, as amended - Applicant: General Motors, LLC.
 - 1) Consideration and approval of an application for Industrial Facilities Tax Exemption Certificate for General Motors LLC New Battery Cell Development Facility, 30800 Mound Road, Warren, MI; Warren Tech Center.
 - 2) Consideration and approval of an application for an Industrial Facilities Tax Exemption Certificate for General Motors LLC, Rechargeable Energy Storage System Facility, 30800 Mound Road, Warren, MI; Warren Tech Center.
- b) **PUBLIC HEARING:** CONSIDERATION AND ADOPTION OF A RESOLUTION approving the demolition of a commercial building at 21005 Van Dyke through the nuisance abatement program.
- c) **PUBLIC HEARING:** CONSIDERATION AND ADOPTION OF A RESOLUTION approving the demolition of a house and shed at 7051 Meadow through the nuisance abatement program.

12 MISCELLANEOUS CORRESPONDENCE:

- a) Request to ratify the proposed City of Warren/GELC 227-Court Extension Agreement.
- b) Request of the Water Division to authorize the publication of delinquent water charges for the 2023 tax roll.
- c) CONSIDERATION AND ADOPTION OF A RESOLUTION to adopt a final planning document for Drinking Water Improvements and designating an authorized project representative.

13 COUNCIL BUSINESS:

- a) Departmental Budget Hearings:

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|---------------------------------------|---------|
| 1. Office of the City Clerk | Pg. 48 |
| 2. Library | Pg. 174 |
| 3. Planning Department | Pg. 153 |
| 4. Parks & Recreation | Pg. 180 |
| 5. Downtown Development Authority | Pg. 208 |
| 6. Attorney | Pg. 64 |
| 7. Water and Sewer System Budget/WWTP | Pg. 228 |
- b) CONSIDERATION AND ADOPTION OF A RESOLUTION approving the 2023/2024 Fiscal Year Budget and establishing the Water Rates for fiscal year 2023/2024. (Second Reading)
- c) Council Member Mindy Moore, discussion in re: The sale of tax reverted property located at 11099 Dodge Avenue.
- d) Council Member Jonathan Lafferty, discussion in re: Update from the administration regarding Hotel Home on Belleau (Building Dept, Zoning, Property Maintenance, and Fire).
- e) Council Member Jonathan Lafferty, discussion in re: Update from City Attorney's Office regarding Animal Control and related ordinances.
- f) Request of Boxer Enterprises, LLC., located at 23640 Pinewood Street, for a 60-day extension of existing cannabis cultivation license.
- g) Request of Qure Investments, LLC., located at 11661 E. 8 Mile Road, for a 60-day extension of existing cannabis cultivation license.
- h) Request of DKB2, LLC., located at 32900 Dequindre, Suite B, for a 60-day extension of existing cannabis cultivation license.

14 CORRESPONDENCE FROM THE MAYOR:

- a) Request of the Building Maintenance Superintendent for a transfer of funds between line items in the amount of \$53,302.00 to cover the increased costs in contractual services and to cover the costs of an HVAC server and required software licensing. CONSIDERATION AND ADOPTION OF A RESOLUTION. (5 votes needed)
- b) Request of the Legal Department for a transfer of funds between line items in the amount of \$20,700.00 and an additional appropriation of funds in the amount of \$12,000.00 in order to provide sufficient funds in several accounts for the balance of the fiscal year, including contractual obligations and an upgrade to a cloud-based document management system. CONSIDERATION AND ADOPTION OF A RESOLUTION. (5 votes needed)

- c) Request of the Attorney's Office to authorize the upgrade and subscription renewal of its document management system from the sole source provider, M-Files, Inc., for a five (5) year period, in an amount not to exceed \$60,000.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- d) Request of the Police Commissioner for an increase in budgeted revenues and appropriations in the amount of \$15,826.00 to purchase equipment and training for 911 Dispatch with Macomb County 911 surcharge revenue. CONSIDERATION AND ADOPTION OF A RESOLUTION. (5 votes needed)
- e) Request of the Controller's Office for a transfer of funds between line items in the amount of \$6,750.00 and an additional appropriation of funds in the amount of \$6,300.00 to provide sufficient funds in several accounts for the balance of the fiscal year. CONSIDERATION AND ADOPTION OF A RESOLUTION. (5 votes needed)
- f) Request of the Waste Water Treatment Plant to award bid ITB-W-0930 to the sole bidder, Rubicon Environmental Services, LLC, to furnish and install ceramic diffusers, in an amount not to exceed \$168,078.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.

15 ADJOURNMENT

MINDY MOORE
Secretary of the Council

Any person with a disability who needs accommodation for participation in this meeting should contact the Warren City Council Office at (586) 258-2052 – 48 hours in advance of the meeting to request assistance.

CONSENT AGENDA

The following routine items are presented for City Council approval without discussion, as a single agenda item, in order to expedite the meeting. Should any Council Member wish to discuss or disapprove any item it must be dropped from the blanket motion of approval and considered as a separate item.

Item 4:

- a) Request of the Warren Lions Club for a waiver of any and all fees associated with their annual Warren City Fair, June 14 – June 18, 2023.
- b) Request of the Building Division to award bid ITB-W-0927 for the purchase of four (4) 2023 Chevrolet Equinox vehicles to Serra Whelan Chevrolet in the total amount of \$130,479.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- c) Request of the Building Maintenance Division to participate in the State of Michigan contract with Grainger Industrial Supply for maintenance, repair and operating (MRO) Supplies for a one (1) year term commencing on July 1, 2023, in an annual amount not to exceed \$230,000.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- d) Request of the Department of Public Works to authorize the purchase of Vactor Sewer Cleaning equipment parts and repairs for a three (3) year period, to Jack Doheny Supplies, Inc., in an annual estimated amount not to exceed \$50,000.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- e) CONSIDERATION AND ADOPTION OF A RESOLUTION to approve contract modification No.1 to City Contract RFP-W-9948, Emergency Water and Sewer Repair Services, increasing the original contract amount by \$500,000.00 resulting in an amended contract amount of \$1,000,000.00 to Superior Excavating, Inc., Pamar Enterprises, Inc., and Aielli Construction Co., Inc.
- f) Request of the Fire Department to waive the bidding process and award services to update the Fire Departments existing policies to Lexipol, LLC, to update the Fire Departments policy manuals for a four (4) year period at a total cost of \$56,693.44. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- g) Request of the Fire Department to authorize the increase of award for the purchase of miscellaneous PPE from MacQueen Equipment Company, from \$50,000.00 annually to \$65,000.00 annually. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- h) Request of the Fire Department to authorize a five (5) year extension of award for furnishing incident reporting software from the sole source provider, ESO Solutions, Inc., for a total cost of \$188,552.65. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- i) CONSIDERATION AND ADOPTION OF A RESOLUTION approving certification of Special Assessment District SO515.
- j) CONSIDERATION AND ADOPTION OF A RESOLUTION approving certification of Special Assessment District SO521.
- k) Request of the Water Division to waive the bidding process and authorize the award of SOL-W-0940 to The Safety Company, LLC, dba Mtech Company, for furnishing OEM GapVax and CUES Parts and Service for a three (3) year period in an annual amount not to exceed \$75,000.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- l) The Purchasing Division along with the Water Division, City Clerk, City Treasurer and Controller's Office, recommends the waiver of the bidding process and authorization for one (1) year of software maintenance and support services be awarded to BS&A Software, the sole source bidder, in the annual amount of \$107,051.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- m) Request of the Water Division and the Department of Public Works to award bid ITB-W-0923 for furnishing Slag, Sand & Aggregate, for a one (1) year period, to Osborn Industries, Inc., in an annual amount not to exceed \$158,825.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- n) Request of the Department of Public Works to waive the bidding process and award The Safety Company, LLC, dba Mtech Company, for furnishing OEM GapVax Parts for a three (3) year period in an annual amount not to exceed \$50,000.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- o) Request of the Waste Water Treatment Plant to award bid ITB-W-0919 to the sole bidder, Motor City Electric, to furnish hydraulic system electrical upgrades, in an amount not to exceed \$104,347.42. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- p) Request of the Waste Water Treatment Plant to award bid ITB-W-0916 to Michigan Fence Outlet, to furnish security fence improvements, in an amount not to exceed \$69,370.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- q) Request to approve the appointment of Antwana King to the International Property Maintenance Code (IPMC) Board of Appeals and to appoint Daniel H. Ferqueron as an alternate, both with terms to expire on August 31, 2023.
- r) Request to approve the re-appointments of Gary A. Kiesgen (March 28, 2025), Zenon Kwik (March 28, 2027), Mike Smith (March 28, 2027) and James Yarema (March 28, 2026) to the Brownfield Redevelopment Authority.

- s) Proposed resolution providing public notice of intent to sell vacant tax-reverted property at 11361 Carrier, Warren, MI for \$1.00, subject to combination with 11369 Carrier and access to public utilities; and approving sale following 30-day notice period.
CONSIDERATION AND ADOPTION OF A RESOLUTION.
- t) Proposed resolution providing public notice of intent to sell vacant tax-reverted property at 8742 Chalmers, Warren, MI for \$1.00, subject to combination with 8262 Jackson and access to public utilities; and approving sale following 30-day notice period.
CONSIDERATION AND ADOPTION OF A RESOLUTION.
- u) Proposed resolution providing public notice of intent to sell vacant tax-reverted property at 8301 Maxwell, Warren, MI for \$1.00, subject to combination with 8291 Maxwell and access to public utilities; and approving sale following 30-day notice period.
CONSIDERATION AND ADOPTION OF A RESOLUTION.
- v) Proposed resolution providing public notice of intent to sell vacant tax-reverted property at 8117 Chalmers, Warren, MI for \$1.00, subject to combination with 8111 Chalmers and access to public utilities; and approving sale following 30-day notice period.
CONSIDERATION AND ADOPTION OF A RESOLUTION.