

**WARREN CITY COUNCIL  
REGULAR MEETING  
November 22, 2016**

A Regular Meeting of the Warren City Council was called for Tuesday, November 22, 2016 at 7:00 p.m. in the Warren Community Center Auditorium, at 5460 Arden, Warren, Michigan 48092.

**MEMBERS OF THE COUNCIL PRESENT:**

Cecil D. St. Pierre, Jr., President  
Robert Boccomino, Council Secretary  
Keith J. Sadowski, Assistant Council Secretary  
Kelly Colegio, Mayor Pro Tem  
Scott C. Stevens, Councilman  
Steven G. Warner, Councilman

**ABSENT:**

None

**Also Present:**

Mary Michaels, Acting City Attorney  
Tom Bommarito, Building  
Tom Frontana, Controller's Office  
James Van Havermaat, Engineer  
Craig Treppa, Purchasing Agent

**1. CALL TO ORDER**

Chairman St. Pierre called the meeting to order at 7:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

All members were present except Vice President Patrick Green whom had resigned on November 15, 2016 after being elected to the State of Michigan House of Representatives.

**4. ADOPTION OF THE CONSENT AGENDA**

**Motion:**

Motion to approve made by Councilman Stevens and support motion made by Councilwoman Colegio with the addition of the appointment to

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the Planning Commission of Natasha Houghten to replace Charles Pryor at the request of the Administration.

**Voice Vote:**

A voice vote was taken on the motion. All "Ayes" were recorded. The motion carried (6-0).

**5. ADOPTION OF AGENDA**

**Motion:**

Motion to approve the agenda was made by Councilwoman Colegio and support motion made by Councilman Stevens with the following amendments:

Add item 14b re: Councilman Stevens adoption of procedure to fill vacancy of Councilman Patrick Green, District 1 Council Seat.

Add item 14b re: Councilman Boccomino to fill the vacancy in District 1 Council Seat.

**Roll Call:**

A roll call vote was taken on the motion. The motion carried (6-0).

Councilwoman Colegio	Yes
Councilman Stevens	Yes
Councilman Boccomino	Yes
Councilman Sadowski	Yes
Councilman Warner	Yes
Chairman St. Pierre	Yes

**6. APPROVAL OF THE MINUTES**

**a) Regular Meeting of November 9, 2016**

**Motion:**

Motion to approve the agenda was made by Councilman Stevens and support motion made by Councilman Boccomino.

**Voice Vote:**

A voice vote was taken on the motion. All "Ayes" were recorded. The motion carried (6-0).

**7. APPROVAL OF THE BILLS**

**a) General Revenue Funds**

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**Motion:**

Motion to approve was made by Councilman Warner and support motion made by Councilman Sadowski.

**Roll Call:**

A roll call vote was taken on the motion. The motion Failed (3-3).

Councilman Warner	Yes
Councilman Sadowski	Yes
Councilman Boccomino	No
Councilman Stevens	No
Councilwoman Colegio	No
Chairman St. Pierre	Yes

Councilman Boccomino changed his vote to yes.

**Roll Call:**

A roll call vote was taken on the motion. The motion carried (4-2).

Councilman Warner	Yes
Councilman Sadowski	Yes
Councilman Boccomino	Yes
Councilman Stevens	No
Councilwoman Colegio	No
Chairman St. Pierre	Yes

**b) Water & Sewer System**

**Motion:**

Motion to approve was made by Councilman Stevens and support motion made by Councilwoman Colegio.

**Roll Call:**

A roll call vote was taken on the motion. The motion carried (5-1).

Councilman Stevens	Yes
Councilwoman Colegio	Yes
Councilman Warner	Yes
Councilman Sadowski	Yes
Councilman Boccomino	No
Chairman St. Pierre	Yes

**8 ANNOUNCEMENTS**

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Curbside compost pick up has been extended to December 8, 2016.

**9 PUBLIC HEARINGS/ADMINISTRATIVE HEARINGS:**

- a) CONSIDERATION AND ADOPTION OF A RESOLUTION approving the removal of a house, garage full of debris and four (4) wood fence panels 6 feet high at rear yard along with debris left in yard at 14291 Marshall. Nuisance Abatement.

**Motion:**

Motion to approve was made by Councilman Sadowski and support motion made by Councilman Boccomino.

**Roll Call:**

A roll call vote was taken on the motion. The motion carried (6-0).

Councilman Boccomino	Yes
Councilman Sadowski	Yes
Councilman Warner	Yes
Councilman Stevens	Yes
Councilwoman Colegio	Yes
Chairman St. Pierre	Yes

- b) CONSIDERATION AND ADOPTION OF A RESOLUTION approving the removal of a house with crawl space and debris at south fence line at 3500 Parent. Nuisance Abatement.

**Motion:**

Motion to approve was made by Councilman Stevens and support motion made by Councilwoman Colegio.

**Roll Call:**

A roll call vote was taken on the motion. The motion carried (6-0).

Councilman Stevens	Yes
Councilwoman Colegio	Yes
Councilman Boccomino	Yes
Councilman Sadowski	Yes
Councilman Warner	Yes
Chairman St. Pierre	Yes

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- c) Proposed amendment to add an Article III to Chapter 38 in order to encourage property owners to promote biodiversity by cultivating native plant vegetation. (Second Reading).

**Motion:**

Motion to approve was made by Councilman Stevens and support motion made by Councilman Boccomino with amendment that the last three words of section 38-19 be deleted.

**Roll Call:**

A roll call vote was taken on the motion. The motion carried (5-1).

Councilman Stevens	Yes
Councilman Boccomino	Yes
Councilwoman Colegio	Yes
Councilman Sadowski	No
Councilman Warner	Yes
Chairman St. Pierre	Yes

**10 CORRESPONDENCE FROM THE MAYOR:**

- a) **(Tabled 11/9/16)** Proposed ordinance amending Chapter 2-Article VI-Finances, Division 4-relating to purchasing procurement methods. (Second Reading).

**Motion:**

Motion to remove from the table was made by Councilman Stevens and support motion made by Councilman Sadowski.

**Roll Call:**

A roll call vote was taken on the motion. The motion carried (6-0).

Councilman Stevens	Yes
Councilman Boccomino	Yes
Councilwoman Colegio	Yes
Councilman Sadowski	Yes
Councilman Warner	Yes
Chairman St. Pierre	Yes

**Motion:**

Motion to approve was made by Councilman Stevens and support motion made by Councilman Sadowski.

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**Roll Call:**

A roll call vote was taken on the motion. The motion carried (6-0).

Councilman Stevens	Yes
Councilman Sadowski	Yes
Councilman Boccomino	Yes
Councilwoman Colegio	Yes
Councilman Warner	Yes
Chairman St. Pierre	Yes

- b) Request of the Planning Department to waive bidding procedure and authorizing a one (1) year membership to the sole source provider, Southeast Michigan Council of Governments (SEMCOG) in the annual amount of \$15,528.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.

**Motion:**

Motion to approve was made by Councilman Stevens and support motion made by Councilman Warner.

**Roll Call:**

A roll call vote was taken on the motion. The motion carried (6-0).

Councilman Stevens	Yes
Councilman Warner	Yes
Councilman Boccomino	Yes
Councilwoman Colegio	Yes
Councilman Sadowski	Yes
Chairman St. Pierre	Yes

- c) Proposed final resolution to authorize sale of 62 tax-reverted properties to JSR Funding, LLC. Approve development and real estate purchase agreement with JSR Funding, LLC and 5 Star Investments and Realty, LLC. CONSIDERATION AND ADOPTION OF A RESOLUTION.

**Motion:**

Motion to approve was made by Councilman Stevens and support motion made by Councilman Boccomino.

**Roll Call:**

A roll call vote was taken on the motion. The motion carried (5-1).

Councilman Stevens	Yes
Councilman Boccomino	Yes

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Councilman Warner	Yes
Councilwoman Colegio	No
Councilman Sadowski	Yes
Chairman St. Pierre	Yes

- d) CONSIDERATION AND ADOPTION OF A RESOLUTION to approve contract modification No. 1 and final to City Contract P-16-611, Regal Drive Pavement Rehabilitation, decreasing the original contract amount by \$6,252.69, resulting in a final contract amount of \$428,886.26; and to issue payment No. 4 and final in the amount of \$63,640.53 to Fiore Enterprises, LLC.

**Motion:**

Motion to approve was made by Councilman Boccomino and support motion made by Councilman Warner.

**Roll Call:**

A roll call vote was taken on the motion. The motion carried (6-0).

Councilman Boccomino	Yes
Councilman Warner	Yes
Councilman Stevens	Yes
Councilwoman Colegio	Yes
Councilman Sadowski	Yes
Chairman St. Pierre	Yes

- e) Request of the Water Division to award bid ITB-W-9498 for the delivery of Class II sand for a one (1) year period to Bedrock Express, Ltd., in the total annual amount not to exceed \$61,000.00 and to authorize payment with ten (10) days to receive a 2% discount for a net cost of \$59,780.000.  
CONSIDERATION AND ADOPTION OF A RESOLUTION.

**Motion:**

Motion to approve was made by Councilman Stevens and support motion made by Councilman Boccomino.

**Roll Call:**

A roll call vote was taken on the motion. The motion carried (6-0).

Councilman Stevens	Yes
Councilman Boccomino	Yes
Councilman Warner	Yes
Councilwoman Colegio	Yes
Councilman Sadowski	Yes

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Chairman St. Pierre                      Yes

**11 MISCELLANEOUS CORRESPONDENCE:**

- a) Request for action pertaining to recommended litigation strategy in the matter of Sondey v Officer Wolowiec, et al, United States Federal District Court Case No. 2-14-CV-13808-AC-RSW. CONSIDERATION AND ADOPTION OF RESOLUTION.

**Motion:**

Motion to approve was made by Councilman Warner and support motion made by Councilwoman Colegio.

**Roll Call:**

A roll call vote was taken on the motion. The motion carried (6-0).

Councilman Warner	Yes
Councilwoman Colegio	Yes
Councilman Stevens	Yes
Councilman Boccomino	Yes
Councilman Sadowski	Yes
Chairman St. Pierre	Yes

- b) Request of the Human Resources for approval of Administrative Services Agreement between ICMA Retirement Corporation and the City of Warren Relating to 457 Deferred Compensation Plan #304437. CONSIDERATION AND ADOPTION OF A RESOLUTION.

**Motion:**

Motion to approve was made by Councilman Stevens and support motion made by Councilman Boccomino.

**Roll Call:**

A roll call vote was taken on the motion. The motion carried (6-0).

Councilman Stevens	Yes
Councilman Boccomino	Yes
Councilman Warner	Yes
Councilwoman Colegio	Yes
Councilman Sadowski	Yes
Chairman St. Pierre	Yes

**12 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 designated form. You will have three minutes to speak.

Pat Biernari-spoke about District 1 replacement

Jaime Mortimer-introduced herself as a candidate for District 1

Antoine Davenport-introduced himself as a candidate for District 1 and requested information on how the process for consideration would be handled.

**13 Council – Calendar of Pending Matters**

Ordinance to allow dogs in park will be at next meeting.

Previous concerns about Warren residents paying Highland Park water bills had been addressed in court and the Court of Appeals determined Highland Park must pay own outstanding water bills.

**14 COUNCIL BUSINESS:**

- a) Council President St. Pierre discussion in re: Neighborhood Enterprise Zone (NEZ Program).

No action at this time.

- b) Councilman Scott Stevens in re: Adoption of procedures for filling a Council Vacancy.

**Motion:**

Motion to approve was made by Councilman Stevens and support motion made by Councilman Sadowski.

**Roll Call:**

A roll call vote was taken on the motion. The motion failed (3-3) tie.

Councilman Stevens	Yes
Councilman Sadowski	Yes
Councilman Warner	No
Councilwoman Colegio	No

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Councilman Boccomino	No
Chairman St. Pierre	Yes

- c) Council Secretary Boccomino in re: Request for action to fill Council District 1 Vacancy.

**Motion:**

Motion to take nomination and vote was made by Councilman Boccomino and support motion made by Councilwoman Colegio.

**Roll Call:**

A roll call vote was taken on the motion. The motion carried (4-2).

Councilman Boccomino	Yes
Councilwoman Colegio	Yes
Councilman Stevens	No
Councilman Sadowski	No
Councilman Warner	Yes
Chairman St. Pierre	Yes

Councilman Boccomino nominated Ronald Papandrea.  
Councilman Sadowski nominated Donald Zeolla  
Councilman Stevens nominated Roman Nestorowicz

**Motion:**

Motion to close nomination was made by Councilwoman Colegio and supported by Councilman Boccomino.

**Voice Vote:**

A voice vote was taken on the motion. All "Ayes" were recorded. The motion carried (6-0).

**Roll Call:**

A roll call vote was taken requesting the name of a nominated candidate.

Councilman Boccomino	Ronald Papandrea
Councilwoman Colegio	Ronald Papandrea
Councilman Stevens	Roman Nestorowicz
Councilman Sadowski	Donald Zeolla
Councilman Warner	Ronald Papandrea
Chairman St. Pierre	Ronald Papandrea

Chairman St. Pierre stated Ronald Papandrea was appointed the fill the vacancy of Council District 1 by a vote of 4-2.

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**15 ADJOURNMENT**

**Motion:**

Motion to approve was made by Councilwoman Colegio and support motion made by Councilman Boccomino.

**Voice Vote:**

A voice vote was taken on the motion and all "Ayes" were recorded. The motion carried (6-0). The meeting adjourned at 8:55 p.m.

**Robert Boccomino  
Secretary of the Council**

APPROVED