



**MINUTES  
REGULAR CITY COUNCIL MEETING  
40TH CITY COUNCIL  
OAK PARK, MICHIGAN  
OCTOBER 21, 2024  
7:00 PM**

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**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, Council Member Edgar, Council Member Radner, Council Member Whitehead

**Excused:** Mayor Pro Tem Carolyn Burns (Illness)

**OTHERS**

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

**4. APPROVAL OF AGENDA**

Motion by Radner, seconded by Whitehead, CARRIED, to approve the agenda with the following changes:

1. Add Item 10D - Request to approve Change Order No. 1 for the 2024 Camera Upgrade.

|             |         |                                     |
|-------------|---------|-------------------------------------|
| Voice Vote: | Yes:    | McClellan, Edgar, Radner, Whitehead |
|             | No:     | None                                |
|             | Absent: | Burns                               |

**5. CONSENT AGENDA**

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

|             |         |                                     |
|-------------|---------|-------------------------------------|
| Voice Vote: | Yes:    | McClellan, Edgar, Radner, Whitehead |
|             | No:     | None                                |
|             | Absent: | Burns                               |

- A. Regular City Council Meeting Minutes for October 7, 2024
- B. Special City Council Meeting Minutes for October 7, 2024
- C. Special City Council Meeting Minutes for October 8, 2024

- D. Payment of invoices from OHM Advisors for the GIS App Development for the total amount of \$2,296.50
- E. Approval of Pay Application No. 6 for the 2024 Water Main Replacement Project, M-764 in the amount of \$144,053.90
- F. Approval of Pay Application No. 4 (final) in the amount of \$5,000.00 for the 2024 Catch Basin Line Replacement Project, M-761 to JB Contractors, Inc of Detroit, MI.
- G. Arts and Cultural Diversity Commission Meeting Minutes for June 13, 2024, July 11, 2024 and August 8, 2024
- H. Parks and Recreation Commission Meeting Minutes for August 21, 2024 and September 18, 2024
- I. Request authorization to bid the 2025 Citywide Janitorial Services Contract.
- J. New & Renewal Licenses for October 21, 2024

## **6. RECOGNITION OF VISITING ELECTED OFFICIALS**

There were no elected officials present who wished to speak.

## **7. SPECIAL RECOGNITION/PRESENTATIONS**

- A. Domestic Violence Awareness Month - Public Safety

## **8. ACCOUNTING REPORTS**

- A. Approval for payment of invoices submitted by Garan, Lucow, Miller, PC for legal services in the amount of \$14,851.28

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 \$14,851.28.

|                 |         |                                     |
|-----------------|---------|-------------------------------------|
| Roll Call Vote: | Yes:    | McClellan, Edgar, Radner, Whitehead |
|                 | No:     | None                                |
|                 | Absent: | Burns                               |

## **9. ORDINANCES**

- A. Second reading and adoption of proposed Zoning Map Amendments for the City of Oak Park to change the zoning of the property at 21790 Coolidge Hwy, Parcel ID #52-25-32-152-001, from O, Office District to IF, Industrial Flex District.

Motion by Radner, seconded by Edgar, CARRIED, to approve the second reading and adopt the proposed Zoning Map Amendments for the City of Oak Park to change the zoning of the property at 21790 Coolidge Hwy, Parcel ID #52-25-32-152-001, from O, Office District to IF, Industrial Flex District:

CITY OF OAK PARK, MICHIGAN  
ORDINANCE NO. O-24-736

AN ORDINANCE TO AMEND ARTICLE 2 DIVISION 1 SECTION 201 AND THE OFFICIAL

ZONING MAP CONTAINED THEREIN, BEING PART OF THE CODE OF ORDINANCES OF THE CITY OF OAK PARK, MICHIGAN, BY CHANGING THE USE DISTRICT OF A CERTAIN PARCEL OF LAND CURRENTLY ZONED O, OFFICE DISTRICT TO IF, INDUSTRIAL FLEX DISTRICT.

THE CITY OF OAK PARK, MICHIGAN ORDAINS:

SEC TI ON 1. The Code of Ordinances of the City of Oak Park is hereby amended by changing the use district of the following address and parcel currently zoned O, Office District, according to the City's Official Zoning District Map, Article 2, Division 1, Section 201 to IF, Industrial Flex District.

Address: 21790 Coolidge Hwy, Parcel #52-25-32-152-001 Current owner: DMM Realty, LLC (Duncan Mukeku)

SECTION 2. It is hereby ordered that the Official Zoning District Map of the City of Oak Park, as herein amended, be incorporated with this ordinance and be considered a part hereof and be published in connection herewith.

SEC TI ON 3. It is further ordered that from and after the effective date of this ordinance, the above-described parcel of land shall be in the IF, Industrial Flex District, and be subject to the regulations pertaining to such a district.

SECTION 4. It is further ordered that the rezoning shall expire two years after adoption of the rezoning, unless substantial construction on the approved development of the property pursuant to building and other required permits issued by the city commences within the two-year period and proceeds diligently to completion. Unless extended by the City Council for good cause.

SEC TI ON 5. Notwithstanding the above, if the property owner applies in writing for an extension of a rezoning at least 30 days prior to the expiration date, the City Council may, in its sole discretion, grant an extension of up to one year.

SEC TI ON 6. If a rezoning becomes void, then the zoning classification of the property shall revert to its previous zoning classification. The reversion process shall be initiated by the City Council by requesting that the Planning Commission proceed with consideration of rezoning of the land to its former zoning classification. The procedure for considering and making this reversionary rezoning shall be the same as applies to all other rezoning requests, including the notice and hearing as required by the Michigan Zoning Enabling Act (Public Act 110 of 2006), and this ordinance. No building or other permits shall be issued or valid during the process described in this subsection.

SECTION 7. Conflicting Provisions Repealed. All ordinances in conflict with the provisions of this ordinance are repealed only to the extent necessary to give this ordinance full force and effect; provided that all other provisions of the Oak Park Code of Ordinances as heretofore amended shall remain in full force and effect.

SECTION 8. Severability. No other portion, paragraph or phrase of the Code of Ordinances of the City of Oak Park, Michigan shall be affected by this ordinance except as to the above sections, and in the event any portion, section or subsection of this ordinance shall be held invalid for any reason, such invalidation shall not be construed to affect the validity of any other part or portion of this ordinance or of the Code of Ordinances of the City of Oak Park, Michigan.

SECTION 9. Effective Date. This ordinance shall be effective thirty (30) days from the date of

adoption and shall be published as required by the Charter of the City of Oak Park.

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

## **10. CITY MANAGER**

### **A. City Clerk**

#### **1. November 5, 2024 General Election Update**

City Clerk Norris provided an update for the November 5, 2024 General Election.

### **B. Municipal Services**

#### **1. Corridor Improvement Authority Annual Report**

Manager of Authorities Michelle Bishop presented the Corridor Improvement Authority Annual Report. A copy is on file with the City Clerk.

#### **2. Facade Grant Approval - Oakland Kids Rehabilitation**

Motion by Radner, seconded by Whitehead, CARRIED, to approve a Facade Grant in the amount of \$5,000 for Oakland Kids Rehabilitation, 22595 Coolidge Hwy.

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

The Corridor Improvement Authority has received an application for a Façade Improvement Grant from Jon Evans, owner of Oakland Kids Rehabilitation at 22595 Coolidge Hwy. The project specifications have met city guidelines for the program. The project consists of a new sign for the front of their building. Bids were received for \$7,054.44 and \$10,369.91. The façade grant maximum was recently increased from \$2,500 per business to \$5,000 per business. We recommend approving the façade grant for a maximum amount of \$5,000.

### **C. Elevate Oak Park**

#### **D. (Added to the Agenda) Request approval of Change Order No. 1 for the 2024 Camera Upgrade Project in the amount of \$1,812.00 and authorize a budget amendment from the General Fund - Fund Balance to cover these costs**

Motion by Radner, seconded by Whitehead, CARRIED, to approve Change Order No. 1 for the 2024 Camera Upgrade Project in the amount of \$1,812.00 and authorize a budget amendment from the General Fund - Fund Balance to cover these costs.

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

Deputy City Manager DeCoster reported that the 2024 Camera Upgrade Project was awarded to Interstate Security, Inc., of Shelby Twp., MI for a total amount of \$138,523.00. Interstate has presented the city with an alternate camera supplier for this upgrade project and the department has met and discussed the potential upgrade to a new video software system. In doing so, it was decided that it would be beneficial to upgrade the software at this time to avoid duplicating costs in the future. These duplicate charges would include server equipment, recorder equipment, as well as camera licenses. After careful consideration, we have reworked the contract to include this upgrade with minimal costs.

#### **11. CALL TO THE AUDIENCE**

Dawn Corporan, 14530 Pearson, addressed the need for political candidates to keep their lawn signs off of public/city property.

#### **12. CALL TO THE COUNCIL**

#### **13. ADJOURNMENT**

There being no further business to come before the City Council, Mayor McClellan adjourned the meeting at 8:10 PM.

T. Edwin Norris, City Clerk