



**CITY OF OAK PARK, MICHIGAN
REGULAR COUNCIL MEETING OF THE
38th OAK PARK CITY COUNCIL
November 10, 2020
7:00 PM**

MINUTES

Mayor McClellan called the virtual meeting to order at 7:00 p.m. Oak Park City Hall, 14000 Oak Park Boulevard, Oak Park, MI 48237. (248) 691-7544.

PRESENT: Mayor McClellan, Mayor Pro Tem Burns, Council Member Radner (left the meeting at 7:30 pm), Council Member Weiss, Council Member Edgar

ABSENT: None

OTHERS

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

APPROVAL OF AGENDA:

CM-11-313A-20 (AGENDA ITEM #3) ADOPTION OF THE AGENDA AS PRESENTED – APPROVED

Motion by Burns, seconded by Weiss, CARRIED UNANIMOUSLY, to approve the agenda as presented.

Voice Vote:	Yes:	McClellan, Burns, Weiss, Radner, Edgar
	No:	None
	Absent:	None

MOTION DECLARED ADOPTED

CONSENT AGENDA:

CM-11-314-20 (AGENDA ITEM #4A-D) CONSENT AGENDA - APPROVED

Motion by Burns, seconded by Weiss, CARRIED UNANIMOUSLY, to approve the Consent Agenda consisting of the following items:

- A. Regular Council Meeting Minutes of October 19, 2020 **CM-11-315-20**
- B. Special City Council Meeting Minutes of October 19, 2020 **CM-11-316-20**
- C. Payment Application No. 1 for the 2020 Miscellaneous Concrete Project, M-714 to Mattioli Cement Company of Fenton, MI for the amount of \$122,618.51 **CM-11-317-20**
- D. Licenses New and Renewals submitted for November 10, 2020 **CM-11-317A-20**

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

MOTION DECLARED ADOPTED

RECOGNITION OF VISITING ELECTED OFFICIALS: None

SPECIAL RECOGNITION/PRESENTATIONS: None

PUBLIC HEARINGS:

(AGENDA ITEM #7A) Public Hearing to receive comments on the request of Oak Park Investment Group, LLC for an Obsolete Property Rehabilitation Act exemption for property located at 13200 Oak Park Blvd, Oak Park, MI.

Mayor McClellan opened the public hearing at 7:08 p.m. Michelle Carey presented information about the proposed facility. Mayor McClellan closed the Public Hearing at 7:42 p.m.

**CM-11-318-20 (AGENDA ITEM #7B) RESOLUTION APPROVING AN
OBSOLETE PROPERTY REHABILITATION ACT DISTRICT**

Motion by Radner, seconded by Weiss, to adopt the following Obsolete Property Rehabilitation District Resolution:

**Resolution Establishing an
Obsolete Property Rehabilitation (OPRA) District for the City of Oak Park**

WHEREAS, pursuant to PA 146 of 2000, the city of Oak Park has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Oak Park; and

WHEREAS, the city of Oak Park has filed a written request with the clerk of the city of Oak Park requesting the establishment of the Obsolete Property Rehabilitation District for an area in the vicinity of 13200 Oak Park Blvd. located in the city of Oak Park hereinafter described; and

WHEREAS, the city council of the city of Oak Park determined that the district meets the requirements set forth in section 3(1) of PA 146 of 2000; and

WHEREAS, written notice has been given by certified mail to all owners of real property located within the proposed district and to the public by newspaper advertisement in the Oakland Press and/or by public posting of the hearing on the establishment of the proposed district not less than 10 days or more than 30 days before the date of the hearing; and

WHEREAS, on November 10, 2020, a public hearing was held and all residents and taxpayers of the city of Oak Park were afforded an opportunity to be heard thereon; and

WHEREAS, the city council deems it to be in the public interest of the city of Oak Park to establish the Obsolete Property Rehabilitation District as proposed.

NOW, THEREFORE, BE IT RESOLVED by the city council of the city of Oak Park that the following described parcel(s) of land situated in the city of Oak Park, Oakland County, and State of Michigan, to wit:

T1N, R11E SEC 29 PART OF SW 1/4 BEG AT PT DIST N 89-29-00 E 776.27 FT FROM
INTERSEC OF E LINE OF COOLIDGE HWY & S LINE OF NORTHFIELD BOULEVARD SUB,
TH N 89-29-00 E 493.94 FT, TH S 00-21-16 E 397.58 FT, TH S 89-56-39 W 496 FT, TH N 00-03-01

W 393.60 FT TO BEG 4.50 A (10-13-08 FR 012 & 013) Containing 4.495 acres of land, more or less, being subject to easements, conditions, restrictions and exceptions of record, if any, be and here is established as an Obsolete Property Rehabilitation District pursuant to the provisions of PA 146 of 2000 to be known as Oak Park Obsolete Property Rehabilitation District No. 1.

Voice Vote:	Yes:	McClellan, Weiss, Radner, Edgar, Burns
	No:	None
	Absent:	None

MOTION TO POSTPONE DECLARED ADOPTED

**CM-11-319-20 (AGENDA ITEM #7C) RESOLUTION APPROVING AN
OBSOLETE PROPERTY REHABILITATION ACT EXEMPTION
FOR OAK PARK INVESTMENT GROUP, LLC, 13200 OAK PARK
BLVD, OAK PARK, MI - APPROVED**

Motion by Radner, seconded by Weiss, to adopt the following Obsolete Property Rehabilitation District Resolution:

**RESOLUTION TO APPROVE AN OBSOLETE PROPERTY
REHABILITATION ACT (OPRA) APPLICATION**

Resolution Approving Obsolete Property Rehabilitation Act Application for Oak Park Investment Group, LLC. For property located at: 13200 Oak Park Blvd., Oak Park, MI

WHEREAS, pursuant to PA 146 of 2000, as amended, the city council of the City of Oak Park is a Qualified Local Governmental Unit eligible to establish one or more OPRA Districts; and

WHEREAS, the city council of the City of Oak Park legally established OPRA District on November 10, 2020, pursuant to a public hearing held on November 10, 2020; and

WHEREAS, the city council of the City of Oak Park has determined that the district meets the requirements set forth in section 3(1) of PA 146 of 2000; and

WHEREAS, the taxable value of this exemption plus the aggregate taxable value of property already exempt does not exceed 5% of the total taxable value of the City of Oak Park; and

WHEREAS, the applicant Oak Park Investment Group, LLC. is not delinquent in any taxes related to the facility; and

WHEREAS, the applicant Oak Park Investment Group, LLC. has provided all required items listed under the application instructions to the City of Oak Park; and

WHEREAS, the application is for obsolete property as defined in Section 2(h) of PA 146 of 2000, as amended; and

WHEREAS, the rehabilitation of this facility, as covered by this exemption, had not begun prior to November 10, 2020, the date the OPRA District, Oak Park Obsolete Property Rehabilitation District No. 3. was established; and

WHEREAS, the application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility within the meaning of PA 146 of 2000, as amended, situated within an OPRA District; and

WHEREAS, completion of the rehabilitation facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, to create employment, to retain employment, and to revitalize an urban area; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by Section 2(1) of PA 146 of 2000, as amended; and

WHEREAS, the application was approved at a public hearing on November 10, 2020, as provided by Section 4(2) of PA 146 of 2000, as amended, allowing a period of 18 months for completion of the redevelopment

NOW THEREFORE, be it resolved by the city council of the City of Oak Park that Oak Park Investment Group, LLC be and hereby is granted an Obsolete Property Rehabilitation Act exemption for the Property located in Obsolete Property Rehabilitation District, Oak Park Obsolete Property Rehabilitation District No. 3., at 13200 Oak Park Blvd., Oak Park, MI, for a period of 4 years, beginning December 31, 2020, and ending December 30, 2024, pursuant to the provisions of PA 146 of 2000, as amended. The certificate will be subject to review by the legislative body of the qualified local governmental unit and the certificate may be extended per the factors, criteria and objectives. The specific factors, criteria and objectives are as follows:

- Economic advantages of new employee hires
- Overall facility operations
- Current on all taxes and fees
- Code violations
- Overall condition and maintenance of the property

The total amount of time determined for the certificate including any extensions shall not exceed 12 years.

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

MOTION DECLARED ADOPTED

COMMUNICATIONS: None

SPECIAL LICENSES: None

BIDS: None

ORDINANCES: None

CITY ATTORNEY: No Report

CITY MANAGER:

Department of Public Works

(AGENDA ITEM #14A) Trash Cart Rollout. Assistant City Manager Yee provided an update regarding the delivery of trash carts to Oak Park residents. He indicated the process will be complete within a few weeks.

CM-11-320-20 (AGENDA ITEM #14B) REQUEST TO APPROVE PROPOSED CHANGE ORDER NO. 1 IN THE AMOUNT OF \$22,618.00 FOR THE 2020 CATCH BASIN LINE REPLACEMENT PROJECT, M-712 TO GREAT LAKES CONTRACTING OF WATERFORD, MI. IT IS FURTHER RECOMMENDED THAT PAYMENT APPLICATION NO. 1 FOR THE SAME BE APPROVED FOR THE AMOUNT OF \$210,215.75 - APPROVED

Motion by Burns, seconded by Radner, CARRIED UNANIMOUSLY, to approve Proposed Change Order No. 1 in the amount of \$22,618.00 for the 2020 Catch Basin Line Replacement Project, M-712 to Great Lakes Contracting of Waterford, MI. It is further recommended that Payment Application No. 1 for the same be approved for the amount of \$210,215.75.

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

MOTION DECLARED ADOPTED

Mr. Yee summarized proposed Change Order No. 1 and Payment Application No. 1 for the 2020 Catch Basin Line Replacement Project, M-712. This project is to replace deteriorated drainage pipes and structures within the City roadway with a focus on areas with deteriorated roadway as well. The proposed Change Order is an increase due to some additional work that was added due to the low unit prices (and still within budget) and the need for an emergency repair on Morton. The project is approximately 99% complete.

Economic Development

CM-11-321-20 (AGENDA ITEM #14C) RESOLUTION AUTHORIZING SALE OF CITY OWNED PROPERTIES - APPROVED

Motion by Burns, seconded by Weiss, CARRIED UNANIMOUSLY, to adopt the following resolution authorizing the sale of city owned property:

CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN

RESOLUTION APPROVING SALE OF CITY OWNED TAX FORECLOSED PROPERTY

WHEREAS, the General Property Tax Act at MCL 211.78M, as amended, (the "Act") authorizes the City of Oak Park ("City") to purchase properties located within the City that were tax foreclosed by the Oakland County Circuit Court, and by the County Treasurer under Public Act 123 of 1999, as amended, subject to the provisions of the Act; and

WHEREAS, on November 16, 2011, the City of Oak Park received the foreclosed property with identified as parcel id 52-25-19-351-046; and

WHEREAS, the Oak Park City Council finds that it is necessary and in the best interest of the public to sell the referenced property to a company that can utilize, reconstruct and manage the property for the public purpose of removing blight; and

WHEREAS, the City released an RFP to receive proposals on the vacant and land locked parcel; and

WHEREAS, on November 1, 2020, bids for consideration were due and the City is in receipt of one bid by Sadier Abro; and

WHEREAS, the Economic Development and Planning Department finds the proposal to be acceptable and in compliance with the minimum requirements of the RFP.

NOW, THEREFORE, the City Council of the City of Oak Park, Oakland County, Michigan resolves as follows:

1. The City Manager is hereby authorized to negotiate the sale of the property and will include the terms as negotiated by the city manager.
2. The Mayor and/or City Manager are hereby authorized to sign all necessary documents to complete the transaction.
3. Any and all Resolutions that are in conflict with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

Voice Vote:	Yes:	McClellan, Burns, Weiss, Radner, Edgar
	No:	None
	Absent:	None

MOTION DECLARED ADOPTED

Public Safety

CM-11-322-20 (AGENDA ITEM #14D) REQUEST TO APPROVE TRAFFIC CONTROL ORDER 160 SEC 1.25 MAKING THE INTERSECTION OF ROANOKE AND KENWOOD A FOUR-WAY STOP - APPROVED

Motion by Radner, seconded by Burns, CARRIED UNANIMOUSLY, to approve Traffic Control Order 160 Sec 1.25 making the intersection of Roanoke and Kenwood a four-way stop.

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

MOTION DECLARED ADOPTED

Public Safety Director Cooper reported that dating back as far as December of 2014, Public Safety has received continuous complaints from residents regarding speeding motorists traveling northbound and southbound on Roanoke Street between Oak Park Blvd and Nine Mile. Residents have also complained about vehicle accidents as well as near accidents at the intersection of Kenwood and Roanoke Street. Their request was for the intersection of Kenwood and Roanoke to become a four-way stop. A traffic study was requested and conducted by the Traffic Improvement Association (TIA) and their recommendation was to post stop signage for eastbound and westbound Kenwood and to remove the stop signage for northbound and southbound Roanoke, allowing the

traffic for northbound and southbound Roanoke to flow unimpeded. This recommendation was presented to Council and adopted on December 1, 2014 at the City Council Meeting.

Since the adoption of the order in December of 2014, Public Safety has continued to receive complaints on a regular bases stating that the traffic conditions have not improved and in the opinion of several residents, the conditions have worsened. The Traffic Improvement Association conducted a second speed study at the location several months later and felt the conditions did not warrant changing the signage.

Public Safety has conducted numerous selective traffic enforcement details at this location as well as stationing our radar trailer and decoy vehicles in the area to address this problem. The complaints persist. Director Cooper indicated that the City Manager has directed Public Safety to prepare a ninety day temporary Traffic Control Order making the intersection of Roanoke and Kenwood a four-way stop.

City Clerk

(AGENDA ITEM #14E) Election Update. Director of Elections Vecchio provided a recap of the 2020 Presidential Election. She reported there was a 68% Oak Park voter turnout and a record number of absentee ballots cast. 73% voted absentee and 27% voted in the polls on Election Day.

CALL TO THE AUDIENCE:

Kenneth Sherman provided comment on trash at Nine Mile and Coolidge and expressed concerns about traffic due to construction on Coolidge.

ADJOURNMENT:

There being no further business to come before the City Council, Mayor McClellan adjourned the meeting at 8:30 P.M.

T. Edwin Norris, City Clerk

Marian McClellan, Mayor