

**WARREN CITY COUNCIL
REGULAR MEETING
December 9, 2014**

A Regular Meeting of the Warren City Council was called for Tuesday, December 9, 2014, at 7:00 p.m. in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

MEMBERS OF THE COUNCIL present:

Cecil D. St. Pierre, Jr., President
Patrick Green, Vice President
Scott C. Stevens, Council Secretary
Keith J. Sadowski, Assistant Council Secretary
Robert Boccomino, Councilman
Kelly Colegio, Councilwoman
Steven G. Warner, Councilman

ABSENT: None

Also Present:

David Griem, City Attorney
Rob Maleszyk, Controller
Tom Pawelkowski, Water Department
James Van Haavermat, Engineering
Skip McAdams, Fire Commissioner
Lark Samouelian, DDA Director
Gina Ludwig, Economic Development
Ron Wuerth, Planning Department
Gina Hensley, Community Development
David Koss, Water Department

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 present.

4. ADOPTION OF THE CONSENT AGENDA

Motion:

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

Voice Vote:

A voice vote was taken on the motion. All "Ayes" were recorded. The motion carried (7-0).

5. ADOPTION OF AGENDA

Motion:

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

Item 10j was removed from the agenda at the request of the administration.

Item 14a was added to the agenda by Council Secretary, Mayor Pro Tem, Scott C. Stevens in re: Hiring of a Planning Professional/Consultant to work at the direction of the Master Plan committee to organize and arrange all things necessary for receiving Request for Qualifications (RFQ) for the update of the following: Master Plan, Zoning Ordinances and Planning/Building Ordinances. Funds to come from the Council Offices, Contractual Services and shall not exceed \$10,000.00.

Roll Call:

A roll call vote was taken on the motion. The motion carried (4-3).

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

6. APPROVAL OF THE MINUTES

a) **Minutes of the Regular Meeting of November 25, 2014**

Motion:

Motion to approve made by Councilman Sadowski and supported by Councilman Warner.

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Voice Vote:

A voice vote was taken on the motion. All "Ayes" were recorded. The motion carried (7-0).

7. APPROVAL OF THE BILLS

a) **General Fund Bills**

Motion:

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

Roll Call:

A roll call vote was taken on the motion. The motion carried (5-2).

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

b) **Water & Sewer System Bills**

Motion:

A motion to approve was made by Councilman Stevens and supported by Councilwoman Colegio.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

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

8 ANNOUNCEMENTS

9 PUBLIC HEARINGS/ADMINISTRATIVE HEARINGS: PUBLIC HEARING:

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- a) **CONSIDERATION AND ADOPTION OF A RESOLUTION FOR Special Land Use and Site Plan Approval for New Cadillac Dealership;** located on the east side of Van Dyke Avenue approximately 222 ft. north of Civic Center Boulevard; 29900 Van Dyke; Section 10; Gregory Jackson Petitioner.

Joseph Hunt appeared before council and asked if the property had been purchased by the Cadillac Dealership. In particular property identified as number 4 and number 6. These two pieces of property were still listed for sale by the real estate company. He asked if the property was sold, how much was realized from the sale and if the profits would be given to the general fund or the DDA.

Motion:

A motion to approve was made by Councilman Sadowski and supported by Councilman Boccomino.

Roll Call:

A roll call vote was taken on the motion. The motion carried (6-1).

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

- b) **PUBLIC HEARING:** Regarding 2015/2016 Water & Sewer System Budget.

Joseph Hunt appeared before the Council and said he understood it was an election year and that there would no increase in the water rates. He expressed concern that the recommended budget was for 18 months rather than 12 months and wanted to see the letter from the state directing the City to adopt an 18 month budget. He had requested a copy of the letter from the Council Office but he never received it. He also thanked the Council for having not answered his questions about the sale of the property on the previous items.

Motion:

A motion to approve was made by Councilman Sadowski and supported by Councilman Green.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

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

- c) **PUBLIC HEARING:** Request for review and confirm Special Assessment Roll No. 451 relating to 32550 Ruehle (Vacant two story brick house, 1,106 sq. ft. with basement, plus removal all trees and bushes around the house) Nuisance Abatement. CONSIDERATION AND ADOPTION OF A RESOLUTION.

No one appeared

Motion:

A motion to approve was made by Councilman Green and supported by Councilman Stevens.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

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

- d) **PUBLIC HEARING:** Request for review and confirm Special Assessment Roll 452 relating to 7204 Studebaker (One story aluminum house 679 sq. ft. with crawl space. Garage 400 sq. ft. block and wood, plus additional property debris) Nuisance Abatement. CONSIDERATION AND ADOPTION OF A RESOLUTION.

No one appeared

Motion:

A motion to approve was made by Councilman Boccomino and supported by Councilman Sadowski.

Roll Call:

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A roll call vote was taken on the motion. The motion carried (7-0).

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

10 CORRESPONDENCE FROM THE MAYOR:

- a) CONSIDERATION AND ADOPTION OF A RESOLUTION to approve a Water Main Easement Agreement with Warren Woods Public Schools located at 14100 Leisure Drive, in the amount of \$1.00 payable in the form of a check issued by the City Treasurer of the City of Warren.

Motion:

A motion to approve was made by Councilman Stevens and supported by Councilman Boccomino.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

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

- b) Request of the Engineering Division for approval of \$6,486.50 a final cost sharing increase for State Contract 08-5237 with MDOT for Upgrading Sidewalk Ramps to ADA Standards at various locations along the north side of Highway M-102 (Eight Mile Road) between Dequindre Road and east City Limits. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

A motion to approve was made by Councilman Stevens and supported by Councilman Sadowski.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

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

- c) Request of the Engineering Division for Contract Modification No. 1 and final for City Contract W-12-542, 2012 with Zuniga Cement Construction, Inc. in the increased amount of \$15,274.58 for Concrete, Manhole and Sod Repairs. Request that payment No. 10 and final be issued three (3) days after approval. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

A motion to Postpone was made by Councilman Sadowski and supported by Councilwoman Colegio.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

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

- d) Request of the Department of Public Service Director to award purchase of one (1) 2015 Gapvax Mc Series Combination Jet/Vacuum Truck to the Safety Company, LLC (dba MTech Company) in an amount not to exceed \$397,231.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

A motion to approve was made by Councilman Green and supported by Councilwoman Colegio.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

Councilman Green	Yes
Councilwoman Colegio	Yes

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Councilman Stevens	Yes
Councilman Warner	Yes
Councilman Sadowski	Yes
Councilman Boccomino	Yes
Councilman St. Pierre	Yes

- e) Request of the DPW to award bid ITB-W-9079 for truck tire re-treading services for a one (1) year period to Dependable Wholesale, Inc. for an annual amount not to exceed \$55,951.25. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

A motion to approve was made by Councilman Stevens and supported by Councilman Green.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

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

- f) Request of the DPW to award bid ITB-W-9801 for the Removal and Disposal of Street Sweeping Spoils to Dale's Disposal, Inc. for a one (1) year period at the rate of \$19.95 per ton, in an annual amount not to exceed \$79,800.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

A motion to approve was made by Councilman Sadowski and supported by Councilman Stevens.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

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

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Councilman St. Pierre Yes

- g) Request of the Fire Department for an increase in Budgeted Revenue and Appropriations in the amount of \$2,688.64 to account for the receipt of a donation from Jay Dee Contractors. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

A motion to approve was made by Councilman Boccomino and supported by Councilwoman Colegio.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

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

- h) Request of the Fire Department for an increase in Budgeted Revenue and Appropriations in the amount of \$1,000.00 to account for the receipt of a donation from Wal-Mart Foundation. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

A motion to approve was made by Councilman Stevens and supported by Councilwoman Colegio.

Roll Call:

A roll call vote was taken on the motion. The motion carried (7-0).

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

- i) Request of Community Development for approval of Change Order No. 1 and Final Contract with KEO & Associates for Removal and Replacement of

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Flat Roof and HVAC with Interior Renovations and Installation of a Fire Detection and Alarm System at Owen Jax Recreation Center-8207 Nine Mile Road, Warren, Michigan. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

A motion to approve was made by Councilman Boccomino and supported by Councilman Green.

Roll Call:

A roll call vote was taken on the motion. The motion carried (6-1).

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

- j) Request of Community Development to approve purchase of Lot 62, Fitzgerald Heights Subdivision, commonly known as 21422 Le Fever, Warren, MI from HUD in the amount of \$44,100.00 plus prorated taxes and buyers closing costs not to exceed \$3,500.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.

This item was removed at the adoption of the agenda at the administration's request.

11 MISCELLANEOUS CORRESPONDENCE:

- a) Request of Superior Air Ground Ambulance for approval of license to operate an Ambulance Service in the City of Warren. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Motion:

A motion to approve was made by Councilman Stevens and supported by Councilwoman Colegio.

Voice Vote:

A voice vote was taken on the motion. All "Ayes" were recorded. The motion carried (7-0).

12 AUDIENCE-AN OPPORTUNITY FOR CITIZEN PARTICIPATION

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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.

Jeremy Wallace expressed concerns about poor conditions at Butcher Park.

Gloria Sankuer wished everyone Merry Christmas

13 COUNCIL-CALENDAR OF PENDING MATTERS

14 COUNCIL BUSINESS:

- a) Scott C. Stevens, Council Secretary, Mayor Pro Tem in re: Hiring of a Planning Professional/Consultant to work at the direction of the Master Plan committee to organize and arrange all things necessary for receiving Request for Qualifications (RFQ) for the update of the following: Master Plan, Zoning Ordinances and Planning/Building Ordinances. Funds to come from the Council Offices, Contractual Services and shall not exceed \$10,000.00.

Voice Vote:

A voice vote was taken on the motion. All "Ayes" were recorded. The motion carried (7-0).

15 ADJOURNMENT

Motion:

A motion to adjourn was made by Councilman Stevens and supported by Councilman Boccomino.

Voice Vote

A voice vote was taken on the motion and all "Ayes" were recorded. The motion carried (7-0). The meeting adjourned at 8:37 p.m.

**Scott C. Stevens
Secretary of the Council
Mayor Pro Tem**