

Angela Rogensues, President
Dave Dwyer, Asst. Secretary-Mayor Pro-Tem

Melody Magee, Vice President
Gary Boike
Henry Newnan

Mindy Moore, Secretary
Jonathan Lafferty

A Regular Meeting of the City Council – Tuesday, October 14, 2025 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

7 APPROVAL OF THE BILLS

a) General Revenue Funds

b) Water and Sewer Systems

8 AUDIENCE PARTICIPATION– Agenda Items Only

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

9 ANNOUNCEMENTS

a) Stilwell Manor Resolution

b) Breast Cancer Awareness Month

10 PUBLIC HEARINGS/ADMINISTRATIVE HEARINGS:

a) PUBLIC HEARING: Consideration and approval of Brownfield Plan Amendment #4 pursuant to Public Act 90 of 2023-Village at the Park-8525 Cole Street. Petitioner: V.I.P. Homes & Development.

b) PUBLIC HEARING: Consideration and approval Commercial Rehabilitation Exemption Certificate pursuant to Public Act 210 of 2005 Petitioner: V.I.P. Homes and Development; 8525 Cole Drive., Warren, Michigan.

11 MISCELLANEOUS CORRESPONDENCE:

a) CONSIDERATION AND ADOPTION OF A RESOLUTION approving an agreement between the City of Warren and Turning Point Macomb.

- b) CONSIDERATION AND ADOPTION OF A RESOLUTION approving an agreement between the City of Warren and St. Vincent de Paul.
- c) CONSIDERATION AND ADOPTION OF A RESOLUTION approving an agreement between the City of Warren and Heats for Homes.
- d) CONSIDERATION AND ADOPTION OF A RESOLUTION approving an agreement between the City of Warren and Care House.

12 COUNCIL BUSINESS/LEGAL UPDATE

- a) Legal Update
- b) Request of City Treasurer, Lorie Barnwell to authorize the hiring of outside legal counsel for the Treasurer's Office. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- c) CONSIDERATION AND ADOPTION OF A RESOLUTION authorizing the City Attorney's Office to enter into consent agreements regarding Marijuana License Renewals following payment of delinquent taxes.
- d) Request for appeal by Emerald Mountain Labs, the suspension of marihuana license.
- e) Request for appeal by Boxer Enterprises, LLC., the revocation of municipal license No. CAUE-148.
- f) Discussion in re: Workforce Housing PILOT Ordinance Test Run Project
 - 1.Consideration of an ordinance to create Chapter 33.7 of the Warren Code of Ordinance relating to Workforce Housing. (First Reading)
 - 2.CONSIDERATION AND ADOPTION OF A RESOLUTION providing public notice of intent to sell vacant tax-reverted properties at 11076 and 11082 Maxwell, Warren, Michigan; Approving sale upon completion of notice period; And acceptance of grant of easement rights.

13 CORRESPONDENCE FROM THE MAYOR:

- a) Request of the 37th District Court for an increase in budgeted revenues and appropriations in the amount of \$400,000.00 to account for the receipt of a grant from the Substance Abuse and Mental Health Services Administration. CONSIDERATION AND ADOPTION OF A RESOLUTION. (5 votes needed)
- b) Notice of appointment of Jason Spiller as the Director of Parks and Recreation.
- c) Request to review and confirm the appointment of James Vanhavermaat to the Construction Board of Appeals for a term to expire June 30, 2028.

14 AUDIENCE PARTICIPATION – General Topics

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

15 COUNCIL RESPONSE TO AUDIENCE (optional)

16 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) Approval of the minutes of September 23, 2025.
- b) Approval of the minutes of Special Meeting October 3, 2025
- c) Request for closed session pursuant to Section 8(e) of Public Act 267 of 1976 in the matter of Green Recycling of Michigan, Inc. v City of Warren. USDC-ED Case No. 2:25-cv-12650-LVP-EAS. Hon. Linda V Parker.
- d) Request for closed session pursuant to Section 8(e) of Public Act 267 of 1976 in the matter of Charlene Lust v Allstate Insurance Company, Liberty Surplus Insurance Corporation, City of Warren, et. al; MCCC Case No. 2025-003698-NI. Hon. Jennifer M. Faunce.
- e) Request for closed session pursuant to Section 8(e) of Public Act 267 of 1976 in the matter of Nyasha Reid v City of Warren, et. al; WCCC Case No. 2025-014609-NI. Hon. Kathleen McCarthy.
- f) CONSIDERATION AND ADOPTION OF A RESOLUTION approving Inter Agency Agreement between the Michigan Department of Treasury and the 37th District Court.
- g) The 37th District Court recommends the award of ITB-W-1644 for furnishing urine drug and alcohol testing services to Class A Training Center, LLC., dba Testing and Prevention, for a one (1) year period, with options to renew for five (5) additional one-year periods, in an annual amount not to exceed \$282,500.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- h) Request of the 37th District Court to waive the bid process and increase the award for printing of Court forms from \$14,000.00 to \$55,000.00, to Metcom, Inc., for a one (1) year period, retro-active to July 1, 2025. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- i) Request of the Beautification Commission to waive the bid process and award the purchase of Holiday Decorations to Bronner's Commercial Display, in the total amount of \$29,997.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- j) Request of the Communications Department to waive the bid process and award the purchase of one (1) Tape Library Storage Unit from GovConnection, Inc., in the total amount not to exceed \$23,694.40. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- k) CONSIDERATION AND ADOPTION OF A RESOLUTION to approve contract modification No. 1 to City Contract W-25-832, 2025 Water Division Repairs Lawn Restoration, increasing the current contract amount by \$55,000.00 resulting in an amended contract amount of \$108,400.00 to Green Meadows Lawnscape, Inc. and to approve payment No. 1 to Green Meadows Lawnscape, Inc., in the amount of \$53,864.60.
- l) Request of the Human Resource Director to increase the award to furnish Payroll Time & Attendance Management Services to Ascentis, a UKG Company, from an annual amount not to exceed \$16,260.00 to an annual amount not to exceed \$17,175.00. An increase of \$915.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- m) Request of the Information Systems Division to award Cisco Hardware and Software Maintenance to Presidio Networked Solutions, for a one (1) year period, in an annual amount of \$88,515.92. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- n) Request of the Library Director to increase the award for Printing, Bundling, and Shipping the Warren Program Guide/Booklet (ITB-W-1322) to Grand Blanc Printing, Inc., in the amount of \$603.19. From a total amount not to exceed \$37,660.00 to a total amount not to exceed \$38,263.19. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- o) Request of the Library Director to extend the award of bid ITB-W-1388 to Spartan 6 Security, Inc., to furnish security services at Burnette Branch Library, for a one (1) year period, in the annual amount not to exceed \$40,000.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.

- p) Request of the Department of Public Works (DPW) to waive the bid process and authorize the Auctioning Service of Chuck Cryderman & Associates, LLC., to auction city vehicles and equipment utilizing the State of Michigan Contract #250000000054. CONSIDERTION AND ADOPTION OF A RESOLUTION.
- q) Request of the Department of Public Works to award RFP-W-1696 for General Motors dealer parts, service and warranty work for a two (2) year period, with option to renew for four (4) additional two (2) year periods, in an annual total amount not to exceed \$250,000.00 to Hamilton Chevrolet and Jefferson Chevrolet. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- r) Request of the Department of Public Works, the Police Department, and the Fire Department to award city vehicle up-fitting through the City of Sterling Heights Cooperative Award to Canfield Equipment, commencing on December 6, 2025 through October 14, 2027, with options to renew for two (2) additional one (1) year periods. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- s) Request of the Parks and Recreation Department to increase the award to furnish and install playground equipment for Licht Park to webuildfun, Inc., from a total amount of \$597,469.90 to a total amount of \$603,469.90 (an increase of \$6,000.00). CONSIDERATION AND ADOPTION OF A RESOLUTION.
- t) Request of the Parks and Recreation Department to authorize the purchase of park improvements at Altermatt, Jaycee and Rentz Park; utilizing OMNIA Cooperative Contract #201700134, in the total amount for all three (3) parks not to exceed \$813,553.51. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- u) Request of the Parks and Recreation Department to get approval for contract modification No. 2 and issuance of final payment to ITB-W-1113 to Mando Construction, Inc. for improvements at Wiegand Park, decreasing the contract by \$5,600.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- v) Request of the Police Department to waive the bid process and authorize the purchase of TYR Tactical Ballistic Vests from TYR Tactical, Inc., in the amount of \$55,600.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- w) Request of the Police Department to authorize the purchase of five (5) APX 6500 In-Vehicle Radios, eight (8) E5 Radio Control Heads with accessories, programming and activation fees, utilizing the State of Michigan Contract #MA190000001544, in the grand total amount of \$41,470.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- x) Request of the Police Department to purchase two (2) 2025 Ford Interceptor with EcoBoost Police vehicles, from Gorno Ford, Inc., utilizing the State of Michigan Contract #MA240000001193, in the total amount of \$97,574.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- y) Request of the Department of Public Works recommends the extension of award of the Sterling Heights Cooperative bid for Gasoline and Diesel Fuel Purchases with delivery, for a two (2) year period, commencing on February 1, 2026 and extending through January 31, 2028, to RKA Petroleum Companies, Inc. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- z) Request of the Department of Public Works and the Sanitation Division to award bid ITB-W-1658 to furnish and install three (3) Automatic Grease Systems to Great Lakes Groeneveld, LLC., in the total amount of \$40,479.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- aa) Request of the Public Service Director to award the purchase of two (2) 2026 Chevrolet Equinox AWD LT Utility Vehicles, for the Rental Division, to Todd Wenzel Chevrolet, in a total amount of \$59,546.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- bb) Summary Investment Report-June 30, 2025.
- cc) Summary Investment Report-July 31, 2025.
- dd) Request of the Waste Water Treatment Plant to award the purchase, installation, and programming of four (4) Cisco Switches from Presidio Networked Solutions Group, LLC., in the total amount of \$51,594.96. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- ee) Request of the Waste Water Treatment Plant to award the purchase of UV Lamps and Supplies to Trojan Technologies Corp., in the total amount of \$156,081.80. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- ff) Request of the Waste Water Treatment Plant to extend the award of ITB-W-0871 for the testing of PFAS on Wastewater Influent and Effluent Samples to ALS Environmental, for the first of three (3) possible one (1) year extensions, in an annual amount not to exceed \$23,000.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.

- gg) Request of the Water Division to award the purchase of one (1) 2024 Chevrolet Express 3500 Utility Van with Rockport Workport Body, to Hamilton Chevrolet, in the total amount of \$60,252.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- hh) Request of the Water Division to award ITB-W-1572 for furnishing ADA Improvements at the Water & Sewer Garage to Decima, LLC., in the total amount not to exceed \$555,615.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- ii) Request of the Water Division to award ITB-W-1689 for furnishing repair clamps and sleeves to ETNA Supply Company, for a one (1) year period with the option to extend for an additional one (1) year period in the annual amount not to exceed \$56,767.65. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- jj) Notice of appointment of Yvone Palowoda to the Beautification Commission with a term expiration of June 30, 2028.
- kk) Notice of appointment of Tina Schoenherr to the Commission on Disabilities with a term expiration of February 28, 2026.
- ll) Notice of re-appointment of Gary Urbanczyk to the General Employees Retirement Board with term expiration of September 30, 2027.
- mm) Proposed resolution providing public notice of intent to sell tax-reverted property at 7215 Jackson, Warre, Michigan; Parcel ID No. 13-33-477-022 for \$500.00; and approving sale following 30-day notice period and accepting grant of easement rights. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- nn) Request of the Community Development Director to rescind the previously approved sale of 23240 Bolam and the intended buyer is no longer able to purchase the property. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- oo) Request of the Community Development Director to sell property located at 23420 Bolam to Mr. Bradley Lebert in the amount of \$200,000.00, or the amount of the appraisal obtained by his mortgage company, but no lower than the minimum price of \$190,000.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.
- pp) Subdivision lot split and combination request; located on the east side of David Givens Street, approximately 771 ft. north of 11 Mile Road; and located on the west side of James Street, approximately 702 ft. north of 11 Mile Road; the west 10 ft. of parcel #13-18-377-038 to be split and combined with parcel #13-18-377-037; Section 18; 27300 David Givens Street & 27287 James Street; Herbert P. Heide (Garrett Buffington) petitioner; PSLS250002. Set Public Hearing Date- November 18, 2025.
- qq) Request to confirm the Special Assessment Roll No. 546, related to the removal of a house at 23814 Willard through the nuisance abatement program. Set Public Hearing Date-November 18, 2025