



**MINUTES
REGULAR CITY COUNCIL MEETING
41ST CITY COUNCIL
OAK PARK, MICHIGAN
AUGUST 17, 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 Crawford

ABSENT: Council Member Radner, Council Member Berman

OTHERS

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

4. APPROVAL OF AGENDA

Motion by **Crawford**, seconded by **Edgar**, to **approve** the agenda as presented.

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

MOTION CARRIED

5. CONSENT AGENDA

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

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

MOTION CARRIED

- A. Regular Council Meeting Minutes for August 3, 2026
CM-08-317-2026
- B. Request to approve Payment Application No. 4 for the 2026 Landscape Maintenance Contract, to BrightView Landscape of Pontiac, MI in the amount of \$18,920.45.
CM-08-318-2026

- C. Request to approve Payment Application No. 4 for the 2026 Lawn Maintenance Contract, to Parrott Landscaping of Clinton Township, MI in the amount of \$24,654.00.
CM-08-319-2026
- D. Request to approve Invoice No. 3 for the 2025-26 Tree Survey Project, to Davey Resource Group, of Kent, OH in the amount of \$4,500.00.
CM-08-320-2026
- E. Approval of Pay Application No. 4 (Final) for the 2024-2025 Miscellaneous Concrete Project, M-773 to Mattioli Cement Company of Fenton, MI, in the amount of \$10,000.00.
CM-08-321-2026
- F. Approval of Pay Application No. 3 to Great Lakes Landscape Design, Inc. of Oak Park, MI for the 2026 CIA Landscaping Installation Project, M-799 in the amount of \$81,618.44.
CM-08-322-2026
- G. Public Safety Activity Summary Report for July 2026
CM-08-323-2026
- H. New and Renewal Licenses August 17, 2026
CM-08-324-2026

6. RECOGNITION OF VISITING ELECTED OFFICIALS

There were no elected officials present who wished to speak.

7. SPECIAL LICENSES

- A. Request for a Special Event License submitted by Motor City Ice, 21800 Greenfield Rd., Suite 700, for an open house event to be held October 23, 2026, from 11 am - 6 p.m.
CM-08-325-2026

Motion by **Edgar**, seconded by **Crawford**, to approve a Special Event License submitted by Motor City Ice, 21800 Greenfield Rd., Suite 700, for an open house event to be held October 23, 2026, from 11 a.m. - 6 p.m.

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

MOTION CARRIED

- B. Request for a Special Event License and waiver of application fee submitted by the Oak Park Corridor Improvement Authority, for a "Tower Tailgate" event to be held in the Water Tower Social District on September 17, 2026, from 7:00 p.m. - 11:00 p.m.
CM-08-326-2026

Motion by **Edgar**, seconded by **Crawford**, to approve a Special Event License and waiver of application fee submitted by the Oak Park Corridor Improvement Authority, for a "Tower Tailgate" event to be held in the Water Tower Social District on September 17, 2026, from 7:00 p.m. - 11:00 p.m.

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

MOTION CARRIED

- C. Request for a special event license and waiver of application fee submitted for the annual Radcliff Place Block Party to be held on September 6, 2026, from 11:00 am - 4:00 pm.

CM-08-327-2026

Motion by **Crawford**, seconded by **Edgar**, to approve a special event license and waiver of application fee submitted for the annual Radcliff Place Block Party to be held on September 6, 2026, from 11:00 a.m. - 4:00 p.m.

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

MOTION CARRIED

- D. Request for a Special Event License and waiver of application fee submitted by Hope Care and Beyond for a shop small event to be held at 20820 Greenfield Rd on September 26, 2026, from 12:00 pm - 4:00 pm.

CM-08-328-2026

Motion by **Edgar**, seconded by **Crawford**, to approve a Special Event License and waiver of application fee submitted by Hope Care and Beyond for a shop small event to be held at 20820 Greenfield Rd on September 26, 2026, from 12:00 p.m. - 4:00 p.m.

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

MOTION CARRIED

8. ACCOUNTING REPORTS

- A. Approval for payment of invoices submitted by Garan, Lucow, Miller, PC for legal services in the amount of \$17,319.96

CM-08-329-2026

Motion by **Edgar**, seconded by **Crawford**, to approve payment of invoices submitted by Garan, Lucow, Miller, PC for legal services in the amount of \$17,319.96.

Roll Call Vote: Yes: Marian McClellan, Julie Edgar, Stephanie Crawford
No: None
Absent: Solomon Radner, Rebecca Berman

MOTION CARRIED

- B. Approval for payment of invoices submitted by Dizik/ Kaplan for legal services in the amount of \$6,500.00.

CM-08-330-2026

Motion by **Crawford**, seconded by **Edgar**, to approve payment of invoices submitted by Dizik/ Kaplan for legal services in the amount of \$6,500.00.

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

MOTION CARRIED

9. CITY ATTORNEY

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

10. CITY MANAGER

- A. Municipal Services

1. Approval of Pay Application No. 5 and Change Order No. 1 for the 2025 Sewer & Catch Basin Cleaning & TV Inspection Project, M-783 by Taplin Group, LLC of Kalamazoo, MI in the amounts of \$83,841.26 and (\$33,357.27).

CM-08-331-2026

Motion by **Crawford**, seconded by **Edgar**, to approve Pay Application No. 5 and Change Order No. 1 for the 2025 Sewer & Catch Basin Cleaning & TV Inspection Project, M-783 by Taplin Group, LLC of Kalamazoo, MI in the amounts of \$83,841.26 and (\$33,357.27).

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

MOTION CARRIED

Enclosed is proposed Pay Application No. 5 and Change Order No. 1 in the amounts of \$83,841.26 and (\$33,357.27), respectively, for the 2025 Sewer & Catch Basin Cleaning & TV Inspection Project, M-783 by Taplin Group, LLC of Kalamazoo, MI. This project included cleaning and TV inspections of the sewers and catch basins in the areas shown on the attached map. The Change Order is the final quantity balancing on the project and is 100% complete.

2. Request to approve a six-month moratorium on issuing new rental licenses for rental periods of 30 days or less.

CM-08-332-2026

Motion by **Crawford**, seconded by **Edgar**, to approve a six-month moratorium on issuing new rental licenses for rental periods of 30 days or less.

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

Absent: Radner, Berman

MOTION CARRIED

The Housing Law of Michigan (“State Housing Law”) contains statutory provisions concerning the maintenance and use of dwellings, setting minimum requirements for the health, welfare and safety of Michigan residents. State Law currently does not separately regulate short-term rentals. In Section IV of Chapter 18 of the City’s Code of Ordinances, 18-152, the City has adopted by reference the State Housing Law in order to make the State Housing Law’s provisions concerning private dwellings and 2-family dwellings applicable within the City of Oak Park. Specifically, the City regulates residential rental properties under Chapter 18, Article IV, Division 2 of the City Code, covering Sections 18-164 through 18-184. These provisions establish the City’s rental licensing process, authorize inspections, set inspection requirements, and provide enforcement tools such as license denial or revocation. The City Code does not currently distinguish between short-term rentals and long-term rental housing, so short-term rental activity has generally been addressed through the same rules that apply to traditional residential rentals.

In an earlier review, the City Attorney determined that the City’s existing rental licensing and enforcement provisions offered a legally defensible foundation for regulating rental activity, including short-term rentals, without adopting a separate regulatory scheme. Since then, the City has continued evaluating this issue in light of changing practices in other municipalities, ongoing discussions at the state level, and local concerns related to short-term rental use. In addition, on July 9, 2025, in *Melvin R. Berlin Revocable Trust, et al. v. Rubin, et al.*, 22 N.W.3d 531 (2025), the Michigan Supreme Court upheld the Court of Appeals’ decision and concluded that using residential property for short-term rental purposes, even briefly, is a commercial use rather than a residential one. Considering that decision, the broader regulatory landscape, and the recent serious incident affecting the community, the City is assessing whether additional rules specifically focused on transient rental activity are appropriate.

Recent short-term rental incidents in other communities have reinforced the City’s commitment to safeguarding public health, safety, and general welfare. The City’s review indicates that municipalities may regulate rental activity to advance those interests and that local governments have used several methods to do so, including licensing systems, operating standards, and zoning regulations. Although Oak Park’s current licensing structure has served as a reasonable basis for oversight, the continued growth and impact of short-term rentals support the need for further refinement of the City’s regulations to better address transient occupancy.

The City Attorney recommends that the City Council adopt a resolution creating a six-month moratorium on issuing new rental licenses for rental periods of 30 days or less. Any short-term rental currently operating without a valid rental certificate would be directed to stop operating until the moratorium ends, unless it registers and complies with the City’s existing rental ordinances during that period.

While the moratorium is in effect, the Municipal Services Department will assess whether additional rules specifically focused on transient rental activity are appropriate. The Municipal Services Department will examine the City’s existing regulations, gather and consider public feedback, and prepare recommendations for review by the City Council, including a potential amendment to the Code of Ordinances to specifically address short-term rentals. These

actions are intended to protect the health, safety, and welfare of residents and preserve the character and stability of residential neighborhoods.

B. Department of Public Works

1. Approval of Pay Application No. 14 and Change Order No. 12 for the Event Hub Project in the amounts of \$173,182.87 and \$0.00 respectively.
CM-08-333-2026

Motion by **Edgar**, seconded by **Crawford**, to approve Pay Application No. 14 and Change Order No. 12 for the Event Hub Project in the amounts of \$173,182.87 and \$0.00 respectively.

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

MOTION CARRIED

Attached is Pay Application No. 14 and Change Order No. 12 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 July 31, 2026. The Event Hub is now open! The project is approximately 100% complete.

2. Request to reject the extension award and re-advertise for bids for the 2026 Block Pruning Project.
CM-08-334-2026

Motion by **Crawford**, seconded by **Edgar**, to reject the extension award and re-advertise for bids for the 2026 Block Pruning Project.

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

MOTION CARRIED

At the June 16, 2026 regular meeting of the Oak Park City Council, the extension award was approved to Limb Walkers Tree & Snow of Kenosha, MI. for the 2026 Block Pruning Project. Since that time, Limb Walkers has rescinded their extension request and have indicated that they cannot continue under the new contract with their increased operational costs. Bid documents are being updated for the new 2026 Block Pruning Project and should be ready within the next two weeks. This project will elevate and/or crown clean city-owned trees throughout the community.

11. CALL TO THE AUDIENCE

Ann Bracey, 21760 Kenosha, expressed her concerns about restoration work after a tree removal.

Brenda Richard, 14501 Park, expressed her concerns about short-term rentals; she would like to see them banned.

Silva Haywood, 21750 Kenosha, expressed her gratitude for the tree being removed after she reported it. However, she is concerned that the restoration is not yet complete. She also reminded everyone about the Block Club party on August 23, where there would be a backpack give away for the children. She invited the Council to attend the event with their children and grandchildren.

12. CALL TO THE COUNCIL

13. ADJOURNMENT

There being no further business to come before the City Council, Mayor McClellan adjourned the meeting at 7:30 PM.

T. Edwin Norris, City Clerk