

**WARREN CITY COUNCIL  
REGULAR MEETING  
February 25, 2014**

A Regular Meeting of the Warren City Council was called for Tuesday, February 25, 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  
Ron Wuerth, Planning Director  
Dan Fagan, Senior Housing  
Wilburt (Skip) McAdams, Fire Commissioner  
David Vinson, MMRS Grant Coordinator  
James Van Havermaat, City Engineer  
Henry Bowman, Parks and Recreation Director  
Gus Ghanam, Deputy Public Service Director

**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 Green and supported by Councilman Sadowski.

No discussion

**Roll Call:**

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

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

**5. ADOPTION OF AGENDA**

**Motion:**

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

Councilman Stevens stated he would be adding item 14b amendments to the Civil Service Ordinance. Councilman St. Pierre had an item to add for a presentation by the administration relating to snow removal and the potholes and asked if he would like that to be item 8a.

Chairman St. Pierre stated 14c would be fine as Gus Ghanam would be present to discuss the item.

Councilman Stevens stated Chairman St. Pierre's item would be 14c and he stated the Engineering Department had requested a last minute emergency item, contract amendment #2 for water and sewer repairs and that would now be item 10o.

**Roll Call:**

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

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

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Councilman Green	Yes
Councilman St. Pierre	Yes

**6. APPROVAL OF THE MINUTES**

a) **Minutes of the Regular Meeting of February 11, 2014**

**Motion:**

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

No discussion.

**Voice Vote:**

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

**7. APPROVAL OF THE BILLS**

a) **General Fund Bills**

**Motion:**

Motion to approve was made by Councilman Green and supported by Councilman Boccomino.

No discussion

**Roll Call:**

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

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

Councilman Sadowski stated the sound for AT&T cable was not on if the communications department could look into that.

b) **Water & Sewer System Bills**

**Motion:**

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

No discussion.

**Roll Call:**

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

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

**c) General Fund Revenue Report**

**Motion:**

A motion to receive and file was made by Councilman Warner and supported by Councilman Stevens.

No discussion.

**Voice Vote:**

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

**d) General Fund Expenditure Report**

**Motion:**

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

No discussion.

**Voice Vote:**

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

8 **ANNOUNCEMENTS**

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Councilwoman Colegio stated the next meeting of the Friends and Neighbors of Warren and Centerline Association will be taking place March 6, 2014 at 7:00 p.m. at the Owen Jax recreation Center.

Councilman Boccomino stated an addendum to the last announcement was the 6<sup>th</sup> was a Thursday and the meetings are normally held on the third Wednesday of the month but this meeting would be Thursday, Mach 6, 2014.

Councilman Stevens stated the Warren Concert band would have a concert on Sunday, March 2, 2014 at the Warren Woods Fine Arts Auditorium. Tickets are \$10.00 for adults and discounts are available for students and children.

Chairman St. Pierre held a moment of silence for George Binson who passed away February 19, 2014. He was 90 years old, an artist and had his artwork on display here in the community center.

**9 PUBLIC HEARINGS/ADMINISTRATIVE HEARINGS:**

- a) **PUBLIC HEARING:** Request of the Planning Department, Special Land Use approval for Expansion of Amusement Machine Center inside Pampa Lanes Bowling Center, 31925 Van Dyke Avenue; Section 4: Larry R. Bruzzese, Pampa Lanes Inc. (Howard S. Ellman, Dynamic Designs).  
CONSIDERATION AND ADOPTION OF A RESOLUTION.

Joseph Hunt appeared before the council and stated the public hearing was a result of the Planning Departments recommendation to approve the Special Land Use Permit for Extension of Amusement Machine Center for Pampa Lanes. He was in favor of this approval and feels it has been some time coming. He frequents Pampa Lanes and thinks it is a nice facility. Since the destruction of the Van Dyke Sports Center there is a lack of entertainment in the City.

Karen Spranger appeared before the Council and stated she had requested back-up material for her to review so she would be informed about the decisions that were being made. She noticed when there were demolitions there was a list that needed to be checked off regarding hazardous materials. Who does the follow up regarding hazardous material? Building or the Fire Department? She would like Council to find the answer to that.

**Motion:**

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

Chairman St. Pierre asked if Mr. Wuerth from the Planning Department had anything to add for this item.

Ron Wuerth, Planning Director appeared before the Council and stated he was available for any questions the Council may have.

Chairman St. Pierre stated he wanted it noted that in the documents there were unpaid taxes.

Ron Wuerth stated he noticed that and his assumption was that the petitioner provided documents that the taxes were paid. He reviewed his file and there was no indication that taxes were owed.

Chairman St. Pierre asked that he ensure that all taxes be paid before anything were done.

Ron Wuerth replied by all means. There are a few other steps that have to be taken anyway.

Chairman St. Pierre asked when the last time a permit like this was requested.

Ron Wuerth stated one every couple of years.

**Roll Call:**

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

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

- b) **PUBLIC HEARING:** Request to review and confirm Special Assessment roll No. 430 relating to 8023 Toepfer (House and Garage Demolition) Nuisance Abatement. CONSIDERATION AND ADOPTION OF A RESOLUTION.

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Joseph Hunt appeared before the Council and stated that public hearings were an opportunity for him to interact with his city government whether they liked it or not. He wanted to point out that two of these were REO properties and the abatement was \$8,253.00 and he was questioning the 1,092.50 and whether or not the director of public service was keeping an exact list of what goes into nuisance abatement. He questioned the difference on the start dates for the different SAR's on the agenda tonight.

Karen Spranger stated in reviewing the paperwork she has questions and believes this was the time for her questions to be answered. If not she recommended tabling until questions were answered. If the paperwork were here at the meeting for her to review, she could feel confident that the paperwork was in order. Without the paperwork she had questions.

**Motion:**

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

Chairman St. Pierre stated the record should reflect that this was a special assessment for a property that has been abated. The home has been torn down and the Council was placing a lien on the property. The law allows for a tax lien in this situation because the City improved the property. There were approximately 100 properties that were going to come back for non-payment of taxes. There was a time the City collected this money on these liens and hopefully some of these will come through. Everything has been provided and there was no reason to wait.

**Roll Call:**

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

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

- c) **PUBLIC HEARING:** Request to review and confirm Special Assessment roll No. 431 relating to 8128 Jackson (House Demolition) Nuisance Abatement.  
CONSIDERATION AND ADOPTION OF A RESOLUTION.

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Joseph Hunt appeared again and thanked Councilman St. Pierre for the explanation on special assessments. The problem was special assessments at tax sales drop off and much of these liens are not collected. In addition the right of appeal was not being advertized to people that were facing these matters. State Law was right of individual owners if they were not happy with the assessments. Get into compliance with the State Law. What floors him was the SEV that made this home supposedly worth \$37,000.00 that was demolished.

Karen Spranger appeared again and thanked the Council for the clarification. Determination was not clarified on how they decide it was vacant. If there was fee that the City was charging and a new owner comes in who pays for the fee? Vacancy in the City was accumulative because there was no recourse for having the places stay in the city. What programs are there to help reach out to those that have a home that is distressed. She does not see a cooperation of the different agencies.

**Motion:**

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

**Roll Call:**

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

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

- d) PUBLIC HEARING: Request to review and confirm Special Assessment roll No. 432 relating to 8464 Paige (Garage Demolition) Nuisance Abatement. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Joseph Hunt appeared again and stated the special assessment 432 and 433 were on the same street. Under the housing Act the hearing officer could not be an employee of the city and he wanted to know why the City of Warren hearing officer was? The \$1,092.50 was not enough in his opinion to cover the cost of the City to tear the house or garage down. Again he questioned the payment start dates.

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Karen Spranger appeared again and asked how the bids went out and what the time frame was for having this done in a timely manner.

**Motion:**

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

Chairman St. Pierre stated this one had a good chance of getting this lien paid because it was the garage only. The garage was no different than any other structure with regards to being torn down through the nuisance abatement process and the pricing of it.

**Roll Call:**

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

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

Chairman St. Pierre stated all bids come in through MITN.

- e) PUBLIC HEARING: Request to review and confirm Special Assessment roll No. 433 relating to 8510 Paige (Garage Demolition) Nuisance Abatement. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Joseph Hunt appeared again and it was discovered that there was a nuisance abatement revolving fund number 801 and the controller said he did not know what that fund was. Does the public hearing officer have an interest in homes getting torn down? Was that how he was paid from those funds? When would the properties be sold to the neighbors?

Karen Spranger stated the way a house and garage on a property was two separate buildings. She did not get to see the backup material that was why it was important to have it here at the meeting so she could go through it. A lot of people at not familiar with the process of nuisance abatement and there was no information out to help them understand it properly.

**Motion:**

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

Councilman Stevens asked David Griem, City Attorney if he could speak to the actual costs of the demolitions.

David Griem, City Attorney stated the demolition costs here were \$3,342.00 and as Council knew in these situations when the houses go to tax reverted foreclosure auctions it becomes a question of when are tax liens for demolitions cancelled, relieving the purchaser from having to pay? In this case the lien was not perfected until February 24, 2013 and Robinson REO purchased the property on August 2, 2013 and it was the cities position that the lien was not cancelled at that time because it was not perfected as of that time. The purchaser was on the hook for the demolition costs.

Councilman Stevens stated that was another one that it looked possible that the City would collect the money owed in tax lien.

Councilwoman Colegio requested that another request be sent to the Controller regarding the nuisance abatement revolving fund as part of the motion, she does not recall getting a response from the last request.

Chairman St. Pierre stated the Macomb County Treasurer was listed as one of the co-owners in his documentation and he wondered if the property had been sold. There was a purchase by REO and at that time the city had not had the lien perfected at that time.

David Griem stated not only that but if the lien were going to expire it would not have expired until December 31, 2013. The lien stays with the property and becomes the responsibility of the owner.

Chairman St. Pierre stated because as a general rule the city files Lis Pendens and that Lis Pendens stays around and that is the notice that they received and are stuck with.

**Roll Call:**

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

Councilman Green	Yes
Councilman Stevens	Yes
Councilman Sadowski	Yes
Councilman Boccomino	Yes

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Councilwoman Colegio	Yes
Councilman Warner	Yes
Councilman St. Pierre	Yes

- f) **PUBLIC HEARING:** Request to review and confirm Special Assessment roll No. 434 relating to 8523 Essex (House and Shed Demolition) Nuisance Abatement. CONSIDERATION AND ADOPTION OF A RESOLUTION.

Joseph Hunt again appeared before the Council and stated that there was good discussion the previous item and why the lien would be going to REO when they did not own the property at the time. There are a lot of legalities that are involved for the abatement. He has not gone to the county yet to see what the city files with the County to explain the \$1,092.50. Assessments listed he did not agree with. The real question was could the time frame be shortened between the nuisance hearings and when the homes are torn down. He would like to see what the real estate committee will discuss about this.

Karen Spranger again appeared before the Council and stated the one thing these houses all had in common were that they were all vacant or all went through a legal process. The paperwork from that process was very important and it should be explained better so everyone could understand it was not an easy process. At the public hearing the questions should be addressed. The legislative body should have to explain it. The money that is involved with these abetments and the new 801 account, there has to be accountability and the controller has some answers to provide. Where is the contract for the Public Hearing Officer? The council needs to do the homework.

**Motion:**

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

Chairman St. Pierre stated as he had indicated before the whole purpose was to put a lien on the property. The real estate committee should consider taking this issue up and discuss a plan on how to approach these properties since interest in them have declined.

Councilwoman Colegio stated in the past when these properties were voted to be demolished Council used to stated that the property was to be offered to the neighbor and sold for \$1.00 if interested and she was not sure that was still taking place at the nuisance abatement hearings or not. That was something the real estate committee could look into.

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**Roll Call:**

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

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

**10 CORRESPONDENCE FROM THE MAYOR:**

- a) (**Tabled 2/11/14**) CONSIDERATION AND ADOPTION OF A RESOLUTION approving agreement with Animal Care Hospital of Sterling Heights, Inc. for Animal Control Veterinary Services.

**Motion:**

A motion to remove from the table was made by Councilman Sadowski and supported by Councilman Green.

**Voice Vote:**

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

**Motion:**

Councilman Stevens made the motion to deny and supported by councilwoman Colegio.

Chairman St. Pierre stated before going to discussion he wanted the record to reflect that this was not going to be a public hearing for citizens to come forward. There was one meeting where this item was tabled and committee of the whole where everyone was allowed to speak and comment on the item and received a lot of information on this item. There would be no public hearing with regards to this matter.

Councilman Stevens stated after long consideration and discussion with several people on this item he had decided to make the motion to deny and he would like to go through some of the reason why and ask a few questions.

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Councilman Stevens continued that he had argued against Macomb county Animal control in past because they did not do enough to adopt the animals out and he would like to see a no kill shelter, but he has seen changes in policy since that time. The council did approve joining the consortium but did not approve the contract to take the animals to the Sterling Heights Animal Hospital and yet there was where the animal control officers were taking the animals now without council approval. The price increases from the County that have been talked about was not an issue. In reviewing the list of prices that had increased from last year to this year it was services the City for the most part did not use and the idea that prices could be increased every 30-days with notice was not new to this contract. He favors staying with Macomb county and utilizing the feral cat program with All About Animals here in Warren which was free for 2014 and would be \$25.00 from then on. Because this was grant money All About Animals was using they may be able to extend the free service from there, saving even more taxpayer money. He believes the Macomb County Animal Shelter was moving in the right direction. Not all of the Sterling Heights Animal Hospitals facilities were licensed and the one that was could not house all the animals from four communities.

Councilwoman Colegio stated she agreed with Councilman Stevens and had concerns about the Sterling Heights Animal Hospital. The representative they sent to the Committee of the Whole meeting had only been with them for two weeks. She supports the Trap, Neuter and Return (TNR) program. She also has concerns that the City pulled away from a contract with Macomb County and selected this other facility without having gone through a bid process. She felt as though the whole situation had been thrown together and had not been well thought out. She felt the city should try the TNR program and stay with Macomb County.

Councilman Green stated there was a contact in front of Council for an Animal Shelter. The Coalition of five cities got together to find an alternative to Macomb county and they did that. There was contradiction in the statements about TNR, no bids were sent out for that, Council was just picking one. There were comments made that Animal Control was taking animals to the animal hospital already and he was not sure there was evidence to support that.

Councilman Stevens stated the Deputy Commissioner stated that at the Committee of the Whole.

Councilman Green continued that in the ordinance it said that City could enter into agreements with animal shelters and Hospitals. There was no contract right now and there are ten spots that talk about cats. How do we

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enter into a letter or agreement when all these areas say what we can cannot do with cats, wouldn't it be better to have the City Attorney amend the ordinances? Before entering into a letter of understanding with someone. What the Council does, he does not care but to enter into the letter of understanding when the ordinances say the Council cannot. The City using All About Animals would be of value to them in applying for grants because it implies a need.

Councilman St. Pierre stated he believed that Council was in favor of the TNR program with All About Animals. He would ask the City Attorney to review if any ordinances should be amended and if he would clarify the agreement of understanding. He felt it was good to be able to use All About Animals which was right here in Warren.

Councilman Sadowski asked if Council were to deny this item tonight where would the cats go. Was there still a contract with Macomb County?

David Griem stated Macomb County Animal Shelter would handle them as had been done in the past. He did not think there was a contract with Macomb but believes Macomb would take the animals.

Councilman Sadowski continued that people would stop calling to report nuisance animals because of the time delay it takes to amend ordinances. He understands what was presented at the committee of the whole but was not 100% behind it. Why isn't there an adoption process with All About Animals. If a resident calls and we go get the cat and we return it weeks later, the problem starts all over. People will no longer call. What happens if someone calls a second time? He is an animal lover and he wants to see the cats find homes. He was concerned with how many would be found dead in the neighborhoods.

Councilman Stevens suggested a moratorium be placed on the ordinances while a test program was conducted to see if this works.

David Griem stated it was possible in this situation and would only have to be on ordinances that apply to feral cats.

Councilman Stevens continued that feral cats are normally not social enough to be adopted. Kittens would possible be a different situation he would think. It is an educational process and Council needs to try and educate the residents.

Councilman Boccomino stated the TNR stated the goal was to first stabilize the population instead of letting it grow and in time allow it to decline. Feral

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cats are wild animals and residents do not see the purpose of spending money to kill wild cats that help control the rat population. The current system does not work and this program would let us collect data to see what works best. In Warren only 337 cats were captured and that was only 3% of the population.

**Motion:**

Councilman Boccomino made the motion to table with the memorandum of understanding going to the City Attorney's Office and the was supported by Councilman Warner

**Roll Call:**

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

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

- b) Request to approve an RFP Committee for Proposals: New comprehensive /Master Plan and new zoning ordinance for the City of Warren and the appointment of a Council Representative.

**Motion:**

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

Councilman Sadowski nominated Councilman Stevens and Councilman Warner supported that motion.

Chairman St. Pierre asked if there were any other nominations, hearing none he called a voice vote on the motion.

**Voice Vote:**

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

- c) Request of the Purchasing Division to Participate in the State of Michigan Contract with Grainger Industrial Supply for maintenance, repair and operating (MRO) supplies; STA-W-8936 for a one year contract in an

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annual amount not to exceed \$125,000.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.

**Motion:**

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

Councilman Stevens stated Grainger was a great company and has everything but their prices were out there, very high. Because of that he would not support this.

Councilman Sadowski had a question with the contract given to Council. It states it was effect July 1, 2011 and expires February 28, 2014 on the second page of the back-up. Why does that read that way? It would not be a one year extension but a three day extension.

Councilman Green stated it was the start of a contract extension it was listed a little below where he was reading.

Council members clarified Councilman Sadowski's question for him.

**Roll Call:**

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

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

- d) Request of Public Works for bid ITB-W-8870 for truck brake parts be awarded to the overall low responsible and cost effective bidder, fleet Pride for a one (1) year period with an option to renew at the same terms and conditions, in an annual amount not to exceed \$84,459.70.  
CONSIDERATION AND ADOPTION OF A RESOLUTION.

**Motion:**

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

No discussion.

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**Roll Call:**

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

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

- e) Request of the Senior Housing Commission for Bid ITB-W-8906 for Furnishing Appliances on an as needed basis to senior Housing Apartments for a one year period be awarded to APCO Supply in the amount not to exceed \$82,833.00 and Progressive Plumbing Supply in the amount not to exceed \$17,420.00, in a combined annual amount not to exceed \$100,253.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.

**Motion:**

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

No discussion

**Roll Call:**

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

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

- f) Request of the RFP-W-8833 review panel for Furnishing and Installing an Access Control System for the Senior Housing Complex be awarded to VidCom in the amount of \$45,500.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.

**Motion:**

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

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Councilman Green asked Mr. Fagan if he could tell Council a little bit of what was going on with it.

Dan Fagan, Senior Housing appeared before the Council and stated there are 17 exterior doors that would be fitted with key cards and fobs for security purposes. It was budgeted for this fiscal year.

Councilman Sadowski asked how residents accessed the building now.

Dan Fagan stated with a secure key.

Councilman Sadowski stated he liked that the same company that was supplying this access system was the same that currently supplied the video security system making it easier to use.

Dan Fagan stated there are 364 apartments and it was an expandable program.

Councilman Stevens asked if a deposit was taken on the key fobs.

Dan Fagan stated yes, just as they had done with the security keys.

Councilman Stevens asked if there were any issues with the Police Department being able to access the site.

Dan Fagan stated the Police Department was not on site often and typically residents will provide the access as needed and there are lock boxes on each building. He would be willing to work with both Police and Fire to increase their access.

**Roll Call:**

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

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

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- g) CONSIDERATION AND ADOPTION OF A RESOLUTION Approving Undertaking to Provide Continuing Disclosure and Approving an Amendment to the Refunding Bond resolution. City of Warren Capital Improvement Refunding Bonds, Series 2014.

**Motion:**

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

**Roll Call:**

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

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

- h) Request of the Fire Department that ITB-W-8912 for Retro Fitting a Specialty Response Vehicle be awarded to the sole bidder, NBC Truck Equipment, Inc. in the amount of \$26,983.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.

**Motion:**

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

Councilman Stevens asked what type of vehicle was being retro fitted, it was not in the back up.

Skip McAdams, Fire Commissioner stated it was a H1 Hummer from Afghanistan. It would be used for wide area service.

David Vinson MMRS Grant Coordinator stated it was a military surplus vehicle that was donated to the City.

Councilman Stevens asked if it was in good working condition and where it would be housed.

Skip McAdams stated it would be strictly a City of Warren asset.

Councilman Sadowski asked what was being retro fitted.

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David Vinson stated in its current condition it was soft top and doors and would be retro fitted for hard top and doors.

Councilman Sadowski asked if it was being used as a transport vehicle or for medics.

Skip McAdams stated it would not have lights or Warren identification on it and it would be used to transport tactical medics in a police situation.

**Roll Call:**

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

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

- i) Request of the Community Development Committee that ITB-W-8921 for demolition of a single family home and garage at 21916 Panama be awarded to Blue Star, Inc., the lowest responsible bidder in the amount of \$15,415.00. CONSIDERATION AND ADOPTION OF A RESOLUTION.

**Motion:**

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

No discussion

**Roll Call:**

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

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

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- j) CONSIDERATION AND ADOPTION OF A RESOLUTION Approving Contract Modification No. 1 and Final to Michigan Joint Sealing, Inc. in the amount of \$4,892.55 which is a contract decrease of \$2,202.61.

**Motion:**

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

No discussion.

**Roll Call:**

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

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

- k) CONSIDERATION AND ADOPTION OF A RESOLUTION Approving Contract Modification No. 2 and Final to Angelo lafrate Construction Company in the amount of \$10,740.55, payment No. 7 and final which is a contract decrease of \$23,425.02.

**Motion:**

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

No discussion.

**Roll Call:**

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

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

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- I) CONSIDERATION AND ADOPTION OF A RESOLUTION Approving Contract Extension No.1 for City Contract WS-13-550, 2013 with Superior Excavating, Inc. in the amount of \$58,002.12 for additional work performed outside the original scope of the project.

**Motion:**

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

Councilman Stevens stated that James Van Havermaat was present and could expand on his comments but everyone knows that water main breaks have been crazy with the weather. Superior was the company that the City has contracted with to help in handling all the repairs. In fact, the last item 10o was going to extension number two this because of additional breaks that have taken place. This was something the City had planned for and was ready to handle, he really wanted to congratulate the water department on their handling of the situation.

Chairman St. Pierre asked James Van Havermaat to explain the talk about projects that were outside the scope of work planned.

James Van Havermaat, City Engineer stated there was a water main break due to a traffic accident involving a fire hydrant. There was a bill into the insurance company for \$32,000.00.

St. Pierre said that must have been a pretty bad accident to do that much damage. He asked if Mr. Van Havermaat could explain the activity at 12 & Schoenherr.

James Van Havermaat stated shafts were being tunneled in under the Schoenherr drain. Time wise they would be out there until June and it would be down to one lane. Part of the problem was keeping the one lane open because of the crane.

St. Pierre recommended alternate routes.

General comments on how to improve the situation were discussed.

Councilman Stevens asked if the fire hydrants were break away hydrants.

James Van Havermaat stated yes those are standards. In this case when the hydrant was hit it damaged the connection under 12 Mile.

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**Roll Call:**

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

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

- m) CONSIDERATION AND ADOPTION OF A RESOLUTION Approving Contract Extension No. 1 for City Contract W-12-561 with Pamar Enterprises, Inc. in the amount of \$4,694.91 for additional work performed outside the original scope of the project.

**Motion:**

Councilman Green made the motion to approve and Councilman Boccomino supported the motion.

Chairman St. Pierre asked Mr. Van Havermaat to explain what the pressure reducing vales were supposed to do and if they have had any effect.

James Van Havermaat said if you look at current problems you might think not, but that was because of the extreme weather. Frost this year was in excess of four feet, he has not seen that before. The pressure reducing vales were to reduce the pressure felt in our system from Detroit. This particular one was for Mound and there was not a pipe where it was expected to be.

Chairman St. Pierre stated usually these contracts decrease and this was a small increase.

Councilman Green stated when 8 Mile was done the plans did not match and it caused a lot of changes.

**Roll Call:**

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

Councilman Green	Yes
Councilman Boccomino	Yes

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

- n) CONSIDERATION AND ADOPTION OF A RESOLUTION Approving the proposed resolution with St. John Providence Health System for Lease of Activity Room at the Warren Community Center for a three year period.

**Motion:**

Councilman Boccomino made the motion to approve and Councilman Warner supported the motion.

Councilman Warner asked Mr. Bowman to explain this latest lease of the Community Center.

Henry Bowman, Parks and Recreation Director appeared before Council and stated he would like to bring up Pat Blunt to discuss this matter. He did want to mention to amend that to one year with three one year extensions.

Pat Blunt for St. John Health Systems stated they plan to lease small space for physical therapy as well as us the exercise equipment. This makes them visible within the community and brings people in to use the community center.

Councilman Warner stated 3 days a week for four hours at a time. He also mentioned the ice rink will be closing on Friday, February 28<sup>th</sup>.

Councilwoman Colegio mentioned the use of the exercise equipment and how many people at a time would be using it?

Pat Blunt said typically people will be one on one every 45 minutes for a couple hours a day.

Henry Bowman also stated this was a slower time of day and they would take turns.

Councilwoman Colegio asked if there were fees for patients to use the equipment since residents pay for memberships. Is it fairly being charged?

Henry Bowman stated the patient's portion was covered in the lease agreement.

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Councilwoman Colegio said she was not sure if she was comfortable with this and wanted to know if pool would be utilized as well.

Henry Bowman said no.

**Roll Call:**

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

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

- o) CONSIDERATION AND ADOPTION OF A RESOLUTION Approving Contract Extension No.2 for City Contract WS-13-550, 2013 with Superior Excavating, Inc. for additional emergency work performed outside the original scope of the project.

**Motion:**

Councilman Stevens made the motion to approve and Councilman Green supported the motion.

Chairman St. Pierre stated he watched the news and saw what Detroit was going through and they seem to give a lot of publicity to the water main breaks. Based on the information Warren was near record levels as well.

James Van Havermaat stated these were items that were part of a contract extension by Superior of the \$250,000.00 extension the Mayor has already approved approximately \$72,000.00 in emergency repairs. One was near 9 Mile and the other problem was the water main at 12 Mile and Lorraine. Again 10 and Mound another repair was going to be needed.

Chairman St. Pierre asked where the money was coming from.

Councilman Stevens was under the impression that it was a re-appropriation of funds.

James Van Havermaat outline in the back-up where the money was going from.

Chairman St. Pierre asked why the water line was not replaced on Lorraine.

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James Van Havermaat stated that was before his time and he understands they did but it was subject to multiple failures. He continued with general comments about the theories as to why this happens. That was why he was proposing a replacement. Not this year because of all the other road projects.

Councilman Sadowski mentioned the patch near Olive was no longer a road but gravel.

Councilman Stevens stated the last item in the resolution mentions payment number 7 in the amount of \$72,472.50 be made in 3 days.

James Van Havermaat stated one repair was on Mound and another was on a sewer repair that was 21 feet deep, these were emergency repairs approved by the Mayor.

Councilman Stevens said the City should have an excavator.

**Roll Call:**

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

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

**11 MISCELLANEOUS CORRESPONDENCE:**

**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.

Karen Spranger appeared before the Council and stated there was good interaction tonight. The master plan project should address the infrastructure in the master plan. Reports are made and not used and that was a waste of money. The repairs on roads that are done in the winter months and wondered how well they held up. Where is the quality of the materials that can sustain the cold weather? Do we not monitor repairs?

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Where was the Mayor getting the money for an emergency? Is there a cushion somewhere, not listed as an emergency fund in the budget report?

David Niggiemeyer wanted to congratulate Michael Chupa for being appointed to the 37<sup>th</sup> District court. His father was a mentor of his. Regarding the roads he believes there is technology today to use better material and alternatives to salt. Having been in construction some, he believes if made deeper, it costs more in the short run but gain the benefit in the long run. He thinks it would be good to have an education for high school students on self-protection rights. Recent news story outlined how a student was in trouble because she did not follow the laws properly.

Tyler Linner stated there was discussion on a bike trail from Detroit up to warren and he wanted to give his full support to any project like that.

**13 Council – Calendar of Pending Matters**

**14 COUNCIL BUSINESS:**

- a) Appointment of one individual to the Nuisance Abatement Board of Appeals; Cardell Taylor Sr. or Ann Pauta to replace Jed Pratt with a term expiring September, 2014.**

Chairman St. Pierre stated that each member of Council would state a name and selection would be made by the person with the most votes.

**Roll Call:**

A roll call vote was taken on the motion. Mr. Cardell Taylor, Sr. was appointed to the Nuisance Abatement Board of Appeals.

Councilman Boccomino	Ann Pauta
Councilwoman Colegio	Ann Pauta
Councilman Green	Mr. Taylor
Councilman Sadowski	Mr. Taylor
Councilman Stevens	Mr. Taylor
Councilman Warner	Mr. Taylor
Councilman St. Pierre	Ann Pauta

Mr. Taylor has been appointed to the Nuisance Abatement Board of Appeals.

**b) Council Secretary, Mayor Pro Tem, Scott C. Stevens in re:  
Amendments to the Code of Ordinances relating to Civil Service.**

**Motion:**

Councilman Stevens made the motion to approve and Councilman Sadowski supported the motion.

Councilman Stevens stated over the last 9, 10 and 11 months he has had to go over the Civil Service Ordinance and thinks there are changes that need to be made. The first item was that Council has no say on who serves on the Civil Service Commission and he thinks Council should have a joint say by splitting the appointments with the Mayor like in other cases has been done and that was the first item. The filing of the vacancies would be handled the same. He had the occasion to change the name of Secretary of the Council and he would like it changed to Deputy Council Secretary and the big headache he has had was putting paperwork in to get temporary help in the office and because it has to be approved by the Mayor, the paperwork gets lost. These are budgeted positions approved by Council and he sends it to the Mayor and they just get lost somehow. He just submitted paperwork again. He was asking that the ordinance be amended in the case of the Council so that once the position was approved in the budget by Council and submits the paperwork to human resources it should go directly to the Civil Service Commission at that point and not the Mayor. If you think about the different branches of government, other branches do not go to other branches of government to get office help and that was not how government was supposed to work. The last item was to delete the residency requirement.

Councilwoman Colegio stated she was tired tonight her husband had surgery today. She was not ready to look at this tonight. To the City Attorney, what was the purpose of the Civil Service Commission?

David Griem said many of the positions, most within the City are covered by the Civil Service and it was to prevent people from bringing in their brother-in law. The theory was to hire people for City positions and the Civil Service has long had a useful service in transparency of hiring. In his own office, he shares with Mr. Stevens, his problem was just getting the commission to act in somewhat of a speedy fashion.

Councilwoman Colegio said the Commission has always been appointed by the Mayor and council has the role of budgetary and not necessarily the day to day of Civil Service positions. She would like some more time

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to look at this and research it herself. She would make a motion to table this item. No support was offered.

Councilman Green stated he read through this as Mr. Stevens was reading it. Section 25a the last line that was added, the appointing authority should be the approving authority. The appointing authority and approving authority are the same. Who was the approving authority?

Councilman Stevens said the approving authority was the Mayor in this case but what he was attempting to do here in the council office, one of the three branches of government, he was making where once the Council as the whole approves the budget the Council Secretary becomes the approving authority.

Councilman Green said he thinks more has to be done to it and that he did not think it would achieve Mr. Stevens' goal.

**Motion:**

Councilman Green made the motion to table and Councilwoman Colegio supported the motion.

**Roll Call:**

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

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

**c) Council President Cecil St. Pierre, in re: Presentation from the administration regarding road salt, snow removal and pot holes.**

Chairman St. Pierre stated pot holes were concerns of the Council and the residents and he heard there was a hotline for potholes.

Councilman Stevens called a point of order and stated the Council rules allow a Councilperson to add an item of their own to the agenda and what Chairman St. Pierre was doing was adding an item for the administration, was that what he wanted to do?

Chairman St. Pierre stated no, that Mr. Ghanam was going to inform the Council and residents about snow removal and the repair of pot holes. He just thought it was a serious situation and he wanted to see what was being done to address them and he would like to mention a few that have been brought to his attention.

Gus Ghanam, Deputy Public Service Director appeared before the Council and stated there has been a hotline established that was 574-4584. As far as snow goes, the City has had lots of calls about ice and ruts on the streets and they are being salted as the complaints come in. Most of the roads are clear but there are a few roads that need attention.

Chairman St. Pierre asked if the ruts were being attended to by complaint driven requests.

Gus Ghanam stated it was mostly complaint driven but he also goes out there all the time and if they see something that is iced over, they send out a salt truck. They have been handling it and going out every night, working everyday 12 hours repairing pot holes and after than they are salting at night.

Chairman St. Pierre stated residents with a rut problem should contact DPW.

Gus Ghanam stated yes or call the pot hole hotline.

Chairman St. Pierre asked about Masonic between Hoover and Schoenherr on the north side, have there been any complaints? Chicago Road between Hoover and 13 Mile Road really took a beating as well.

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Gus Ghanam stated they went out Thursday night and patched all the way until dusk, then all day Friday until dusk again. There was overtime on Saturday, there were 11 crews out on both Friday, and Saturday. He had 11 crews out today and 9 out yesterday. The City would continue the process until all the holes were patched. Main Mile roads first, half miles after that, then residential roads after that. The City has gone through 150 tons of asphalt patch already. Chicago and Masonic are patched.

Chairman St. Pierre asked about Cousin Street entrance off 13 Mile Road he was told was horrible.

Gus Ghanam stated that was taken care of today.

Chairman St. Pierre asked there was and discussion with the County on what their plans were on attending to their roads here in Warren.

Gus Ghanam stated he did not know the Counties plan but the Mayor had asked the county if they needed help getting to their roads here in Warren and the County Executive declined. Schoenherr, 12Mile, 14 Mile, 10 Mile, Mound, Van Dyke, and Groesbeck are not the Cities roads.

Councilman Warner stated Michigan has had the second snowiest winter in history. Has sanitation been involved with reporting? The salt appeared to be green in color. He also encouraged people to clear the drains to prevent flooding.

Gus Ghanam stated sanitation has been working with Q-alert to report potential problems. He would ask that everyone help and clear any catch basins so that water runs freely.

Councilman Sadowski mentioned that the snow built up here at the community center needed to be moved back further it was taking up an entire lane of traffic on the far side.

Councilwoman Colegio asked if the administration has looked into the GPS, as it would have really helped in these situations. Some systems will monitor how much salt was used even.

Gus Ghanam stated meetings were in the process of being set up.

Councilwoman Colegio also suggested utilizing probation workers to clear drains and fire hydrant.

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Councilman Boccomino asked if Martin, Hoover to Van Dyke was in line to get any repairs.  
Gus Ghanam stated yes.

Councilman Stevens stated he was glad the department was doing such a fantastic job as far as the crews out there but he felt the administration was slow to react. The last snow fall did not even have the plows go out into the subdivisions. The \$500,000 out of the road millage, why wasn't the rainy day fund used when it was already 15% or higher and there are roads still in need of repair. The city needs 3 more hot boxes but people don't think the city was slow to react. With the hot boxes they could be reducing the overtime and they were warned about the flooding, even channel 7 news talked about the potentials.

Gus Ghanam stated compared to the 70 inches of snow the flooding was nil.

Chairman St. Pierre wanted to ask Rob Maleszyk when money could be grabbed from the road millage.

Councilwoman Colegio wanted to know the counties aspect of handling roads and what their plans were.

Councilman Stevens stated that Mr. Nabors was not remiss in doing his duties on ordering more trucks he was told to put it off.

Gus Ghanam stated he could not speak to that as he just took over in November after Mr. Nabors' passing. Does he need more trucks, yes, he would like 25 and it will take about 5 years to get there but it will be done through the Co-op.

**Motion:**

Councilwoman Colegio made a motion to send a letter to the County Executive to get his input on the Counties plans for handling their roads her in Warren. The Motion was supported by Councilman Boccomino.

**Voice Vote:**

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

**15 ADJOURNMENT**

Councilwoman Colegio made the motion to adjourn and Councilman Sadowski supported the motion.

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A voice vote was taken on the motion and the motion carried (7-0).

The meeting adjourned at 9:54 p.m.

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

APPROVED