



**MINUTES
REGULAR CITY COUNCIL MEETING
41ST CITY COUNCIL
OAK PARK, MICHIGAN
APRIL 20, 2026
7:00 PM**

1. CALL TO ORDER

The meeting was called to order at 7:02 PM by Mayor McClellan in the Council Chambers of City Hall located at 14000 Oak Park Boulevard, Oak Park, MI 48237. (248) 691-7544.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

PRESENT: Mayor McClellan, Mayor Pro Tem Edgar, Council Member Radner, Council Member Whitehead, Council Member Crawford

OTHERS

PRESENT: City Manager Tungate, City Clerk Norris, City Attorney Krause

4. APPROVAL OF AGENDA

Motion by Radner, seconded by Edgar, CARRIED, to approve the agenda as presented.

Voice Vote:	Yes:	McClellan, Edgar, Radner, Whitehead, Crawford
	No:	None
	Absent:	None

5. CONSENT AGENDA

Motion by Radner, seconded by Edgar, CARRIED, to approve the consent agenda consisting of the following items:

Voice Vote:	Yes:	McClellan, Edgar, Radner, Whitehead, Crawford
	No:	None
	Absent:	None

- A. Regular City Council Meeting Minutes for April 6, 2026.
CM-04-141-2026
- B. Payment request from Neumann Smith Architecture for Architectural Services on the Event Hub Project for the total amount of \$7,287.76.
CM-04-142-2026
- C. Payment request from Neumann Smith Architecture for Architectural Services on the Community Center Project for the total amount of \$92,930.00.
CM-04-143-2026

- D. Request to approve Payment Application No. 6 for the 2025 Block Pruning Project, to Limb Walkers Tree & Snow, LLC of Kenosha, WI in the amount of \$10,105.00.
CM-04-144-2026
- E. Request authorization to enter into the West Nile Virus Fund Expense Reimbursement Program available from Oakland County.
CM-04-145-2026
- F. Approval of Pay Application No. 2 to DVM Utilities of Sterling Heights, MI for the 2026 Sewer Lining Project, M-791 in the amount of \$227,069.65.
CM-04-146-2026
- G. Request to approve Payment Application No. 3 for the 2025 Sewer & Catch Basin Cleaning & TV Inspection Project, M-783 to Taplin Group, LLC of Kalamazoo, MI in the amount of \$42,993.94.
CM-04-147-2026
- H. New and Renewal Licenses for April 20, 2026
CM-04-148-2026
- I. Approval of Payment No. 1 to McCarthy and Smith Inc for Construction Services for Tyler Park in the amount of \$14,760
CM-04-149-2026
- J. Request authorization to bid the Construction Fencing Project as part of the new Community Center Project.
CM-04-150-2026

6. RECOGNITION OF VISITING ELECTED OFFICIALS

There were no elected officials present who wished to speak.

7. ACCOUNTING REPORTS

- A. Approval for payment of an invoice submitted by Dizik, Faber, Kaplan for legal services in the total amount of \$13,000.
CM-04-151-2026

Motion by Radner, seconded by Whitehead, CARRIED, to approve payment of an invoice submitted by Dizik, Faber, Kaplan for legal services in the total amount of \$13,000.

Roll Call Vote: Yes: McClellan, Edgar, Radner, Whitehead, Crawford
 No: None
 Absent: None

- B. Approval for payment of invoices submitted by Garan, Lucow, Miller, PC for legal services in the amount of \$15,497.31.
CM-04-152-2026

Motion by Radner, seconded by Whitehead, CARRIED, to approve payment of invoices submitted by Garan, Lucow, Miller, PC for legal services in the amount of \$15,497.31.

Roll Call Vote: Yes: McClellan, Edgar, Radner, Whitehead, Crawford
 No: None
 Absent: None

8. BIDS

- A. Request to award the Program Year 2025 CDBG Senior Yard Services Contract to Allen's Landscape & Lawn Services, LLC of Grosse Pointe Park, MI for a total, not-to-exceed, amount of \$29,825.00.

CM-04-153-2026

Motion by Radner, seconded by Whitehead, CARRIED, to award the Program Year 2025 CDBG Senior Yard Services Contract to Allen's Landscape & Lawn Services, LLC of Grosse Pointe Park, MI for a total, not-to-exceed, amount of \$29,825.00.

Roll Call Vote: Yes: McClellan, Edgar, Radner, Whitehead, Crawford
 No: None
 Absent: None

Deputy Municipal Services Director Dan Fairless indicated that the request to bid the 2025 Program Year Yard Services Contract (M-798) was approved at the March 4, 2026 Regular Meeting of the Oak Park City Council. The project was advertised from March 7 through March 27, 2026 and includes lawn mowing and snow removal services for the Program Year 2025 CDBG Senior Yard Services Program.

Six (6) bids were received. The lowest responsible bidder, Allen's Landscape & Lawn Services, LLC, of Grosse Pointe Park, Michigan, submitted a bid totaling \$275.58 per service. Funding for the Program Year 2025 CDBG allocation includes \$15,825, with an additional \$14,000 remaining from the 2024–2026 ARPA CHORE funds. After contacting several of the bidder's provided references, including the City of Madison Heights, the Municipal Services Department indicated it is comfortable recommending the award of the contract.

9. CITY ATTORNEY

- A. Freedom of Information Act Appeals - **None**

10. CITY MANAGER

- A. Municipal Services

1. Request approval of Change Order No. 1 from Eminent Contracting, LLC for the Capital Avenue Rehabilitation Project, M-786 in the amount of \$194,337.00.

CM-04-154-2026

Motion by Radner, seconded by Crawford, CARRIED, to approve Change Order No. 1 from Eminent Contracting, LLC for the Capital Avenue Rehabilitation Project, M-786 in the amount of \$194,337.00.

Roll Call Vote: Yes: McClellan, Edgar, Radner, Whitehead, Crawford
 No: None
 Absent: None

Change Order No. 1 in the amount of \$194,337.00 for the Capital Avenue Rehabilitation Project, M-786 by Eminent Contracting, LLC. of Detroit, MI was reviewed. This project includes full depth concrete pavement replacement work on Capital Avenue from Coolidge to Rosewood. Change Order No. 1 includes additional concrete pavement replacement to bring the total project costs up near the original budgeted amount of \$1,200,000.

B. Finance/Assessing

1. Barton Marlow land combination request.
CM-04-155-2026

Motion by Radner, seconded by Edgar, CARRIED, to approve the Barton Marlow land combination request.

Roll Call Vote: Yes: McClellan, Edgar, Radner, Whitehead, Crawford
 No: None
 Absent: None

City Assessor Sheitz indicated that Barton Malow, owner of parcels 25-32-351-030, 25-32-351-031, 25-32-351-032, and 25-32-351-038, is requesting approval to combine the four parcels—three improved and one vacant—into a single parcel, as shown on the submitted survey. The application was circulated to the appropriate City departments for review and comment. No objections were received, and the concerns raised by two departments have since been satisfactorily addressed. The proposed land combination will not be detrimental to adjacent properties, the surrounding neighborhood, or the City of Oak Park. According to the applicant's letter of intent, the existing outdated buildings will be demolished to allow for construction of a larger, state-of-the-art facility to accommodate their operations.

C. Department of Public Works

1. Proposed one-year lease extension for Hatzalah of Michigan.
CM-04-156-2026

Motion by Edgar, seconded by Crawford, CARRIED, to approve the proposed one-year lease extension for Hatzalah of Michigan.

Roll Call Vote: Yes: McClellan, Edgar, Radner, Whitehead, Crawford
 No: None
 Absent: None

The City of Oak Park is currently leasing space (13650 Oak Park Blvd, Suite A) to the non-profit group Hatzalah of Michigan (Hatzalah). The current one-year lease expires on April 30, 2026. Hatzalah has expressed interest in extending the lease for an additional year. This would extend the lease for a period of May 1, 2026 through April 30, 2027. Hatzalah has been a great tenant and has occupied this space for the past nine years.

2. Proposed three year lease with the Tri-Community Coalition.
CM-04-157-2026

Motion by Crawford, seconded by Edgar, CARRIED, to approve the proposed three-year lease with the Tri-Community Coalition.

Roll Call Vote: Yes: McClellan, Edgar, Radner, Whitehead, Crawford
 No: None
 Absent: None

The city has a small office suite available for lease. The space is located at 13650 Oak Park Blvd, Suite B. The City Manager has recently negotiated a lease agreement with the Tri-Community Coalition on the use of this space. Renovations were recently made to the space. As a cost recovery, the city will not provide its annual contribution to the Tri-Community Coalition as part of our annual budget for the next two years. The proposed lease is for three (3) years (May 1, 2026 - April 30, 2029).

3. Approval of Pay Application No. 10 and Change Order No. 8 for the Event Hub Project in the amounts of \$378,381.26 and \$0.00 respectively.

CM-04-158-2026

Motion by Edgar, seconded by Crawford, CARRIED, to approve Pay Application No. 10 and Change Order No. 8 for the Event Hub Project in the amounts of \$378,381.26 and \$0.00 respectively.

Roll Call Vote: Yes: McClellan, Edgar, Radner, Whitehead, Crawford
 No: None
 Absent: None

Pay Application No. 10 and Change Order No. 8 for the Event Hub Project were reviewed. The Construction Manager, Architect, and City Administration have all approved this payment. The Change Order is for construction / field changes associated with the project. Our Construction Manager, Frank Rewold & Sons, Inc. (FRS), will disperse these funds to the various contractors. This payment is for the period ending March 31, 2026. The commercial kitchen equipment and interior work are nearing completion. Exterior work will resume this month as well. The project is approximately 60% complete.

4. Approval of Contract Amendment No. 5 for the City's wholesale water service contract with the Great Lakes Water Authority (GLWA).

CM-04-159-2026

Motion by Radner, seconded by Crawford, CARRIED, to approve Contract Amendment No. 5 for the City's wholesale water service contract with the Great Lakes Water Authority (GLWA).

Roll Call Vote: Yes: McClellan, Edgar, Radner, Whitehead, Crawford
 No: None
 Absent: None

Deputy City Manager DeCoster reviewed Amendment No. 5 to the Water Service Contract between the Great Lakes Water Authority and the City of Oak Park. Recent contract negotiations clarified some contract language as well as reviewed our annual water volumes from GLWA.

D. Elevate Oak Park

1. Event Hub - Monthly Report

Deputy City Manager DeCoster provided a project update on the Event Hub and Shepherd Park projects indicating completion is on target for June 2026.

11. CALL TO THE AUDIENCE

Michael Diskin, 14075 Lincoln #406, thanked Public Safety for their response to his apartment building and indicated the no turn on red at Lincoln and Greenfield is no longer present. He thinks the Event Hub would be a great place for standup comedy and feels that the Hatzalah and Tri-County leases should be at no charge.

Silva Haywood, 21750 Kenosha, is concerned about the trees and falling limbs as well as the condition of Pearson and Kenosha roads.

Candace Calloway thanked the ACDC for the World Dance Day event.

Crystal Bailey, Kenburton St., thanked Council for the quick resolution of the concerns she raised at the last meeting. She mentioned Silva Haywood is waiting for a permit for a block party.

12. CALL TO THE COUNCIL

13. CLOSED SESSION

- A. Request to convene a Closed Session to discuss attorney-client privileged communication and pending litigation pursuant to Section 8 of the Open Meetings Act.

Motion by Edgar seconded by Crawford, CARRIED, to convene a Closed Session to discuss attorney-client privileged communication about pending litigation involving the City. **CM-04-160-2026**

Roll Call Vote:	Yes:	McClellan, Edgar, Whitehead, Crawford
	No:	None
	Absent:	Radner

The Closed Session began at 8:20 p.m. and the regular meeting reconvened at 8:49 p.m.

Motion by Whitehead, seconded by Edgar, CARRIED, to approve the minutes of the April 20, 2026 Closed Session. **CM-04-161-2026**

Voice Vote:	Yes:	McClellan, Edgar, Whitehead, Crawford
	No:	None
	Absent:	Radner

Motion by Edgar, seconded by Radner, CARRIED, to direct the City Attorney to file a nuisance abatement action in the Oakland County Circuit Court regarding the property at 21350 Kenosha. **CM-04-162-2026**

Voice Vote:	Yes:	McClellan, Edgar, Whitehead, Crawford
	No:	None
	Absent:	Radner

14. ADJOURNMENT

There being no further business to come before the City Council, Mayor McClellan adjourned

the meeting at 8:50 PM.

T. Edwin Norris, City Clerk