



**MINUTES
REGULAR CITY COUNCIL MEETING
40TH CITY COUNCIL
OAK PARK, MICHIGAN
MAY 19, 2025
7:00 PM**

1. CALL TO ORDER

The meeting was called to order at 7:00 PM by Mayor Pro Tem Whitehead 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: Council Member Edgar, Council Member Radner, Mayor Pro Tem Whitehead, Council Member Crawford

EXCUSED: Mayor Marian McClellan (Illness)

OTHERS

PRESENT: City Manager Tungate, City Clerk Norris, Deputy City Manager DeCoster

4. APPROVAL OF AGENDA

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

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

5. CONSENT AGENDA

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

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

- A. Regular City Council Meeting Minutes for May 5, 2025.
CM-05-147-2025

- B. Special City Council Meeting Minutes for April 28, 2025 and May 2, 2025.
CM-05-148-2025
- C. Public Safety Activity Summary Report for April 2025
CM-05-149-2025
- D. Request to approve Payment Application No. 6 for the Eight Mile Booster Station Rehabilitation Project, M-732, to CSM Mechanical of Milford, MI in the amount of \$30,492.45
CM-05-150-2025
- E. Payment request from Neumann Smith Architecture for Architectural Services on the Event Hub Project for the total amount of \$3,224.35.
CM-05-151-2025
- F. Appointment of representative & alternate to SOCRRA Board.
CM-05-152-2025
- G. Request authorization to purchase the upfitting of one Public Works vehicle from Truck and Trailer Specialties, of Howell, MI totaling \$10,355.00.
CM-05-154-2025
- H. Corridor Improvement Authority Meeting Minutes for January 16, 2025, February 20, 2025, March 20, 2025 and April 16, 2025
CM-05-153-2025
- I. New and Renewal Licenses for May 19, 2025
CM-05-155-2025

6. RECOGNITION OF VISITING ELECTED OFFICIALS

There were no elected officials present who wished to speak.

7. SPECIAL RECOGNITION/PRESENTATIONS

- A. Tribute and moment of silence in memory of Oak Park Public Safety Officer Henry Wolf who was shot and killed in the line of duty on May 21, 1973
- B. Special Retirement Recognition for Karen Bryant
- C. Annual Budget Presentation

City Manager Tungate presented the 2025-26 Budget.

8. PUBLIC HEARINGS

- A. Public Hearing to receive citizen comments regarding the proposed fiscal year 2025-2026 budget and property tax millage rates.

Mayor ProTem Whitehead opened the Public Hearing at 7:25 p.m. Ken Sherman, 23840 Jerome, spoke of his concern that the Library budget requires the spending of funds for security when the Oak Park School District does not contribute funds for this purpose. The Public Hearing was closed at 7:26 p.m.

- B. Resolution adopting the fiscal year 2025-2026 budget and millage rates and acknowledging the multi-year budget including projections for fiscal years 2026-2027 and 2027-2028.

CM-05-156-2025

Motion by Radner, seconded by Crawford, CARRIED, to adopt the resolution approving the fiscal year 2025-2026 budget and millage rates and acknowledging the multi-year budget including projections for fiscal years 2026-2027 and 2027-2028.

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

The adopting resolution for the FY 2025-2026 Budget, the 2025 millage rate and acknowledgment of the multi-year budget is on file with the City Clerk.

In the budget document, the General Fund Revenues for the FY 2025-2026 covers all the expenditures and transfers to other funds. The projected fund balance of the General Fund for the FY 2025-2026 is estimated at 17%. The Capital Improvement Program was presented to the City's Planning Commission in April 2025. It was then submitted at the Public Hearing held on May 19, 2025 and is incorporated in this budget document.

The City's total millage rate including Library, Debt, Rubbish Collection and Public Safety Act 345 totals 32.5831 which is a **decrease** of .7689 mills from FY 2024-2025.

The City of Oak Park utilizes multi-year budgets as a planning tool to fulfill the City Council's strategic goals and objectives as well as operate within its means. The Multi-Year Budget balances future revenues with the corresponding expenditures and maintains the fund balances for the General Fund and Special Revenue Funds within desired balances. Furthermore, the Multi-Year Budget also incorporates the long-range elements of the Capital Improvement Program (CIP) as approved by the City's Planning Commission.

- C. Adoption of the fiscal year 2025-2026 fee schedule.

CM-05-157-2025

Motion by Edgar, seconded by Radner, CARRIED, to adopt the fiscal year 2025-2026 fee schedule as presented.

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

City Manager Tungate introduced the proposed fee schedule for the 2025-2026 Fiscal Year, which sets the fees to be charged for various city services that will take effect July 1, 2025

9. SPECIAL LICENSES

- A. Request for a Special Event License and waiver of fee submitted by East Oak Park Neighborhood Association for their annual picnic to be held in Best Park on July 19,

2025, from 10:00 a.m. - 6:00 p.m.

CM-05-158-2025

Motion by Radner, seconded by Edgar, CARRIED, to approve the following special event request subject to all departmental approvals:

NAME	EVENT	FEE
East Oak Park Neighborhood Association	Neighborhood Picnic July 19, 2025 10 am - 6 pm	App fee waived

Voice Vote: YES: Edgar, Radner, Whitehead, Crawford
 NO: None
 ABSENT: McClellan

10. ACCOUNTING REPORTS

- A. Approval for payment of invoices submitted by Garan, Lucow, Miller, PC for legal services in the amount of \$14,669.68

CM-05-159-2025

Motion by Radner, seconded by Crawford, CARRIED, to approve payment of invoices submitted by Garan, Lucow, Miller, PC for legal services in the amount of \$14,669.68.

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

11. BIDS

- A. Award bids for the Eleven Mile Parking Lot Reconfiguration Project, M-694, to Warren Contractors & Development of Shelby Twp., MI in the total amount of \$1,991,091.25.

CM-05-160-2025

Motion by Radner, seconded by Edgar, CARRIED, to award bids for the Eleven Mile Parking Lot Reconfiguration Project, M-694, to Warren Contractors & Development of Shelby Twp., MI in the total amount of \$1,991,091.25.

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

At the January 6, 2025 regular meeting of the Oak Park City Council, the request to bid the Eleven Mile Parking Lot Reconfiguration Project, M-694 was approved (CM-01-7-2025). The project was advertised and sixty-three (63) contractors viewed the documents. In April, City Council approved rejecting all the bids from the original bid opening due to high costs. On May 13, 2025, a second bid opening was held and three (3) bids were received and opened. The low bidder, Warren Contractors & Development of Shelby Twp., MI, submitted a bid of \$2,177,941.25 for the Eleven Mile Parking Lot Reconfiguration Project. This project will replace the pavements in the alley and parking lots behind the businesses between Tulare and Gardner, just south of Eleven Mile and add placemaking elements. The lowered award amount

reflects rejecting the string lighting and water tower lighting as the estimated costs for those were significantly higher than anticipated. Therefore, those elements will be contracted separately.

B. Award bids for the 2025 Event Hub Project in the total amount of \$3,732,883.
CM-05-161-2025

Motion by Crawford, seconded by Edgar, CARRIED, to award bids for the 2025 Event Hub Project in the total amount of \$3,732,883.

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

At the November 4, 2024 regular meeting of the Oak Park City Council, the request to bid the 2025 Event Hub Project was approved (CM-11-319-2024). The project was advertised and on April 29, 2025 bids were received and opened. Below are the lowest qualified bidders for select portions of the work:

<u>Bid Category:</u>	<u>Category Description:</u>	<u>Contrator Name:</u>	<u>Contract Amount:</u>
B	Landscaping and Irrigation	KLM Landscape	\$316,624
E	Site Concrete and Flatwork	Metropolitan Concrete	\$420,964
F	Polished Concrete	ProTech	\$20,200
G	Masonry	Albaugh Masonry	\$600,800
J	Carpentry	Conquest Construction Co.	\$194,261
K	Millwork	MOD Interiors	\$39,825
L	Joint Sealants and Air Barrier	MAG Insulation	\$40,920
M	Membrane Roofing	Butcher & Butcher Construction	\$204,134
N	Metal Siding	Liberty Sheet Metal	\$369,300
O	Metal Roofing	Liberty Sheet Metal	\$70,550
P	Doors, Frames, and Hardware	A&C Builders Hardare	\$45,700
Q	Overhead Doors	Arbon Equipment Co.	\$145,756
R	Aluminum, Glass, and Glazing	Rochester Hills Contract Glazing	\$213,000
S	Hard Tile	East Side Tile & Marble	\$9,425
T	Acoustic Ceilings	Huron Acoustic Tile Co.	\$26,615
V	Carpet and Resilient Flooring	Premier Tile Design	\$4,050
W	Painting	Bella Paint & Design	\$27,200
Y	Toilet Partitions and Accessories	Rayhaven Group	\$11,285

CC	Food Service Equipment	Great Lakes Hotel Supply	\$183,773
DD	Fire Suppression	Macomb Mechanical	\$51,150
EE	Plumbing	S.E. Kalchik Mechanical	\$323,851
FF	HVAC	Quality Aire Systems	\$413,500

12. ORDINANCES

- A. Second reading and adoption of proposed text amendments to the City of Oak Park Zoning Ordinance in the following sections: Article 1, Division 2; Article 2, Division 2; Article 2, Division 3; Article 2, Division 4; Article 3, Division 1; Article 3, Division 2; Article 4, Division 1; Article 4, Division 2; Article 4, Division 3; Article 4, Division 4; Article 5, Division 1; Article 5, Division 2; Article 5, Division 3; Article 5, Division 4; Article 5, Division 5; Article 6, Division 1.

CM-05-162-2025

Motion by Solomon Radner, seconded by Stephanie Crawford, CARRIED, to Second reading and adoption of proposed text amendments to the City of Oak Park Zoning Ordinance in the following sections: Article 1, Division 2; Article 2, Division 2; Article 2, Division 3; Article 2, Division 4; Article 3, Division 1; Article 3, Division 2; Article 4, Division 1; Article 4, Division 2; Article 4, Division 3; Article 4, Division 4; Article 5, Division 1; Article 5, Division 2; Article 5, Division 3; Article 5, Division 4; Article 5, Division 5; Article 6, Division 1.

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

At the April 21, 2025 meeting, the Planning Commission conducted a Public Hearing regarding proposed text amendments to the City of Oak Park Zoning Ordinance.

The Economic Development and Planning Department has identified areas of improvement in specific sections of the Zoning Ordinance. The proposed text amendments incorporate clarifications, additions, and deletions to specific sections, as well as address inconsistencies such as incorrect cross-references, formatting, redundant sections, and outdated references to approval bodies. These improvements address emerging land use trends, respond to businesses' feedback regarding specific zoning districts and regulations, be consistent with State & Federal laws and regulations, and contribute to a more consistent and clear zoning ordinance.

At the meeting, the Planning Commission voted to approve and recommend to the City Council adoption of the proposed zoning text amendments.

13. CITY MANAGER

- A. Municipal Services

1. Request for approval of Pay Application No. 1 and Change Order No. 1 in the amounts of \$94,981.26 and \$4,173.24, respectively, for the 2025 Joint and Crack Sealing Project, M-780 to Scodeller Construction Inc. of Wixom, MI.

CM-05-163-2025

Motion by Radner, seconded by Crawford, CARRIED, to approve Pay Application No. 1 and

Change Order No. 1 in the amounts of \$94,981.26 and \$4,173.24, respectively, for the 2025 Joint and Crack Sealing Project, M-780 to Scodeller Construction Inc. of Wixom, MI.

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

Attached is proposed Pay Application No. 1 and Change Order No. 1 in the amounts of \$94,981.26 and \$4,173.24 for the 2025 Joint and Crack Sealing Project, M-780 by Scodeller Construction Inc. of Wixom, MI. This project includes routing and sealing joints and cracks on selected streets in the areas shown on the attached map. The change order is to cover the increased weight of the rubber joint sealer used on the project. The project is approximately 66% complete.

B. Finance/Assessing

1. Request to approve the proposed lot combination request from 8 Mile Development LLC as set forth in the survey, with the condition that the survey is recorded at the Oakland County Register of Deeds.
CM-05-164-2025

Motion by Radner, seconded by Edgar, CARRIED, to approve the proposed lot combination request from 8 Mile Development LLC as set forth in the survey, with the condition that the survey is recorded at the Oakland County Register of Deeds.

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

8 Mile Development LLC, owner of the above-mentioned properties, would like to combine their 2 parcels (1 vacant parcel and 1 improved parcel) to create 1 parcel. A request was sent to other City Departments to review the application and respond with any objections and concerns. There were no objections by the departments that responded, and two departments had concerns which were addressed. The requested lot combination will not be detrimental to the adjacent properties, neighborhood, or the City of Oak Park.

2. Request to approve a contract with WCA Assessing for assessment and maintenance work for City property effective June 1, 2025 – May 31, 2028
CM-05-165-2025

Motion by Radner, seconded by Crawford, CARRIED, to approve a contract with WCA Assessing for assessment and maintenance work for City property effective June 1, 2025 – May 31, 2028.

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

Renewal of contract with WCA Assessing for the following years:

2025-2026 \$209,985

2026-2027 \$220,484
2027-2028 \$231,508

C. Public Safety

1. Request to approve Traffic Control Order 160 Sec 1.36 adopting TIA's recommendation to replace the existing Yield signs at the intersections on Dartmouth Street between Church and Coolidge with Stop signs.

CM-05-166-2025

Motion by Radner, seconded by Edgar, CARRIED, to approve Traffic Control Order 160 Sec 1.36 adopting TIA's recommendation to replace the existing Yield signs at the intersections on Dartmouth Street between Church and Coolidge with Stop signs.

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

City Engineer Kara Grisamer contacted the Transportation Improvement Association (TIA) and requested they conduct a traffic study of Dartmouth Street between Church Street and Coolidge Highway. This study was conducted to address concerns from residents about the speed of traffic and to convert the intersection control at Dartmouth Street and Kipling Street to an All-Way Stop.

2. Request to approve Traffic Control Order 160 Sec 1.37 adopting TIA's recommendation to install a Stop sign on northbound Stratford Place at Talbot.

CM-05-167-2025

Motion by Edgar, seconded by Crawford, CARRIED, to approve Traffic Control Order 160 Sec 1.37 adopting TIA's recommendation to install a Stop sign on northbound Stratford Place at Talbot.

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

City Engineer Kara Grismer contacted the Transportation Improvement Association (TIA) and requested they conduct a traffic study of the intersection of Talbot Street and Stratford Place to determine the appropriate traffic control at the intersection. This study included a field review of the intersection, collection of volume and speed data, a review of crash data for the intersection, and a Safe Approach Speed calculation. TIA's recommendation based on their results is that intersection control should be installed. The recommendation is to install a stop sign for traffic on northbound Stratford Place at Talbot Street, so that northbound traffic on Stratford Place has to stop before entering the intersection at Talbot Street.

3. Request to approve Traffic Control Order 160 Sec 1.38 as recommended by the Transportation Improvement Association for the following locations:

- Location #1- Gardner and Sherwood (West Intersection). Install a Stop sign for northbound Gardner Street traffic at Sherwood

- Location #2- Gardner and Sherwood (East Intersection). Install a Stop sign for southbound Gardner Street traffic at Sherwood.
- Location #3- Ludlow Place and Sherwood Street Install a Yield sign for northbound Ludlow Place traffic at Sherwood Street.

CM-05-168-2025

Motion by Crawford, seconded by Edgar, CARRIED, to approve Traffic Control Order 160 Sec 1.38 as recommended by the Transportation Improvement Association for the following locations:

- Location #1- Gardner and Sherwood (West Intersection). Install a Stop sign for northbound Gardner Street traffic at Sherwood
- Location #2- Gardner and Sherwood (East Intersection). Install a Stop sign for southbound Gardner Street traffic at Sherwood.
- Location #3- Ludlow Place and Sherwood Street Install a Yield sign for northbound Ludlow Place traffic at Sherwood Street.

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

City Engineer Kara Grismer contacted the Transportation Improvement Association (TIA) and requested they conduct a traffic study of Labelle Street between Gardner and Coolidge Highway regarding reported concerns of speeding motorists. Also, TIA was requested to evaluate Kipling Street and Labelle Street intersection to determine if the existing Yield signs posted on Kipling Street should be changed to Stop signs, or if an All-Way Stop control was warranted. This study included a review of crash data, a field review of the intersection, traffic volume counts, speed data, and a Safe Approach Speed Calculation.

14. CALL TO THE AUDIENCE

There were no members of the audience who wished to speak.

15. CALL TO THE COUNCIL

16. ADJOURNMENT

There being no further business to come before the City Council, Mayor Pro Tem Whitehead adjourned the meeting at 8:01 PM.

T. Edwin Norris, City Clerk