



**MINUTES
REGULAR CITY COUNCIL MEETING
41ST CITY COUNCIL
OAK PARK, MICHIGAN
MAY 18, 2026
7:00 PM**

1. CALL TO ORDER

The meeting was called to order at 7:00 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 Crawford

ABSENT: Council Member Whitehead

OTHERS

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

4. APPROVAL OF AGENDA

Motion by Edgar, seconded by Crawford, CARRIED, to approve the agenda with the following changes:

1. Add 6.H - Payment to Mattioli Cement Company.
2. Add 9.D - Resolution approving MOU with the 45th District Court.
3. Add 15.D.1 - Approval of Professional Services Agreement with Civic Plus.
4. Add 15.E.1 - Approval of Event HUB Mural.

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

5. CITY COUNCIL

- A. City Council consideration of the written resignation of Shaun Whitehead.
CM-05-192-2026

Motion by Crawford, seconded by Edgar, CARRIED, to accept the written resignation of Shaun Whitehead.

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

6. CONSENT AGENDA

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

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

- A. Regular City Council Meeting Minutes for May 4, 2026.
CM-05-193-2026
- B. Special City Council Meeting Minutes for May 1, 2026
CM-05-194-2026
- C. Payment request from Neumann Smith Architecture for Architectural Services on the Community Center Project for the total amount of \$164,750.00.
CM-05-195-2026
- D. Request to approve Payment Application No. 7 for the 2025 Block Pruning Project, to Limb Walkers Tree & Snow, LLC of Kenoskee, MI in the amount of \$16,950.00.
CM-05-196-2026
- E. Request to approve Payment Application No. 1 for the 2026 Lawn Maintenance Contract, to Parrott Landscaping of Clinton Township, MI in the amount of \$8,542.00.
CM-05-197-2026
- F. Request to approve Payment Application No. 1 for the 2026 Landscape Maintenance Contract, to BrightView Landscape of Pontiac, MI in the amount of \$2,146.50.
CM-05-198-2026
- G. New and Renewal Licenses for May 18, 2026
CM-05-199-2026
- H. Approval of Pay Application No. 3 for the 2025-2026 Miscellaneous Concrete Project, M-782 to Mattioli Cement Company of Fenton, MI, in the amount of \$99,478.50.
CM-05-200-2026

7. RECOGNITION OF VISITING ELECTED OFFICIALS

There were no elected officials present who wished to speak.

8. 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 Public Works Foreman, Joe Nissan.
- C. Annual Budget Presentation - City Manager Erik Tungate

9. PUBLIC HEARINGS

- A. Public Hearing to receive citizen comments regarding the proposed fiscal year 2026-2027 budget and property tax millage rates and acknowledging the multi-year budget including projections for fiscal years 2027-2028 and 2028-2029.

Mayor McClellan opened the public hearing at 7:30 p.m. Sofia Latta, Ken Sherman and Judge Horowitz commented on the proposed budget. The Public Hearing closed at 7:36 p.m.

- B. Resolution adopting the fiscal year 2026-2027 budget and millage rates and acknowledging the multi-year budget including projections for fiscal years 2027-2028 and 2028-2029.
CM-05-201-2026

Motion by Crawford, seconded by Edgar, CARRIED, to approve the resolution adopting the fiscal year 2026-2027 budget and millage rates and acknowledging the multi-year budget including projections for fiscal years 2027-2028 and 2028-2029.

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

General Fund Revenues for the FY 2026-2027 covers all the expenditures and transfers to other funds. The projected fund balance of the General Fund for the FY 2026-2027 is estimated at 17%. The Capital Improvement Program was presented to the City's Planning Commission in April 2026. It was then submitted at the Public Hearing held on May 18, 2026 and is incorporated in this budget document.

The City's total millage rate including Library, Debt, Rubbish Collection and Public Safety Act 345 totals 33.0007 which is a decrease of 1.7652 mills from FY 2025-2026.

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 2026-2027 fee schedule.
CM-05-202-2026

Motion by Crawford, seconded by Edgar, CARRIED, to adopt the presented fiscal year 2026-2027 fee schedule.

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

Council reviewed the proposed fee schedule for 2026-2027 Fiscal Year, which sets the fees to be charged for various city services that will take effect July 1, 2026.

- D. Resolution approving the Budget Memorandum of Understanding with the 45th District Court.
CM-05-203-2026

Motion by Crawford, seconded by Edgar, CARRIED, to approve the following Budget Memorandum of Understanding with the 45th District Court.

For FY 2026-27, the City agrees to fund an additional \$115,000 in excess of the City Manager's recommended budget (subject to benefit adjustment). The Court agrees to phase in 2.5 additional weekly work hours over the course of 3 years (.5 hours beginning

January 1, 2027, 1 hour increase 2028, 1 hour increase 2029). The Court commits to working with the city finance department to ensure our expenses stay within the increased approved budgeted amount (subject to benefit adjustment).

In accordance with the mold assessment report (BDS Environmental May 5, 2026 report), the City will remediate mold issues and investigate and fix plumbing issues. The City will also agree to use a portion of the funds budgeted in the Court's FY 2026-27 budget to fund a study for the Court building to analyze capital needs including, but not limited to, plumbing, renovating Courtroom 2, ADA compliance, holding cell, staff rest rooms, and security considerations. The Court commits to working with the City to identify potential funding sources to make necessary improvements based on the outcome of the study. In addition, the Court will engage in a collaborative process with the City to identify and resolve future budget issues beginning with the 2027-28 budget year. If this process is not amicably resolved by December 1, 2026, the parties agree to participate in mediation with a mutually agreed upon third-party mediator.

If the above terms are acceptable, the City Council will present a budget amendment during the regular City Council meeting on May 18 to include an additional \$115,000 in excess of the City Manager's recommended budget (subject to benefit adjustment).

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

- E. Motion to amend the Fiscal Year 2026–2027 Budget to incorporate the financial and operational adjustments resulting from the Memorandum of Understanding adopted with the 45th District Court.

CM-05-204-2026

Motion by Crawford, seconded by Radner, CARRIED, to amend the Fiscal Year 2026–2027 Budget to incorporate the financial and operational adjustments resulting from the Memorandum of Understanding adopted with the 45th District Court.

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

10. SPECIAL LICENSES

- A. Request for a Special Event License submitted by Miranda Monette, 23201 Republic, for a Block Party to be held June 20, 2026, from 1:00 p.m. - 4:00 p.m.

CM-05-205-2026

Motion by Edgar, seconded by Radner, CARRIED, to approve a Special Event License submitted by Miranda Monette, 23201 Republic, for a Block Party to be held June 20, 2026, from 1:00 p.m. - 4:00 p.m.

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

11. ACCOUNTING REPORTS

- A. Approval for payment of invoices submitted by Garan, Lucow, Miller, PC for legal services in the amount of \$15,236.71

CM-05-206-2026

Motion by Radner, seconded by Edgar, CARRIED, to approve payment of invoices submitted by Garan, Lucow, Miller, PC for legal services in the amount of \$15,236.71.

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

- B. Approval for payment of an invoice submitted by Dizik, Faber, Kaplan for legal services in the total amount of \$6,500.

CM-05-207-2026

Motion by Radner, seconded by Edgar, CARRIED, to approve payment of an invoice submitted by Dizik, Faber, Kaplan for legal services in the total amount of \$6,500.

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

Invoice 1921 and Invoice 1937 were paid in full on April 27, 2026. Invoice 1956 remains current and unpaid.

12. BIDS

- A. Request to award the bid for the Construction Fencing portion of the new Community Center Project to American Fence & Supply Co., of Warren, MI for a total amount of \$40,159.00.

CM-05-208-2026

Motion by Radner, seconded by Crawford, CARRIED, to award the bid for the Construction Fencing portion of the new Community Center Project to American Fence & Supply Co., of Warren, MI for a total amount of \$40,159.00.

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

At the April 16, 2026 regular meeting of the Oak Park City Council, the request to bid the Construction Fencing portion of the new Community Center Project was approved. On May 6, 2026, six (6) bids were received and opened. The low bidder, American Fence & Supply Co., of Warren, MI submitted a bid of \$40,159.00 that met all the contract qualifications. This project will provide labor, equipment, and materials for Phase One of the construction fencing at the new Community Center Project. The city has worked with American Fence on projects in the past and are comfortable with their work.

13. ORDINANCES

- A. Second reading and adoption of an ordinance amending Chapter 2, Article II of the Code of Ordinances to add Division II, establishing the Administrative Hearings Bureau.

CM-05-209-2026

Motion by Edgar, seconded by Radner, CARRIED, to approve the second reading and adopt the ordinance amending Chapter 2, Article II of the Code of Ordinances to add Division II, establishing the Administrative Hearings Bureau.

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

The City is establishing an Administrative Hearings Bureau to prevent, reduce and eliminate blight, causes of blight, and to expeditiously address such violations that negatively impact the public health, safety, and welfare of city residents. The City finds that changing zoning, building or property maintenance, solid waste and illegal dumping, disease and sanitation, noxious weeds, vehicle abandonment, and inoperative vehicles from criminal misdemeanor or civil infraction offenses to blight violations punishable by a civil fine as determined following a hearing by the Administrative Hearings Bureau is a more efficient, effective way of achieving compliance with City ordinance regulating blight.

- B. First Reading of proposed text amendments to the City of Oak Park Zoning Ordinance in the following sections: Article 3, Division 1: General Provisions to add regulations regarding Electric Vehicle (EV) Charging Stations and Article 4, Division 4: Signs.

CM-05-210-2026

Motion by Radner, seconded by Edgar, CARRIED, to approve the first reading of proposed text amendments to the City of Oak Park Zoning Ordinance in the following sections: Article 3, Division 1: General Provisions to add regulations regarding Electric Vehicle (EV) Charging Stations and Article 4, Division 4: Signs.

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

At its May 4, 2026, meeting, the Planning Commission conducted a public hearing on proposed amendments to the City of Oak Park Zoning Ordinance. Economic Development and Planning staff identified areas for improvement in specific sections to address emerging land use trends and respond to community needs. The proposed text amendments would establish regulations for electric vehicle (EV) charging stations and update the sign ordinance. Staff also prepared EV charging station guidelines to inform future infrastructure development. The ordinance provisions are regulatory, while the guidelines are advisory, provide direction, and outline best practices.

Following the public hearing, the Planning Commission voted to recommend that City Council adopt the proposed zoning text amendments. The proposed text amendments and EV charging station guidelines are attached for Council review and consideration.

14. CITY ATTORNEY

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

15. CITY MANAGER

- A. Finance/Assessing
 - 1. Balfour Community Fund Lot Combination request
CM-05-211-2026

Motion by Radner, seconded by Edgar, CARRIED, to approve the Balfour Community Fund Lot Combination request as presented.

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

Balfour Community Fund, owner of parcels 25-19-326-006 and 25-19-326-007, is requesting approval to combine the two platted lots. The parcels are currently developed with single-family homes; however, the homes are proposed to be demolished to allow for construction of a synagogue.

Parcel 25-19-326-005 was originally included in the proposed lot combination, but it cannot be combined with the other two parcels because it is located within a different school district. This parcel also contains a home that will be demolished, and the property will instead be dedicated for parking in accordance with a recorded Declaration of Restriction.

The application was circulated to the appropriate City departments for review and comment, and no objections were received.

The amended site plans for the proposed synagogue were subsequently approved by the Planning Commission.

- 2. Request to receive and approve exception recommendations regarding Special Assessment Districts
CM-05-212-2026

Motion by Radner, seconded by Crawford CARRIED, to receive and approve the following exception recommendations regarding Special Assessment Districts:

The City of Oak Park Utility Billing Division recommends that the following parcels remain on Special Assessment Roll #731 for unpaid utility invoices.

Parcel # 52-25-31-276-079 21947 Coolidge
Parcel # 52-25-31-128-010 22110 Whitmore
Parcel # 52-25-28-176-008 8501 Colgate
Parcel # 52-25-30-454-022 23131 Parklawn

Parcel # 52-25-31-201-002 14311 Nine Mile
Parcel # 52-25-30-102-021 15200 Sutherland
Parcel # 52-25-33-103-005 22810 Rosewood
Parcel # 52-25-31-276-078 21831 Coolidge
Parcel # 52-25-29-426-004 23840 Oneida
Parcel # 52-25-31-104-028 22021 Stratford
Parcel # 52-25-28-353-029 23091 Roanoke
Parcel # 52-25-29-332-015 23530 Morton
Parcel # 52-25-32-104-018 22040 Dante
Parcel # 52-25-29-477-034 23051 Majestic
Parcel # 52-25-31-129-010 22120 Sussex
Parcel # 52-25-29-177-011 24300 Jerome
Parcel # 52-25-29-229-083 24501 Pineview
Parcel # 52-25-28-326-012 8440 Oak Park Blvd
Parcel # 52-25-30-404-022 23611 Cloverlawn
Parcel # 52-25-31-207-026 21841 Cloverlawn
Parcel # 52-25-29-257-016 24081 Seneca
Parcel # 52-25-19-229-003 13741 Kingston
Parcel # 52-25-30-304-011 23430 Beverly
Parcel # 52-25-31-478-010 21110 Westhampton
Parcel # 52-25-29-177-031 12920 Northfield
Parcel # 52-25-19-279-027 13630 Nadine

The City of Oak Park Utility Billing Division recommends that the following parcels be removed from the Special Assessment Roll #731 for unpaid utility invoices.

Parcel # 52-25-29-426-013 10300 Oak Park Blvd
Parcel # 52-25-19-177-009 25991 Stratford Place
Parcel # 52-25-31-176-015 21681 Whitmore
Parcel # 52-25-29-160-017 24081 Moritz
Parcel # 52-25-19-229-029 13620 LaBelle
Parcel # 52-25-30-205-005 24320 Church
Parcel # 52-25-30-277-010 24280 Westhampton
Parcel # 52-25-30-328-002 23740 Wildwood
Parcel # 52-25-30-203-012 24630 Gardner
Parcel # 52-25-29-258-015 24121 Oneida
Parcel # 52-25-31-102-029 22131 Avon
Parcel # 52-25-30-351-020 23171 Beverly

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

B. Department of Public Works

1. Approval of Pay Application No. 11 and Change Order No. 9 for the Event Hub Project in the amounts of \$633,018.93 and \$0.00 respectively.

CM-05-213-2026

Motion by Radner, seconded by Crawford, CARRIED, to approve Pay Application No. 11 and Change Order No. 9 for the Event Hub Project in the amounts of \$633,018.93 and \$0.00

respectively.

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

Attached is Pay Application No. 11 and Change Order No. 9 for the Event Hub Project. 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 April 30, 2026. The interior work is nearing completion and the exterior work is ongoing. The project is approximately 67% complete.

C. Elevate Oak Park

1. Event Hub - Monthly Progress Report

Deputy City Manager DeCoster provided an update on the Event Hub progress, which is on schedule for completion in June.

D. Administration

1. Five Year Professional Services Agreement with Civic Plus for SeeClickFix 311 CRM Request Module in the Amount of 63,850.32. **(Added to the agenda)**
CM-05-214-2026

Motion by Radner, seconded by Crawford, CARRIED, to approve a Five-Year Professional Services Agreement with Civic Plus for SeeClickFix 311 CRM Request Module in the Amount of 63,850.32.

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

Deputy City Manager Owczarzak indicated the City was notified in January that our current vendor, GovQA, will be discontinuing its program at the conclusion of the City's current contract, which expires at the end of September 2026. Following this notification, staff began researching and evaluating suitable replacement solutions. Staff conducted interviews and demonstrations with three vendors: Comcate CRM, CivicPlus SeeClickFix CRM, and Granicus CRM. After completing due diligence, including reference checks and product evaluations, staff determined that CivicPlus SeeClickFix CRM provides the most cost-effective and efficient solution for the City's needs. Neighboring communities, including Ferndale and Detroit, currently utilize this software and have reported positive experiences with the platform. Upon approval, implementation and customization of the software for the City of Oak Park is expected to take approximately three months, with a projected launch date of October 2026.

E. Municipal Services

1. Approval of Event HUB Mural. **(Added to the agenda)**
CM-05-215-2026

Motion by Radner, seconded by Crawford, CARRIED, to approve the Event HUB Mural design as presented. **(Added to the Agenda).**

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

The City of Oak Park was selected by the Detroit Institute of Arts for a Partners in Public Art mural to be painted on the new Event HUB. The program is to create community-driven, highly visible murals.

City Council had previously selected the artist Louise Jones better known as Ouizi. Her work first gained recognition after moving to Detroit in 2014, where she began painting murals of flowers on buildings and local businesses. To date, her murals have been displayed in museums and public spaces throughout the US and the world, including the Henry Ford Cancer Pavilion, the North Carolina Museum of Art, and the Smithsonian Archives of American Art. She currently works in the public and private sectors simultaneously; completing floral mural commissions in addition to works on canvas that stretch the genres of still life and landscape.

The process included a survey to the residents on what they wanted to see in the mural and based upon that input the design was created. After a few revisions and feedback we present the final proposed mural design to be installed on the Event HUB.

16. CALL TO THE AUDIENCE

Rosetta Cedeno, 23120 Sussex, spoke about her desire to have a weeping willow tree removed from Wildwood Street. She stated the tree was illegally planted, and the root system has been lifted off the sidewalk and is dangerous for her as she uses her motorized wheelchair.

17. CALL TO THE COUNCIL

18. 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-05-216-2026**

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

The Closed Session began at 8:50 p.m. and the regular meeting reconvened at 8:55 p.m.

Motion by Crawford, seconded by Edgar, CARRIED, to approve the minutes of the May 18, 2026 Closed Session. **CM-05-217-2026**

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

19. ADJOURNMENT

There being no further business to come before the City Council, Mayor McClellan adjourned the meeting at 8:56 PM.

T. Edwin Norris, City Clerk