

Oak Park

City Council Agenda

November 1, 2021





AGENDA
REGULAR CITY COUNCIL MEETING
38th CITY COUNCIL
OAK PARK, MICHIGAN
November 1, 2021
7:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. CONSENT AGENDA

The following routine items are presented for City Council approval without discussion, as a single agenda item. Should any Council Member wish to discuss or disapprove any item it must be dropped from the blanket motion of approval and considered as a separate item.

- A. Regular City Council Meeting Minutes of October 18, 2021
- B. Special City Council Meeting Minutes of October 18, 2021
- C. Parks and Recreation Commission Meeting Minutes of September 14, 2021
- D. Traffic Safety Board Meeting Minutes of August 18, 2021
- E. Corridor Improvement Authority Board Meeting Minutes of August 19, 2021
- F. Retirement Board Meeting Minutes of July 26, 2021
- G. Request to approve Payment Application No. 3 for the 2019 Bridge Enhancement Project, M-670 to Z Contractors of Shelby Township, MI for the amount of \$15,000.00
- H. Request to approve payment for the Nine Mile Linear Park Play Equipment to Midstates Recreation of Pataskala, OH for the amount of \$328,741.95
- I. Licenses New and Renewals submitted for November 1, 2021

5. RECOGNITION OF VISITING ELECTED OFFICIALS

6. SPECIAL RECOGNITION/PRESENTATIONS: None

7. PUBLIC HEARINGS: None

8. COMMUNICATIONS: None

9. SPECIAL LICENSES: None

10. ACCOUNTING REPORTS: None

11. BIDS: None

12. ORDINANCES:

- A. Second reading and adoption of a proposed Zoning Map Amendment for the City of Oak Park to change the zoning from B-1 Neighborhood Business District to B-2 General Business District for the following addresses on Eight Mile Road Corridor: 13300, 13400, 13500, 13600, 13630, 13650, 13700.
- B. Second reading and adoption of a proposed amendment to Section 18-353 to Chapter 18, Article IX, Division 2, of the Code of Ordinances

- C. Second reading and adoption of an ordinance to amend Chapter 82, Utilities, of the Code of Ordinances of the City of Oak Park, Michigan, by amending sections 82-261, 82-264, 82-268, and adding section 82-273 thereof

13. CITY ATTORNEY:

14. CITY MANAGER:

Department of Public Works

- A. Trash Removal Update
- B. Request to approve a proposal from OHM Advisors to provide professional services for Landscape Architecture Services for the Nine Mile Linear Park Landscaping Project, M-739 for the hourly, not to exceed cost of \$17,500
- C. Request to authorize the Public Works Department to participate in the SourceWell pre-bid contract to purchase lawn equipment totaling \$19,500.00

Economic Development and Planning

- D. Corridor Improvement Authority Annual Report Presentation

Finance/Assessing

- E. Receive and approve exception recommendations regarding Special Assessment Districts
- F. Fourth Quarter FY 2020-21 Investment Report
- G. Request to approve the combination of parcels for Bonfire Northend Ventures , LLC

Communications

- H. Event and Activity Update

15. CALL TO THE AUDIENCE

Each speaker's remarks are a matter of public record; the speaker, alone, is responsible for his or her comments and the City of Oak Park does not, by permitting such remarks, support, endorse or accept the content, thereof, as being true or accurate. "Any person while being heard at a City Council Meeting may be called to order by the Chair, or any Council Member for failure to be germane to the business of the City, vulgarity, or personal attacks on persons or institutions." There is a three minute time limit per speaker.

16. CALL TO THE COUNCIL

17. ADJOURNMENT

The City of Oak Park will comply with the spirit and intent of the American with Disabilities Act. We will provide support and make reasonable accommodations to assist people with disabilities to access and participate in our programs, facilities and services. Accommodations to participate at a Council Meeting will be made with 7-day prior notice.



**CITY OF OAK PARK, MICHIGAN
REGULAR COUNCIL MEETING OF THE
38th OAK PARK CITY COUNCIL
October 18, 2021
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 (Oak Park, Oakland County), Mayor ProTem Burns (Oak Park, Oakland County), Council Member Radner (Oak Park, Oakland County), Council Member Edgar (Oak Park, Oakland County), Council Member Whitehead (Oak Park, Oakland County)

ABSENT: None

OTHERS

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

APPROVAL OF AGENDA:

**CM-10-341-21 (AGENDA ITEM #3) ADOPTION OF THE AGENDA AS AMENDED
– APPROVED**

Motion by Burns, seconded by Radner, CARRIED UNANIMOUSLY, to approve the with the following changes:

- Postponement of Item #6B to a later meeting.
- Addition of Item 13C - Nine Mile public art proposal amendment

Voice vote:	Yes:	McClellan, Burns, Radner, Edgar, Whitehead
	No:	None
	Absent:	None

MOTION DECLARED ADOPTED

CONSENT AGENDA:

CM-10-342-21 (AGENDA ITEM #4A-E) CONSENT AGENDA - APPROVED

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

- A. Regular City Council Meeting Minutes of October 4, 2021 **CM-10-343-21**
- B. Special City Council Meeting Minutes of October 11, 2021 **CM-10-344-21**
- C. Public Safety Activity Summary Report for August 2021 **CM-10-345-21**
- D. Planning Commission Meeting Minutes of September 13, 2021 **CM-10-346-21**
- E. Licenses New and Renewals submitted for October 18, 2021 **CM-10-347-21**

MERCHANT'S LICENSES – October 18, 2021
(Subject to All Departmental Approvals)

<u>NEW MERCHANT</u>	<u>ADDRESS</u>	<u>FEE</u>	<u>BUSINESS TYPE</u>
UNEXPECTED CRAFT BREWERY	14401 ELEVEN MILE	\$150.00	BREWERY
<u>RENEWALS</u>	<u>ADDRESS</u>	<u>FEE</u>	<u>BUSINESS TYPE</u>
ADVANCE HEALTH GROUP	13001 CAPITAL	\$150.00	BUSINESS OFFICES
HUNTINGTON CLEANERS	13103 CAPITAL	\$150.00	DRY CLEANERS
PINK GARLIC INDIAN CUISINE	26661 COOLIDGE	\$150.00	RESTAURANT/CARRY-OUT
DISCOUNT HYDRO	14370 EIGHT MILE	\$150.00	GARDENING SUPPLIES
D-TOWN GRILLZ	21700 GREENFIELD # 343	\$150.00	CUSTOM MADE GOLD TEETH
TOP'S FASHION AND BRAIDING	21910 GREENFIELD # 105	\$150.00	BRAIDING
FRONT PAGE DELI	24810 GREENFIELD	\$150.00	DELI
CONSERVATIVE CUTS	26090 GREENFIELD	\$150.00	SALON
AMERICAN PRESTIGE MARBLE AND GRANITE	21000 HUBBELL	\$150.00	GRANITE COUNTERTOPS
LM STUDIO	8104 NINE MILE	\$150.00	GRAPHIC DESIGN, ART
TAI FAI	8505 NINE MILE	\$150.00	RESTAURANT/CARRY-OUT
LA INSURANCE	13381 TEN MILE	\$150.00	INSURANCE AGENCY
GLENCO SALES	21600 WYOMING	\$150.00	MANUFACTURING REP
NEW VINTAGE USA	21840 WYOMING PL	\$150.00	PERIOD AND THEMED AUTOMATIC INSTRUMENTATION

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

MOTION DECLARED ADOPTED

RECOGNITION OF VISITING ELECTED OFFICIALS:

County Commissioner Charles Cavell was present to provide an update on activities pertaining to Oakland County.

SPECIAL RECOGNITION/PRESENTATIONS:

Mayor McClellan presented a proclamation declaring October 20, 2021 as "Support Your Local Chamber Day"

PUBLIC HEARINGS: None

COMMUNICATIONS: None

SPECIAL LICENSES:

**CM-10-348-21 (AGENDA ITEM #8A) SPECIAL EVENT REQUEST –BOOK BEAT –
OUTDOOR BOOK SALE – APPROVED**

Motion by Radner, seconded by Burns, CARRIED UNANIMOUSLY, to approve the following Special Event request subject to all departmental approvals:

Name	Event	Fee
Book Beat 26010 Greenfield	Outdoor Book Sale November 26, 2021	Application fee paid

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

MOTION DECLARED ADOPTED

**CM-10-349-21 (AGENDA ITEM #8B) SPECIAL EVENT REQUEST –BOOK BEAT –
OUTDOOR BOOK SALE – APPROVED**

Motion by Burns, seconded by Radner, CARRIED UNANIMOUSLY, to approve the following Special Event request subject to all departmental approvals:

Name	Event	Fee
Dog & Pony Show Brewing 14661 W. 11 Mile Rd #200	Eagles Hockey Club Cornhole Tournament November 7, 2021	Application fee paid

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

MOTION DECLARED ADOPTED

**CM-10-350-21 (AGENDA ITEM #8C) SPECIAL EVENT REQUEST –BOOK BEAT –
OUTDOOR BOOK SALE – APPROVED**

Motion by Burns, seconded by Whitehead, CARRIED UNANIMOUSLY, to approve the following Special Event request subject to all departmental approvals:

Name	Event	Fee
Studio I Play 21310 Coolidge Hwy.	Trunk and Treat Event October 31, 2021	Application fee paid

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

MOTION DECLARED ADOPTED

ACCOUNTING REPORTS:

**CM-10-351-21 (AGENDA ITEM #9A) APPROVAL FOR PAYMENT OF INVOICES
SUBMITTED BY GARAN, LUCOW, MILLER, P.C. FOR LEGAL
SERVICES IN THE TOTAL AMOUNT OF \$12,920.14
- APPROVED**

Motion by Burns, seconded by Radner, CARRIED UNANIMOUSLY, to approve payment of invoices #573330, and #573331 by Garan, Lucow, Miller P.C., for legal services rendered through September 30, 2021 in the total amount of \$12,920.14.

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

MOTION DECLARED ADOPTED

BIDS: None

ORDINANCES:

CM-10-352-21 (AGENDA ITEM #11A) FIRST READING OF A PROPOSED ZONING MAP AMENDMENT FOR THE CITY OF OAK PARK TO CHANGE THE ZONING FROM B-1 NEIGHBORHOOD BUSINESS DISTRICT TO B-2 GENERAL BUSINESS DISTRICT FOR THE FOLLOWING ADDRESSES ON EIGHT MILE ROAD CORRIDOR: 13300, 13400, 13500, 13600, 13630, 13650, 13700 - APPROVED

Motion by Burns, seconded by Whitehead, CARRIED UNANIMOUSLY, to approve the first reading of a proposed zoning map amendment for the City of Oak Park to change the zoning from B-1 Neighborhood Business District to B-2 General Business District for the following addresses on Eight Mile Road corridor: 13300, 13400, 13500, 13600, 13630, 13650, 13700.

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

MOTION DECLARED ADOPTED

CM-10-353-21 (AGENDA ITEM #11B) FIRST READING OF A PROPOSED AMENDMENT TO SECTION 18-353 TO CHAPTER 18, ARTICLE IX, DIVISION 2, OF THE CODE OF ORDINANCES - APPROVED

Motion by Radner, seconded by Burns, CARRIED UNANIMOUSLY, to approve the first reading of an amendment to Section 18-353 to Chapter 18, Article IX, Division 2, of the Code of Ordinances.

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

MOTION DECLARED ADOPTED

CM-10-354-21 (AGENDA ITEM #11C) FIRST READING OF AN ORDINANCE TO AMEND CHAPTER 82, UTILITIES, OF THE CODE OF ORDINANCES OF THE CITY OF OAK PARK, MICHIGAN, BY AMENDING SECTIONS 82-261, 82-264, 82-268, AND ADDING SECTION 82-273 THEREOF - APPROVED

Motion by Edgar, seconded by Whitehead, CARRIED UNANIMOUSLY, to approve the first reading of an ordinance to amend Chapter 82, Utilities, of the Code of Ordinances of the City of Oak Park, Michigan, by amending sections 82-261, 82-264, 82-268, and adding section 82-273 thereof.

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

MOTION DECLARED ADOPTED

CITY ATTORNEY: No Report

CITY MANAGER:

Administration

(AGENDA ITEM #13A) Public Safety and Solid Waste Millage Renewals.

City Manager Tungate presented information regarding the millage proposals emphasizing they are renewals and will not increase taxes.

(AGENDA ITEM #13B) Strategic Planning Quarterly Report.

City Manager Tungate and Assistant City Manager VanVleck presented the Strategic Planning Quarterly Report. A copy is on file with the City Clerk.

CM-10-335-21 (AGENDA ITEM #13A) Added to the Agenda. NINE MILE PUBLIC ART PROPOSAL AMENDMENT - APPROVED

Motion by Whitehead, seconded by Radner, CARRIED, to approve the revised public art proposal (Option 1) from Dale Teachout for the total amount of \$7,957.00.

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

MOTION DECLARED ADOPTED

At the September 7, 2021 Council Meeting, City Council approved the public art proposal that was recommended by the Nine Mile Public Ad Hoc Committee. The proposal included four pieces of art by three artists for a total of \$39,830. Since that approval, we have been in touch with each of the artists to move forward, with expected installation in Spring 2022. In a meeting with one of the artists, Dale Teachout, we learned that he needed to revise his original proposal (which included two pieces of art chosen by the Committee and approved by Council). In his original proposal he left out his artist fee, and did not budget for studio space to erect the sculptures during the colder months. His revised proposal provides two options to the City. Option one is a revised quote for the two pieces selected by the Committee and approved by Council, and Option 2 is either one of the chosen pieces individually. The options are as follows:

Original Proposal:	“Lets Play Hoops” Statue:	\$1,515.00
	“Tree Hugger” Statue:	\$1,515.00
	Total:	\$3,030.00
Amended Proposal:	Option 1 (both statues):	\$7,957.00 *an additional \$4,927
	Option 2 (individually):	“Lets Play Hoops” \$4,600.00
		“Tree Hugger” \$5,200.00

PUBLIC HEARINGS:

Mayor McClellan opened the Public Hearing on Special Assessment Districts 695, 696, and 697 at 8:20 p.m. and invited interested parties to speak. Mr. Solomon Zeiler spoke regarding a water exemption for 13641 Borgman and Mr. Kresch spoke regarding a water exception for 25125 Coolidge. The special assessment exceptions listed below were also read into the record. Mayor McClellan closed the Public Hearing at 8:25 p.m.

CM-10-356-21

(AGENDA ITEM #14) PUBLIC HEARING AND ADOPTION OF SPECIAL ASSESSMENT RESOLUTIONS TO CONFIRM THE ROLLS AND SET THE DUE DATE OF NOVEMBER 12, 2021 TOGETHER WITH PENALTY OF TEN PERCENT (10%) FOR SPECIAL ASSESSMENT DISTRICTS #695 - DELINQUENT UTILITIES; #696 – DELINQUENT FALSE ALARMS; AND #697 - PROPERTY BLIGHT – APPROVED

Motion by Burns, seconded by Edgar, CARRIED UNANIMOUSLY, to adopt the following Special Assessment Resolution (No. 9) confirming the rolls, and Special Assessment Resolution (No. 10) setting the due date of November 12, 2021 with penalty for Special Assessment districts: No. 695 – Unpaid Utility Invoices; No. 696 – Unpaid False Alarm Invoices; and No. 697 – Unpaid Property Blight Invoices and withholding the temporary exceptions pending further review by the City Manager to report back to the City Council as to whether they will be kept on the Roll, added on at a later date or removed permanently:

**CITY OF OAK PARK
MICHIGAN**

SPECIAL ASSESSMENT RESOLUTION NO. 9

**DISTRICT NO. 695
DISTRICT NO. 696
DISTRICT NO. 697**

The Mayor announced that this was the time set to review the Special Assessment Roll as prepared and revised by the City Assessor for unpaid expenses incurred on private premises, assessed in Special Assessment Rolls No. 695, 696, and 697

There were objections received as follows:

SAD	Address	Parcel ID #
695 - Unpaid Utility Invoices		
	21500 Greenfield	52-25-31-302-003
	24620 Pine Village Blvd	52-25-29-229-004
	24301 Kipling	52-25-30-230-024
	13310 Woodvale St	52-25-29-352-026
	22010 Sussex	52-25-31-129-015
	10651 Oak Park Blvd	52-25-29-406-001
	25125 Coolidge	52-25-19-478-026
	22124 Dante Apt. 203	52-25-32-104-107
	24601 Pineview	52-25-29-229-090
	21925 Sussex	52-25-31-128-047
	23811 Scotia	52-25-29-329-017
	24061 Moritz	52-25-29-160-019
	13641 Borgman	52-25-19-233-013
	21991 Ridgedale	52-25-31-231-010

696 - Unpaid False Alarm Invoices		
	26700 Greenfield Rd	52-25-19-101-001
697 - Unpaid Property Blight Invoices		
	14600 W. 8 Mile Rd.	52-25-31-451-007
	21850 Ridgedale	52-25-31-276-012
	23231 Republic	52-25-28-354-026

BE IT RESOLVED that Special Assessment Rolls No. 695, 696, and 697 as prepared and revised by the City Assessor, are hereby confirmed.

CITY OF OAK PARK
MICHIGAN

SPECIAL ASSESSMENT RESOLUTION NO. 10

DISTRICT NO. 695
DISTRICT NO. 696
DISTRICT NO. 697

At a Regular Meeting of the City Council of the City of Oak Park, held the 18th day of October 2021 at 7:00 P.M., City Hall, 14000 Oak Park Boulevard, Oak Park, MI 48237.

WHEREAS, by resolution adopted October 18, 2021, Special Assessment Rolls No. 695, 696, and 697 were confirmed by the City Council.

NOW, THEREFORE, BE IT RESOLVED THAT: Said Special Assessment Rolls shall be due in one (1) installment payable on November 12, 2021, in full, together with a penalty of ten percent (10%).

BE IT FURTHER RESOLVED THAT: An unpaid installment of said Special Assessment Roll shall bear penalty at an annual rate of five percent (5%) after due date November 12, 2021.

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

MOTION DECLARED ADOPTED

CALL TO THE AUDIENCE:

Ken Sherman, 23840 Jerome St. spoke regarding DTE Issues.
Homeowner Ms. Martin spoke about how residents should take responsibility for cutting and trimming their trees.

ADJOURNMENT:

There being no further business to come before the City Council, Mayor McClellan adjourned the meeting at 8:25 P.M.

T. Edwin Norris, City Clerk

Marian McClellan, Mayor



**CITY OF OAK PARK, MICHIGAN
SPECIAL COUNCIL MEETING OF THE
38th OAK PARK CITY COUNCIL
October 18, 2021
6:00 PM**

MINUTES

Mayor McClellan called the virtual special meeting to order at 6:00 p.m. Oak Park City Hall, 14000 Oak Park Boulevard, Oak Park, MI 48237. (248) 691-7544.

PRESENT: Mayor McClellan (Oak Park, Oakland County), Mayor ProTem Burns (Oak Park, Oakland County), Council Member Radner (Oak Park, Oakland County), Council Member Edgar (Oak Park, Oakland County), Council Member Whitehead (Oak Park, Oakland County)

ABSENT: None

OTHERS

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

SPECIAL BUSINESS:

(AGENDA ITEM B) Consideration of the City Manager's Employment Contract

There was discussion regarding proposed changes to the City Manager's employment contract.

SCM-10-340-21 MOTION TO APPROVE AMENDMENTS TO THE CITY MANAGER'S EMPLOYMENT AGREEMENT – APPROVED

Motion by Radner, seconded by Burns, CARRIED UNANIMOUSLY, to approve the following regarding the City Manager's Employment Agreement:

- Extension of current agreement for three years beginning September 30, 2022.
- Salary shall be \$144,000.00 annually beginning August 20, 2021.
- \$10,000.00 paid annually to 457 Retirement Plan of employee's choice beginning September 1, 2021
- 280 hours of paid time off shall be provided annually.

Roll call vote:	Yes:	McClellan, Burns, Radner, Edgar, Whitehead
	No:	None
	Absent:	None

MOTION DECLARED ADOPTED

CALL TO THE AUDIENCE:

Ken Sherman, 23840 Jerome St., expressed appreciation to City Manager Tungate and suggested that public comment in meetings would serve the public better by being at the beginning of each meeting.

ADJOURNMENT:

There being no further business to come before the City Council, Mayor McClellan adjourned the special meeting at 6:35 p.m.

T. Edwin Norris, City Clerk

Marian McClellan, Mayor



CITY OF OAK PARK

Department of Recreation

Mayor
Marian McClellan
Mayor Pro Tem
Carolyn Burns
Council Members
Solomon Radner
Julie Edgar
Shaun Whitehead
City Manager
Erik Tungate

CITY OF OAK PARK

PARKS AND RECREATION COMMISSION

REGULAR MEETING: September 14, 2021

Community Center

- I. Meeting called to order at: 7:01 pm
By: Patrick North, Chair

- II. Introductions/Members Present: Patrick North, Andrew Cissell, Dwight Thomas, Mickey Alderman, Alexander Simpson, Juanita Bell
Members Excused: n/a

Members Absent: Diane Spiller, Beverly Wiggins, Theresa Lorick-Henderson

City Council Members Absent: Julie Edgar - attending City Council Meeting

Staff Members Present: Maralee Rosemond, Recreation Coordinator

Guests Present: None

- III. Approval of Agenda for **September 14, 2021.**

Motion: Alexander Simpson
Seconded: Dwight Thomas
Agenda Approved

- IV. Approval of Minutes of Parks and Recreation Commission Meeting of **August 18, 2021.**

Motioned by: Andrew Cissell
Seconded by: Mickey Alderman
Meeting minutes Approved

- V. Council Comments – None

VI. Recreation Updates:

Farmers Market: The Farmers Market is winding down with only three weeks left for 2021. Food assistance numbers are more than double from last year, \$8,400 as of Sept. 1 compared to a total of \$4200 for the entire year in 2020. The partnership with the Oak Park High School has been wonderful this year. Teachers have been gracious and very supportive, especially with the tight parking lot situation till market ends.

Senior Picnic Lunches: The Senior Picnic lunches were a big hit this summer, with average attendance being between 20 and 20 participants. Shell Shocked Tacos were the big favorite, followed by Topp Dogg. Oak Street Health partnered with us by giving the Recreation Department \$3/person for every lunch. This was a wonderful co-sponsorship.

Senior Sumer Concerts: These mini- mid day concerts were enjoyed by those that attended them. Humana was the gracious sponsor of these concerts, of which there were 4 total.

Senior Programs: The Senior Programs including exercise classes and Bingo have returned to the community center. The addition of drop in opportunities will be added in October. These include Ping Pong, Scrabble, Chess Club, and potentially a Dominoes Group.

Theatre Trips: Fancy and Clue have been sold out and we will be putting out the flyers for “A Christmas Carol” with the tour of Meadowbrook Hall and lunch this week.

I am still awaiting news on our Fisher performances that were requested.

Day Trips: Our **Mystery Trip** has 26 participants enrolled out of a 50 passenger bus capacity. This trip is scheduled for October 21.

The Parade Company trip complete with tour, lunch at Sinbad’s and a champagne tour of The Whitney currently has 7 enrolled for a capacity of 45 bus. This tour is scheduled for Nov. 21.

Outdoor Movie Night: **NEW addition... Courtesy of DTE we will be showing “Hocus Pocus” on Saturday September 25. Movie will start at 7pm. And will be held at the Community Center grounds.

Autumn Fest: Oct. 2 is the date set for our Autumn Fest. Scheduled for the day:

BBQ Battle, corn hole tournament, music, food court, vendor area, family area with petting farm, face painting, giant outdoor games etc.

Youth Karate begins on Sept. 14. Our Instructor Grand Master Dereke Batten has done a great job restarting the program after our COVID closures.

Fall Youth Soccer registration is comparable to where it has been in past years. We have 2 – U6 teams and one U8 team in the Quad City Alliance League with Hazel Park, Pleasant Ridge and Ferndale. Games start on Sept. 18 and run through the middle of October.

Teen Programs

Oak Park Schools has agreed to sponsor the teen **E-Sports program** for \$5,000 worth of equipment. This will include game consoles, TV’s, stands, games, controllers and the space itself. The program will begin once the equipment is purchased.

Teen Council meetings will start back up on Sept. 29 at 4 pm, these will take place in the new Knights Café at the HS.

The Library has also received a grant that will benefit a joint program between the Library, Recreation and the HS. This will include paying for the new hip hop dance instructor, Robert Gilmore, to host his class with up to 50 students at the HS. This will be free to all Oak Park High students. This should start in a few weeks.

VI. Old Business – Commission

- a. Dog Park Committee Update – Andrew Cissell – New map with updated boundaries increase walkways from the south end and west side of park. Yellow ribbon area increased landscaping and fence screening to make that area safer and more comfortable for the yellow ribbon dogs.
- b. Juneteenth Committee Update – No Report - Next meeting January 2022.
- c. Oak Park's Got Talent! Committee – No meeting until October 2021

VIII New Business – Commission

- a .Approval of meeting dates for 2022

Motion by: Mickey Alderman

Second: Patrick North

Motion Passed

- b. Boo-tification Awards and Holiday Awards

Motion by: Mickey Alderman

Second: Patrick North

Motion Passed

IX. Public Comments: None**X. Announcements: Next meeting, Wednesday, October 20****XI. Meeting adjourned at: 7:28 pm**

Motioned by Dwight Thomas

Seconded by: Juanita Bell

Motion Passed

Respectfully submitted,

Maralee Rosemond

Recreation Coordinator

Laurie Stasiak

Recreation Director

CITY OF OAK PARK TRAFFIC SAFETY BOARD MEETING 8/18/2021

IN ATTENDANCE:

Aaron Tobin (Associate Chair), John Klein (Chair), Shaun Whitehead (City Council Member), Mike Pinkerton (DPS), Dan Fairless (Technical and Planning).

ABSENT WITH NOTICE: Nour Almahameed, Nadine Coleman.

CALL TO ORDER: 7:05pm

John recorded the meeting and will transcribe it into minutes. A new secretary will be chosen during October's meeting.

The Minutes from 7/21/21 were approved.

NOTE: as we didn't have a quorum, no motions were made or voted upon.

The TSB discussed some items appearing on the City of Oak Park Traffic Safety Board (unofficial) Facebook group:

1. TREE TRIMMING: in various places around the city, trees obstruct the view of stop signs. A discussion ensued about possibly using the Facebook group to crowd source issues of this kind: a city resident might snap a picture on their phone, note the location, and upload it to the group's Facebook page. Aaron will post such a request on the Facebook group page. Aaron will ask Director Cooper to remind his staff to take note of trees that require maintenance. John noted that this is a real safety matter: city residents generally know the location of any obstructed stop signs, but non-residents typically do not. Aaron reminded the TSB that the Facebook group permits membership to just three categories of people: city residents, city business owners and city staff.
2. RIDGEDALE AND DARTMOUTH: A city resident posted an item on the Facebook page which claimed that the intersection at Ridgedale and Dartmouth has been a location for a large number of traffic accidents. Officer Pinkerton mentioned that he would query the database to ascertain whether this intersection warrants a traffic study. This particular intersection has a yield sign, and perhaps it may become a candidate for stop signs.
3. SELECTION BIAS?: Aaron mentioned that fewer than 5% of Oak Park residents are members of Facebook. Hence, the TSB should be wary of assuming that those who post there are representative of the Oak Park community.

MATTERS ARISING:

1. John brought to the attention of the TSB the following issue: when a pedestrian wishes to cross the north side of Coolidge at 10 Mile Rd going west, there is no pedestrian traffic signal and a pedestrian is forced to contend with the traffic turning north onto Coolidge from 10 Mile Rd.

The problem is that many drivers do not expect to see a pedestrian crossing that corner, and so they do not wait as soon as the light changes (note: there is no right turn on red going west at this intersection).

John suggested a solution: a pedestrian crossing signal which is activated by the pedestrian pressing a button. When the button is pressed and the pedestrian signal turns green, the westbound motorized traffic would face a red signal for 20 seconds before turning green.

Aaron suggested that we identify other problem areas. John knew at least one other such intersection: the one at Lincoln and Coolidge.

In general, crossing Coolidge is not an easy thing to do for a pedestrian, and the chair thinks that the cities of Oak Park and Huntington Woods should meet to discuss options for making this road pedestrian friendly. The city councils of both cities would evidently need to be involved in any such urban planning as would the county. This is something beyond the Oak Park TSB's mandate, but John thinks this is a crucial issue to be addressed going forward.

2. John mentioned his concerns about making the TSB more effective. There is currently a lack of agenda items, and it seems that there is not a steady flow of information between the residents, the TSB and the city administration. Officer Pinkerton remarked that at some point in the future, it may not be necessary to meet every month (rather, one could meet based on the number of real agenda items).

ADJOURNMENT:

The meeting adjourned at 7:45pm

Minutes prepared by: John R. Klein, 10/19/21



CITY OF OAK PARK

Corridor Improvement Authority

Mayor
Marian McClellan
Mayor Pro Tem
Carolyn Burns
Council Members
Solomon Radner
Julie Edgar
Shaun Whitehead
City Manager
Erik Tungate

CITY OF OAK PARK CORRIDOR IMPROVEMENT AUTHORITY BOARD MEETING AUGUST 19, 2021 MINUTES

Meeting was called to order at 12:07 p.m. in the Executive Conference Room of City Hall, 14000 Oak Park Blvd, Oak Park, MI 48237.

PRESENT: Chairperson Blumenkopf
Vice Chairperson DeVergilio
Board Member Attisha
Board Member Bishai
Mayor McClellan

ABSENT: Board Member Peteet

OTHERS PRESENT: Economic Development and Planning Director Kim Marrone
City Planner Salam Habhab
Deputy City Clerk Lisa Vecchio

3. APPROVAL OF AGENDA OF AUGUST 19, 2021

MOTION by McClellan, SECONDED by Attisha, to approve the agenda for August 19, 2021 as submitted.

VOTE: Yes: All
No: None

MOTION CARRIED

4. APPROVAL OF MINUTES OF JULY 15, 2021

MOTION by McClellan, SECONDED by Attisha, to approve the minutes of July 15, 2021 as submitted.

VOTE: Yes: All
No: None

MOTION CARRIED

5. PUBLIC COMMENT: None

6. UNFINISHED BUSINESS:

A. Video Update

Director Marrone presented the three videos (food, retail, service) to the Board. For the retail video, they suggested showcasing more retail businesses, and less on just the bookstore. For the services video, they suggested spending less time on Real Team Real Estate, and adding one more service business.

B. CIA Districts

The Board finalized the names for the CIA Districts as follows:

Water Tower District

Lincoln Woods

The Crossroads

Four Corners

The Nine

Commerce Park

C. Oak Park Social District

Director Marrone updated the Board that the social district is underway and they are working on planning events to take place within the district. October 2nd there will be Autumn Fest, and October 8-10 the Oak Park Film Festival. They are also working on designing the cups/stickers with the logo to place on the cups. Board Member Attisha suggested offering local businesses a sponsorship opportunity to order the cups with their logo to cover the cost while promoting their business.

D. Banners

Director Marrone presented a draft banner for the Water Tower District. The Board was not fond of many features and suggested a total edit with different colors and less wording. Director Marrone will return with a new draft at the next meeting.

7. NEW BUSINESS:**A. Introduction to Salam Habhab**

Salam Habhab is the newest addition to Oak Park's planning and economic development team. She was welcomed by the Board and gave a short bio of herself and past experience in the planning and economic development arena.

8. FINANCIAL REPORT: No updates.**9. BOARD MEMBER COMMENT:** NONE**10. ADJOURNMENT**

Chairperson Blumenkopf adjourned the meeting at 12:53 p.m.

Lisa Vecchio, Deputy City Clerk



**CITY OF OAK PARK, MICHIGAN
EMPLOYEES' RETIREMENT SYSTEM AND
PUBLIC SAFETY RETIREMENT SYSTEM BOARD OF TRUSTEES
CONCURRENT MEETING**

**July 26, 2021
4:30 PM**

MINUTES

Chairperson Tungate called the meeting to order at 4:30 PM in the executive conference room of City Hall, 14000 Oak Park Blvd. and roll call was taken.

EMPLOYEES' RETIREMENT SYSTEM:

TRUSTEES PRESENT: Trustee Tungate, Trustee Waxenberg, Trustee DeCoster, Trustee Crawford

TRUSTEES ABSENT: Trustee Burns

ALSO PRESENT: City Clerk Norris, City Attorney Duff, and Human Resources Director Burke

PUBLIC SAFETY RETIREMENT SYSTEM:

TRUSTEES PRESENT: Trustee Tungate, Trustee Tetler, Trustee Radner

TRUSTEES ABSENT: Trustee Burns, Trustee Batora

ALSO PRESENT: City Clerk Norris, Finance Director Crawford, City Attorney Duff, Human Resources Director Burke

(Agenda Item #5A and B) Approval of Minutes

**ERS-07-008-21 MINUTES FROM THE APRIL 26, 2021 ERS/PSRS
CONCURRENT MEETING – APPROVED**

Motion by DeCoster, seconded by Waxenberg, CARRIED UNANIMOUSLY, to approve the Minutes from the April 26, 2021 ERS/PSRS Concurrent Meeting.

Voice Vote:	Yes:	Tungate, DeCoster, Crawford, Waxenberg
	No:	None
	Absent:	Burns

MOTION DECLARED ADOPTED

**PSRS-07-009-21 MINUTES FROM THE APRIL 26, 2021 ERS/PSRS
CONCURRENT MEETING – APPROVED**

Motion by Tetler, seconded by Radner, CARRIED UNANIMOUSLY, to approve the Minutes from the April 26, 2021 ERS/PSRS Concurrent Meeting.

Voice Vote:	Yes:	Tungate, Tetler, Radner
	No:	None
	Absent:	Burns, Batora

MOTION DECLARED ADOPTED

(Agenda Item #4A) Market Update and Portfolio Review – PNC

Carolyn Rains and Gary Salzar from PNC presented the 2021 Second Quarter Investment Review dated June 30, 2021. A complete report is on file in the City Clerk's Office. They provided a market update and presented a portfolio summary that reviewed the City's investment policy statement, assets, allocations and investment performance for both systems. The market value of the Employees' Retirement System as of June 30, 2021 was \$22,352,417 and the market value of the Public Safety Retirement System was \$56,494,668. There was consensus that PNC would research alternative investment strategies to discuss at the next board meeting.

Duty Disability Request – Brenna Triest

City Attorney Duff reported that reports and paperwork have been collected and an examination and review with an independent examiner is being coordinated with Ms. Triest. She is hopeful the matter will be completed by the October meeting and the Board will be able to act upon the request at that time. Trustee Tetler suggested that we keep this pending issue under old business on the agenda until it is resolved.

(Agenda Item #4A-J) Financial Reports (ERS)

**ERS-07-009-21 RECEIVE AND APPROVE ERS FINANCIAL REPORTS
(APRIL - JUNE, 2021) – APPROVED**

Motion by Waxenberg, seconded by DeCoster, CARRIED UNANIMOUSLY, to receive and approve the following reports for the period April 1, 2021 – June 30, 2021:

- A. PNC Investment Management Report
- B. Fiduciary Net Assets Statement – Fund 731
- C. PNC Financial Report

D. Disbursements made by the Retirement System

DATE	CHECK#	PAYEE/DESCRIPTION	AMOUNT
04/19/2021	Check #160989	Robert Barrett, Jr.	\$98.80
Refund of compensatory time overpayment.			
04/30/2021	EFT (JE9088)	PNC Inst. Asset Mgmt.	\$4,600.58
Investment Counseling Fees for 04/01/2021 through 06/30/2021.			
05/10/2021	Check #161403	Watkins Ross	\$9,780.00
Administration and Actuarial Fees.			
05/31/2021	EFT (JE9234)	PNC Inst. Asset Mgmt.	\$15,320.66
Investment Counseling Fees for 04/01/2021 through 06/30/2021.			
QUARTERLY DISBURSEMENTS		\$29,800.04	
ACTUARY FEE REIMBURSEMENT		-0-	
TOTAL QUARTERLY DISBURSEMENTS:		\$29,800.04	

- E. Fiduciary Net Assets Statement – Fund 680
F. Retirees Actuarial Statements

NAME	DEPARTMENT	DATE	STATUS
Robert Barrett	Technical and Planning	03/31/2021	Final

- G. Municipal and Military Buy-Back Calculations - None
H. Correspondence of Retirement Submission - None
I. Necrology Report
J. Miscellaneous Information - None

Roll Call Vote:	Yes:	Tungate, Crawford, DeCoster, Waxenberg
	No:	None
	Absent:	Burns

MOTION DECLARED ADOPTED

(Agenda Item #4A-J) Financial Reports (PSRS)

**PSRS-07-010-21 RECEIVE AND APPROVE PSRS FINANCIAL REPORTS
(APRIL - JUNE, 2021) – APPROVED**

Motion by Tetler, seconded by Radner, **CARRIED UNANIMOUSLY**, to receive and approve the following reports for the period April 1, 2021 – June 30, 2021:

- A PNC Investment Management Reports

- B. Fiduciary Net Assets Statement – Fund 733
- C. PNC Financial Report
- D. Disbursements made by the Retirement System

DATE	CHECK#	PAYEE/DESCRIPTION	AMOUNT
04/30/21	EFT (JE#9091)	PNC Inst. Asset Mgmt. Investment Counseling Fees for 04/01/2021 – 06/30/2021.	\$11,528.08
05/10/21	Check #161403	Watkins Ross Administration and Actuarial Fees.	\$8,870.00
05/31/21	EFT (JE#9235)	PNC Inst. Asset Mgmt. Investment Counseling Fees for 04/01/2021 – 06/30/2021.	\$34,883.21
QUARTERLY DISBURSEMENTS		\$55,281.29	
ACTUARIAL FEE REIMBURSEMENTS		-0-	
TOTAL QUARTERLY DISBURSEMENTS		\$55,281.29	

- E. Fiduciary Net Assets Statement – Fund 680
- F. Retirees Actuarial Statements - None
- G. Municipal and Military Buy-Back Calculations
- H. Correspondence of Retirement Submission – None
- I. Necrology Report - None
- J. Miscellaneous Information - None

Voice Vote:	Yes:	Tungate, Tetler, Radner
	No:	None
	Absent:	Burns, Batora

MOTION DECLARED ADOPTED

PUBLIC COMMENTS:

There were no members of the public present wishing to speak.

ADJOURNMENT:

The meeting adjourned at 5:30 PM.

T. Edwin Norris, City Clerk



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: November 1, 2021

AGENDA#

SUBJECT: Payment Application No. 3 for the 2019 Bridge Enhancement Project, M-670.

DEPARTMENT: Technical & Planning/DPW – Engineering *KJY*

SUMMARY: Attached is Payment Application No. 3 (final) for the 2019 Bridge Enhancement Project, M-670. This project replaced the fencing and enhanced the bridge at Coolidge over I-696. This project is now complete.

FINANCIAL STATEMENT:

Original Contract Amount:	\$595,598.47
Change Order no. 1:	<u>(\$ 32,909.54)</u>
Current Contract Amount:	\$562,688.93
 Total Completed to Date:	 \$562,688.93
Less Retainage:	\$ 0.00
Net Earned:	\$562,688.93
Deductions:	\$ 5,000.00
Balance:	\$557,688.93
Payments to Date:	<u>\$542,688.93</u>
Amount Due Z Contracting:	\$ 15,000.00

RECOMMENDED ACTION: It is recommended that Payment Application No. 3 for the 2019 Bridge Enhancement Project, M-670 be approved to Z Contractors of Shelby Township, MI for the amount of \$15,000.00). Funding is available in the Major Street Fund 202-18-479-970 and the General Fund 101-18-444-970 for this expenditure.

APPROVALS:

City Manager: _____ *ET* _____ Department Director: _____ *KJY* _____

Director of Finance: _____ *SC* _____ Legal: _____ *NA* _____

Budgeted: ☐

EXHIBITS: Payment Application No. 3

PAYMENT APPLICATION



Project: City of Oak Park - Bridge Enhancements I-696 & Coolidge Road Overpass, M-670

Job Number: 0037-16-0021

OWNER: City of Oak Park
14000 Oak Park Blvd.

Oak Park, MI 48237

CONTRACTOR: Z Contractors
50500 Design Lane

Shelby Township, MI 48315
(586) 625-8899

Number: 3
Period End Date: 10/13/2020
Status: Approved
Contract Start Date: 3/29/2019
Contract End Date: 12/19/2019
Contract Duration: 265
Print Date: 10/13/2020

SCHEDULE On
STATUS:
NOTE:

Original Contract Amount: \$595,598.47
Change Orders Amount: (\$32,909.54)
Current Contract Amount: \$562,688.93

Change Order 1: (\$32,909.54)
(\$32,909.54)

Earnings This Period: \$0.00
Earnings To Date: \$562,688.93
Previous Retainage Amount: \$20,000.00
Less credit for painting: (\$5,000)
Retainage this period: (\$15,000)
Net Earned: \$557,688.93
Previous Earnings: \$542,688.93
Amount Due Contractor: \$15,000.00

Retainage: None

Amount due Contractor
included (\$15,000.00) of
previously held retainage.

Approved By

Kevin Yee - Assistant City Manager - City of Oak Park

Recommended By

Barry Gates, Client Representative

Barry Gates

Digitally signed by Barry Gates
DN: cn=Barry Gates, o=OHM-Advisors, ou=OHM-Advisors, cn=Barry Gates
Date: 2020.10.13 14:57:00-0400

Date

Date

City of Oak Park - Bridge Enhancements I-696 & Coolidge Road Overpass, M-670

Items

Item	Description	Original Quantity	Quantity Authorized	Unit Price	Quantity This Period	Quantity Held	Amount This Period	Quantity To Date	Amount To Date
Division: A									
1	Mobilization, Max.	1.00 Ls	1.00	\$31,250.00	0.00	0.00	\$0.00	1.00	\$31,250.00
2	Ornamental Railing	355000.00 Dlr	355000.00	\$1.00	0.00	0.00	\$0.00	355000.00	\$355,000.00
3	Accent Lighting	1.00 Ls	1.00	\$56,860.00	0.00	0.00	\$0.00	1.00	\$56,860.00
4	Bridge Sign Connection, Conc, Type A	2.00 Ea	0.00	\$1,350.00	0.00	0.00	\$0.00	0.00	\$0.00
5	Bridge Sign Connection, Type A, Rem	2.00 Ea	0.00	\$175.00	0.00	0.00	\$0.00	0.00	\$0.00
6	Sign, Typell, Item	2.00 Ea	0.00	\$25.00	0.00	0.00	\$0.00	0.00	\$0.00
7	Sign, TypellA	34.00 Stt	0.00	\$16.50	0.00	0.00	\$0.00	0.00	\$0.00
8	Structures Rehabilitation, Rem Portions (518 of 63102)	1.00 Ls	1.00	\$86,500.00	0.00	0.00	\$0.00	1.00	\$86,500.00
9	Barricade, Type III, High Intensity, Double Sided, Lighted, FurF	10.00 Ea	0.00	\$65.00	0.00	0.00	\$0.00	0.00	\$0.00
10	Barricade, Type I(I, High Intensity, Double Sided, Lighted, Ope	10.00 Ea	0.00	\$0.01	0.00	0.00	\$0.00	0.00	\$0.00
11	Pedestrian Type II Barricade, Temp	2.00 Ea	2.00	\$200.00	0.00	0.00	\$0.00	2.00	\$400.00
12	Lighted Arrow, Type C, Furn	3.00 Ea	3.00	\$400.00	0.00	0.00	\$0.00	3.00	\$1,200.00
13	Lighted Arrow, Type C, Oper	3.00 Ea	3.00	\$0.01	0.00	0.00	\$0.00	3.00	\$0.03
14	Minor Traf Devices	1.00 Ls	1.00	\$6,500.00	0.00	0.00	\$0.00	1.00	\$6,500.00
15	Mobile Attenuator	2.00 Ea	2.00	\$1.00	0.00	0.00	\$0.00	2.00	\$2.00
16	Plastic Drum, High Intensity, Furn	120.00 Ea	180.00	\$18.00	0.00	0.00	\$0.00	180.00	\$3,240.00
17	Plastic Drum, High Intensity, Oper	120.00 Ea	180.00	\$0.01	0.00	0.00	\$0.00	180.00	\$1.80
18	Sign Cover	10.00 Ea	0.00	\$25.00	0.00	0.00	\$0.00	0.00	\$0.00
19	Sign, Portable, Changeable Message, Furn	4.00 Ea	0.00	\$3,000.00	0.00	0.00	\$0.00	0.00	\$0.00
20	Sign, Portable, Changeable Message, Oper	4.00 Ea	0.00	\$0.01	0.00	0.00	\$0.00	0.00	\$0.00
21	Sign, Type B, Temp, Prismatic, Furn	1820.00 Stt	672.00	\$4.00	0.00	0.00	\$0.00	672.00	\$2,688.00
22	Sign, Type B, Temp, Prismatic, Oper	1820.00 Stt	672.00	\$0.01	0.00	0.00	\$0.00	672.00	\$6.72
23	Sign, Type B, Temp, Prismatic, Special, Furn	90.00 Stt	0.00	\$10.00	0.00	0.00	\$0.00	0.00	\$0.00
24	Sign, Type B, Temp, Prismatic, Special, Oper	90.00 Stt	0.00	\$0.01	0.00	0.00	\$0.00	0.00	\$0.00
25	Conduit, DB, 1.2 inch	215.00 Ft	215.00	\$14.00	0.00	0.00	\$0.00	215.00	\$3,010.00
26	Conduit, Directional Bore, 13 inch	100.00 Ft	100.00	\$39.00	0.00	0.00	\$0.00	100.00	\$3,900.00
27	Conduit, Galvanized Steel, 1 inch, Structure	315.00 Ft	386.00	\$29.00	0.00	0.00	\$0.00	386.00	\$11,194.00
28	Hh. Polymer Conc	2.00 Ea	2.00	\$800.00	0.00	0.00	\$0.00	2.00	\$1,600.00
29	Metered Lighting Panel and Service Rack	1.00 Ea	1.00	\$7,500.00	0.00	0.00	\$0.00	1.00	\$7,500.00
30	Elec Grounding System	2.00 Ea	2.00	\$1,750.00	0.00	0.00	\$0.00	2.00	\$3,500.00
31	Sidewalk, Conc, 4 inch	72.00 Stt	172.27	\$30.00	0.00	0.00	\$0.00	172.27	\$5,168.10
32	Sidewalk, Rem	8.00 Syd	19.09	\$20.00	0.00	0.00	\$0.00	19.09	\$381.80
33	Crew Days	34.00 Day	42.25	\$0.00	0.00	0.00	\$0.00	42.25	\$0.00
34	Alternate Bridge Badges	0.00 Ea	2.00	\$581.67	0.00	0.00	\$0.00	2.00	\$1,163.34

OHM Advisors
34000 Plymouth Road
Livonia, MI 48150

(734) 522-6711

OHM-Advisors.com



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: November 1, 2021

AGENDA#

SUBJECT: Payment invoice for the Nine Mile Linear Park Play Equipment.

DEPARTMENT: Technical & Planning/DPW – Engineering *KJY*

SUMMARY: Attached is the first payment invoice for the Nine Mile Linear Park Play Equipment. This project is installing play equipment and features along the Nine Mile Road Linear Park. To date this portion of the project is approximately 65% complete.

<u>FINANCIAL STATEMENT:</u> Original Contract Amount:	\$517,361.95
Total Completed to Date:	\$328,741.95
Payments to Date:	<u>\$ 0.00</u>
Amount Due Midstates Recreation:	\$328,741.95

RECOMMENDED ACTION: It is recommended that the attached Payment Invoice for the Nine Mile Linear Park Play Equipment be approved to Midstates Recreation of Pataskala, OH for the amount of \$328,741.95. Funding is available in the General Fund No. 101-18-444-970.

APPROVALS:

City Manager: ET Department Director: KJY

Director of Finance: SC Legal: NA

Budgeted: ☐

EXHIBITS: Payment Invoice



1279 Hazelton-Etna Road SW
Pataskala, OH 43062
614-855-3790
www.midstatesrecreation.com

SALES INVOICE

Date	Sales Invoice #	Terms	Rep	Project	P.O. No.
2021-10-14	SINV-03792	Net 10	Brion Kilpela	2020 09 Linear Park - Mi Oak Park City Of	05816-3

Sold To	City of Oak Park Accounts Payable 10600 Capital Avenue Oak Park, MI, 48237 United States	Ship To	Allplay 2850 Alliance Dr Waterford, MI, 48328 United States
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Item Code	Description	Qty	Rate	Amount
Yalp	Sona interactive arch w / ten year subscription. Turf floor. Electrical brought to within 5' of site by others. Concrete pad by others. Includes installation and freight.	1.0 Unit	\$ 62,319.00	\$ 62,319.00
Drawing #	Agility course per Drawing #20-1752C.	1.0 Unit	\$ 56,829.00	\$ 56,829.00
Drawing #	Sensory Panel Wall per Drawing #20-1752C	1.0 Unit	\$ 17,332.00	\$ 17,332.00
Notes	Rocking Zone	1.0 Unit	\$ 0.00	\$ 0.00
Berliner	#9	1.0 Unit	\$ 6,850.00	\$ 6,850.00
Berliner	Free ride	1.0 Unit	\$ 12,323.00	\$ 12,323.00
Notes	Spinning Zone	1.0 Unit	\$ 0.00	\$ 0.00
Berliner	Eddie.02	1.0 Unit	\$ 3,980.00	\$ 3,980.00
Berliner	Eddie .05	1.0 Unit	\$ 4,640.00	\$ 4,640.00
ZZXX0912	CONE SPINNER	1.0 Unit	\$ 9,495.00	\$ 9,495.00
Freight	Berliner Shipping Charges are estimated and are subject to actual shipping charges incurred at time of shipment.	1.0 Unit	\$ 3,682.00	\$ 3,682.00
Freight	Playworld Shipping Charges are estimated and are subject to actual shipping charges incurred at time of shipment.	1.0 Unit	\$ 2,500.00	\$ 2,500.00



1279 Hazelton-Etna Road SW
 Pataskala, OH 43062
 614-855-3790
 www.midstatesrecreation.com

SALES INVOICE

Item Code	Description	Qty	Rate	Amount
Installation Charges	Installation Charges: Take delivery of play equipment. Install play equipment.	1.0 Unit	\$ 25,630.00	\$ 25,630.00
Installation Charges	Excavation and 5" gravel prep for PIP in spinning zone, rocking zone and agility course. 3551 SF	1.0 Unit	\$ 18,121.50	\$ 18,121.50
Poured In Place	Poured In Place approximately 4027 SF 50% color cap.	0.5 Each	\$ 63,573.00	\$ 31,786.50
Playworld Custom	Playworld LolliTops at cross walk.	1.0 Unit	\$ 9,127.00	\$ 9,127.00
Installation Charges	Installation Charges for Lollitops.	1.0 Unit	\$ 2,750.00	\$ 2,750.00
ZZXX0652	WELCOME SIGN - AGES 5-12	3.0 Unit	\$ 579.00	\$ 1,737.00
ZZXX0658	WELCOME SIGN - DOUBLE SIDED CUSTOM	1.0 Unit	\$ 1,429.00	\$ 1,429.00
Installation Charges	Installation Charges: Install age signs.	1.0 Unit	\$ 1,600.00	\$ 1,600.00
Notes	-----Linear Park Phase 2-----	1.0 Unit	\$ 0.00	\$ 0.00
Drawing #	Drawing #21-2022B Playcubes 8.0	1.0 Unit	\$ 24,834.00	\$ 24,834.00
Notes	Tot Zone	1.0 Unit	\$ 0.00	\$ 0.00
Berliner	Beetle.01	1.0 Unit	\$ 2,256.00	\$ 2,256.00
Berliner	Beetle.02	1.0 Unit	\$ 2,256.00	\$ 2,256.00
Freight	Berliner Shipping Charges are estimated and are subject to actual shipping charges incurred at time of shipment.	1.0 Unit	\$ 1,789.00	\$ 1,789.00
Freight	Playworld Shipping Charges are estimated and are subject to actual shipping charges incurred at time of shipment.	1.0 Unit	\$ 2,500.00	\$ 2,500.00
Installation Charges	Installation Charges: Take delivery of play equipment. Install play equipment in Tot zone and Drawing #21-2022B Playcubes 8.0 and Balance course.	1.0 Unit	\$ 16,600.00	\$ 16,600.00
Installation Charges	Excavation and 5" gravel prep for PIP in playcubes zone, balance zone and tot zone. 2602SF	1.0 Unit	\$ 13,278.50	\$ 13,278.50



1279 Hazelton-Etna Road SW
 Pataskala, OH 43062
 614-855-3790
 www.midstatesrecreation.com

SALES INVOICE

Item Code	Description	Qty	Rate	Amount
Poured In Place	Poured In Place approximately 2602 SF 50% color cap.	0.5 Each	\$ 41,075.00	\$ 20,537.50
ZZXX0651	WELCOME SIGN - AGES 2-5	1.0 Unit	\$ 579.00	\$ 579.00
ZZXX0652	WELCOME SIGN - AGES 5-12	2.0 Unit	\$ 579.00	\$ 1,158.00
ZZXX0658	WELCOME SIGN - DOUBLE SIDED CUSTOM	1.0 Unit	\$ 1,429.00	\$ 1,429.00
Installation Charges	Installation Charges for signs.	1.0 Unit	\$ 1,600.00	\$ 1,600.00
Notes	Seneca Shade	1.0 Unit	\$ 0.00	\$ 0.00
Notes	Proposal does not account for flatwork or excavation and base for flatwork. Does not include culverts, benches, trash receptacles or bike loops. Does not include landscaping or restoration.	1.0 Unit	\$ 0.00	\$ 0.00
NPP Customer Discount - Member ID #	NPP Customer Discount - Member ID # M-5700953	1.0 Unit	\$ -32,206.05	\$ -32,206.05

Subtotal	\$ 328,741.95
Michigan Sales Tax	\$ 0.00
Total	\$ 328,741.95
Advance (-)	\$ 0.00
Credit (-)	\$ 0.00
Balance Due	\$ 328,741.95

MERCHANT'S LICENSES - NOVEMBER 1ST, 2021
(Subject to All Departmental Approvals)

NEW MERCHANT	ADDRESS	FEE\$	BUSINESS TYPE
PRETTY BROWZ & SPA	13381 TEN MILE B	\$150.00	EYEBROW THREADING, TINTING, WAXING
RENEWALS	ADDRESS	FEE\$	BUSINESS TYPE
GREAT LAKES LANDSCAPE DESIGN	10631 CAPITAL	\$150.00	LANDSCAPING
MI IMPORT INC	12701 CAPITAL	\$150.00	WHOLESALE SOCKS AND HATS
J & D AUTO SERVICE	13051 CAPITAL	\$150.00	AUTO REPAIR AND SERVICE
DANNY'S FINE WINE	23063 COOLIDGE	\$150.00	PARTY STORE
INNOVATIVE HEARING SERVICES	25211 COOLIDGE	\$150.00	AUDIOLOGY - TESTING, SALES, REPAIRS
LEARNING DISABILITIES CLINIC	25611 COOLIDGE	\$150.00	TUTORING ALL SUBJECTS, DISABILITIES, ALTERNATIVE SCHOOLING, COURSE CREDIT RECOVERY
MARK A. WOLFSON, DDS	26601 COOLIDGE	\$150.00	DENTIST; GENERAL DENTISTRY
QUALITY CAR WASH II	14421 ELEVEN MILE	\$150.00	CAR WASH
UNIVERSAL WHOLESALE	14511 ELEVEN MILE	\$150.00	WHOLESALE DISTRIBUTOR
REGAL WINES	14721 ELEVEN MILE	\$150.00	WHOLESALE WINE DISTRIBUTOR
GADGET DROP REPAIR	21700 GREENFIELD # 116	\$150.00	CELL PHONE REPAIR CENTER
GARY ELLENSON ATTORNEY AT LAW	23300 GREENFIELD # 106	\$150.00	LEGAL SERVICES
BROAD COVERAGE	25900 GREENFIELD # 206	\$150.00	MARKETING FIRM
UNITED INSURANCE AGENCY	25900 GREENFIELD # 246	\$150.00	OFFICE
TOP THAT	25950 GREENFIELD	\$150.00	ACCESSORIES FOR WOMEN/GIRLS
1-800-SELF-STORAGE	26660 GREENFIELD	\$150.00	SELF STORAGE 100% CLIMATE CONTROLLED
MARINAS ALTERATIONS	15075 LINCOLN # 117	\$150.00	CLOTHING ALTERATIONS
RUNCO WASTE INDUSTRIES	21151 MEYERS	\$150.00	TRASH COLLECTION
LEO WEISS PLUMBING AND HEATING	8500 NINE MILE	\$150.00	PLUMBING HVAC CONTRACTOR
WALGREENS	13550 NINE MILE	\$150.00	RETAIL / PHARMACY
E Z PETROLEUM 4	13551 NINE MILE	\$150.00	GAS
YOUSIF GORIEL, M.D., P.C.	15351 NINE MILE A	\$150.00	GENERAL SURGEON
AMERICAN DATA SECURITY	13070 NORTHEND	\$150.00	OFFICE / WAREHOUSE
DIVERSIFIED SPEC SALES	13261 NORTHEND	\$150.00	



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: November 1, 2021

AGENDA #

SUBJECT: Second reading of a proposed Zoning Map Amendments for the City of Oak Park to change the zoning from B-1 Neighborhood Business District to B-2 General Business District for the following addresses on Eight Mile Road Corridor: 13300, 13400, 13500, 13600, 13630, 13650, 13700.

DEPARTMENT: Economic Development and Planning

SUMMARY

At the October 11, 2021 meeting, the Planning Commission conducted a Public Hearing regarding proposed changes to the City of Oak Park Zoning Map. The proposed Map Amendment would rezone a portion of Eight Mile Road from B-1, Neighborhood Business District to B-2, General Business District, consistent with the goals and policies of the City of Oak Park Master Plan for the Eight Mile Corridor.

The City's Master Plan identifies the Eight Mile Road Corridor to have a potential to be reimagined and be developed to higher and better use; Eight Mile Road offers a high traffic count and easy access to I-696 and Lodge Freeway. Therefore, it is recommended that zoning in this area should be revised to offer a consistent and better use of some of the properties.

A business owner proposed a potential general business development at 13400 Eight Mile Road which involves rezoning the property from B-1 to B-2. Upon reviewing the proposed rezoning and consistent with the City's Master Plan, the Economic Development and Planning Department finds that the proposed rezoning would pertain to a number of properties having frontage on Eight Mile Road and currently zoned B-1, Neighborhood Business District. Currently, the majority of Eight Mile Corridor properties are either zoned B-2, General Business District or LI, Light Industrial District.

The proposed rezoning will offer a wide variety of commercial businesses that accommodates for more intensive uses (including all the uses permitted within the B-1); therefore, catering to a larger consumer market than those typically found in neighborhood business districts.

At the Planning Commission meeting on October 11, 2021 the Planning Commission voted to approve and recommend to the City Council adoption of the zoning map amendments.

RECOMMENDED ACTION

The City Council conduct the second reading and adopt the proposed Zoning Map Amendments to rezone the B-1 Neighborhood Business District to B-2 General Business District for the following addresses on Eight Mile Road Corridor: 13300, 13400, 13500, 13600, 13630, 13650, 13700.

APPROVALS

City Manager: _____ *ET* _____

Director: _____ *KM* _____

Finance Director: _____

Budgeted:

CITY OF OAK PARK, MICHIGAN

ORDINANCE NO.

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 CERTAIN PARCELS OF LAND CURRENTLY ZONED B1, NEIGHBORHOOD BUSINESS DISTRICT TO B2, GENERAL BUSINESS DISTRICT.

THE CITY OF OAK PARK, MICHIGAN ORDAINS:

SECTION 1. The Code of Ordinances of the City of Oak Park is hereby amended by changing the use district of the following addresses and parcels currently zoned B1, Neighborhood Business District, according to the City's Official Zoning District Map, Article 2, Division 1, Section 201 to B2, General Business District.

Addresses: 13300, 13400, 13500, 13600, 13630, 13650, and 13700 Eight Mile Rd. Property ID's # 52-25-32-351-037, 52-25-32-351-016, 52-25-32-351-023, 52-25-31-483-018, 52-25-31-483-009, 52-25-31-483,008, and 52-25-31-482-020, respectively.

Current owner's: Detroit Michigan 8 Mile Road, Splash City Holdings, LLC., 13500 West Eight Mile, LLC., Gomah Investments, LLC. &, Fidelity Leasing Group V, LLC., J H Martin Enterprises, LLC., and Sawa Enterprises, Inc., respectively.

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.

SECTION 3. It is further ordered that from and after the effective date of this ordinance, the above described parcels of land shall be in the B2, General Business District, and be subject to the regulations pertaining to such a district.

SECTION 4. 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 5. 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 6. 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.

MADE, PASSED AND ADOPTED by the Council of the City of Oak Park on this day of _____, 2021.

Ed Norris
City Clerk

Marian McClellan
Mayor

I, Ed Norris, the duly authorized Clerk of the City of Oak Park, Michigan, do hereby certify that the foregoing ordinance was adopted by the Council of the City of Oak Park at its regular meeting held on _____, 2021.

Ed Norris
City Clerk

First Reading:
Second Reading:
Adopted:
Published:



CITY OF OAK PARK

DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING

MEMORANDUM

TO: Planning Commission Members
FROM: Kimberly Marrone, AICP, Director
Salam Habhab, Planner
DATE: October 6, 2021
FILE: Planning/ RZ 2021-
10 – Eight Mile Rd
SUBJECT: Proposed Rezoning of 13300, 13400, 13500, 13600, 13630, 13650, 13700
Eight Mile Rd., from B-1, Neighborhood Business District to B-2, General
Business District

In an effort to enhance the City's ability to move forward toward achieving its goals, the Economic Development and Planning Department proposes a rezoning for a portion of Eight Mile Road consistent with the City of Oak Park Master Plan's vision, goals, and implementation plan.

City of Oak Park Master Plan, 2020

Vision. To stimulate commerce by encouraging business growth and innovation, while establishing a vibrant city center and thriving activity nodes, and ultimately maximizing Oak Park's competitiveness in the region.

Goal. Update maps, Zoning, and Ordinance.

Action item. Identify opportunities and create multi-use transitional zones along Greenfield, Eleven Mile, and Eight Mile Roads

Eight Mile Road Corridor. The Eight Mile Road Corridor has the potential to be re-imagined and developed to a higher and better use. Along the corridor the City currently allow for a wide variety of uses and the area lacks any identity. This corridor offers a high traffic count and easy access to I-696 and Lodge Freeway. Zoning in this area should be revised to offer a consistent and better use of some of the properties.

PUBLIC HEARING

A Public Hearing is scheduled for the October meeting to hear public comments on the proposed rezoning of 13300, 13400, 13500, 13600, 13630, 13650, 13700 Eight Mile Rd., from B-1, Neighborhood Business District to B-2, General Business District

BACKGROUND

A business owner proposes a potential car wash (general business) development at 13400 Eight Mile Road. Currently, the property is zoned B-1, Neighborhood Business District and car washes are not permitted under the B-1 District. As part of the Site Plan Review, the business owner requests rezoning of the property to B-2, General Business District to allow for the construction and operation of the proposed car wash development.

Upon reviewing the proposed rezoning request, and due to the vital location of the property on a major traffic route (arterial) of Eight Mile Road, and consistent with the goals and policies of the City's Master Plan, as described above, and best practices in land use policy. The Economic Development and Planning Department finds that this rezoning request is consistent and compatible with the current and future land use patterns in the area.

Moreover, The Economic Development and Planning Department finds that the proposed rezoning would pertain to a number of properties having frontage/access on Eight Mile Road and currently zoned B-1, Neighborhood Business District.

The proposed rezoning would give the business owners/occupants greater flexibility in the potential usage of their properties to cater to a larger consumer market than those typically found in neighborhood business districts.

CURRENT AND PROPOSED ZONING DISTRICTS

The City's Master Plan provides the following description for the B-1 and B-2 districts:

CURRENT: Neighborhood Business District, B-1

"The B-1 neighborhood business districts are intended to meet the day-to-day convenience shopping and service needs of persons residing in nearby residential areas."

PROPOSED: General Business District, B-2

"The B-2 general business districts are intended to accommodate more intensive businesses that cater to a larger consumer market than those typically found in neighborhood business districts. B-2 uses are generally characterized by an integrated or planned cluster of establishments served by a common parking lot."

CONSIDERATION

The following considerations were noted during the review of this rezoning:

1. The proposed rezoning is for a portion of Eight Mile Rd. which includes seven parcels: 13300, 13400, 13500, 13600, 13630, 13650, and 13700 Eight Mile Rd.
2. The site of 13400 Eight Mile Rd., is under the Planning Commission's consideration for a Site Plan Review approval for a new car wash facility.
3. The sites 13500 and 13600 Eight Mile Rd. are currently operating automobile gasoline stations, and per the City's Zoning Ordinance are declared to be incompatible with the

permitted uses in the current B-1, Neighborhood Business District. Amending the zoning to B-2, General Business District will remove the non-conformity of the uses and allow the businesses more flexibility to expand and/or improve.

4. The proposed rezoning will offer a wide variety of commercial businesses that accommodates for more intensive uses (including all the uses permitted within the B-1, Neighborhood Business District); therefore, catering to a larger consumer market than those typically found in neighborhood business districts.
5. As identified in the City's Master Plan, the Eight Mile Road Corridor offers a high traffic count and easy access to I-696 and Lodge Freeway; therefore, the proposed zoning change should have no significant impact to the traffic conditions in the area.
6. The remaining properties along the Eight Mile Road corridor within the City of Oak Park are zoned LI, Light Industrial District and B-2, General Business District, with the exception of one property that is zoned PCD, Planned Corridor which is intended for a variety of retail and service establishments in business areas abutting major thoroughfares.
7. The proposed zoning change will be consistent and compatible with existing and future land uses in the area.

RECOMMENDATION

Based on the above considerations, the Economic Development and Planning Department recommends rezoning the following parcels: 13300, 13400, 13500, 13600, 13630, 13650, 13700 Eight Mile Road from B-1, Neighborhood District to B-2, General Business District.

The proposed properties to be rezoned described as:

13300 Eight Mile Road, Parcel #52-25-32-351-037:

T1N, R11E, SEC 32 PART OF SW 1/4 BEG AT PT DIST N 151 FT & E 460.30 FT FROM SW SEC COR, TH N 01-25-00 W 698.21 FT, TH N 89-57-30 E 249.60 FT, TH S 01-25-00 E 698.24 FT, TH S 89-57-56 W 249.60 FT TO BEG 4 A 5-31-90 FR 028

13400 Eight Mile Road, Parcel# 52-25-32-351-016:

T1N, R11E, SEC 32 PART OF SW 1/4 OF SW 1/4 BEG AT PT DIST E 235 FT FROM SW SEC COR, TH N 383.59 FT PARA TO W SEC LINE, TH E 225.51 FT PARA TO S SEC LINE, TH S 01-30-30 E 383.59 FT TO S SEC LINE, TH W ALG SD LINE TO BEG EXC S 151 FT 1.10 A

13500 Eight Mile Road, Parcel #52-25-32-351-023

T1N, R11E, SEC 32 PART OF SW 1/4 BEG AT PT DIST N 02-15-00 W 151 FT & E 60 FT FROM SW SEC COR, TH N 02-15-00 W 193.9 FT, TH E 175 FT, TH S 02-15-00 E 193.9 FT, TH W 175 FT TO BEG 0.78 A

13600 Eight Mile Road, parcel # 52-25-31-483-018

T1N, R11E, SEC 31 ASSESSOR'S EIGHT MILE SUPERHIGHWAY SUB NO 1 S 1/2 OF LOT 104 & ALL OF LOTS 105 TO 108 INCL

13630 Eight Mile Road, parcel #52-25-31-483-009

T1N, R11E, SEC 31 ASSESSOR'S EIGHT MILE SUPERHIGHWAY SUB NO 1 LOTS 100, 101 & 102

13650 Eight Mile Road, Parcel #52-25-31-483-008

T1N, R11E, SEC 31 ASSESSOR'S EIGHT MILE SUPERHIGHWAY SUB NO 1 LOTS 97, 98 & 99

13700 Eight Mile Road, parcel #52-25-31-482-020

T1N, R11E, SEC 31 ASSESSOR'S EIGHT MILE SUPERHIGHWAY SUB NO 1 LOTS 84 THRU 96 INCL, 12-4-00 FR 017, 018 & 019

**CITY OF OAK PARK
RESOLUTION REGARDING FIRST READING OF PROPOSED
AMENDMENT TO SECTION 18-353 TO CHAPTER 18, ARTICLE IX, DIVISION 2, OF THE
CODE OF ORDINANCES**

At a Regular Meeting of the City Council of the City of Oak Park, Oakland County, Michigan, held at Oak Park City Hall located at 14000 Oak Park Boulevard on Monday, November 1, 2021 at 7:00 pm.

Present:

Absent:

The following preamble and resolution was offered by _____ and seconded by _____.

WHEREAS, the City of Oak Park has submitted an application for the National Pollutant Discharge Elimination System (MPDES) MS4 permit to the Michigan Department of Environment, Great Lakes and Energy (EGLE) for the purpose of significantly reducing storm water run-off pollution within the community, and

WHEREAS, EGLE requires that the City adopt the Oakland County Stormwater and Flood Control Design Standard Requirements as part of the permit process for stormwater discharge and an amendment to Section 18-353 is necessary to incorporate updates to the City Engineering Standards.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Oak Park, Oakland County, Michigan, that:

1. The second reading of the proposed amendments to Section 18-353 is hereby approved in substantially the form attached hereto.

Roll Call Vote: Yes,
 No,
 Absent,

RESOLUTION DECLARED ADOPTED

T. Edwin. Norris, City Clerk

**CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN**

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 18, BUILDINGS AND BUILDING REGULATIONS, ARTICLE IX, DIVISION 2, OF THE CODE OF ORDINANCES OF THE CITY OF OAK PARK, MICHIGAN, BY AMENDING SECTION 18-353 THEREOF

THE CITY OF OAK PARK ORDAINS:

SECTION 1. Chapter 18, Buildings and Building Regulations, Article IX, Division 2, Section 18-353, stormwater retention, of the Code of Ordinances of the City of Oak Park is hereby amended to read as follows:

Sec. 18-353. - Stormwater retention.

- (a) On-site stormwater retention will be required if the storm drainage outlet is incapable of handling the developed runoff.
- (b) The allowable outflow from a site or retention basin shall be restricted to an agricultural rate of runoff, defined in the City Engineering Standards.
- (c) The volume of retention provided must be equal to or in excess of that required by the Yrjanainen Method for the ten-year frequency storm. See City Engineering Standards for equations for a ten-year frequency storm.
- (d) All retention basins shall have a positive method in which to be de-watered, such as by gravity flow or pump outlet.
- (e) Retention volume on a gravity outflow retention basin is defined as the volume of detention provided above the invert of the outflow pipe. Any volume provided below the invert of the outflow pipe will not be considered as retention.
- (f) Retention volume must be provided for all acreage contributing to the retention basin, including that acreage offsite.
- (g) Retention may be provided by either an in-line or off-line retention basin.
- (h) All in-line basins must have a control structure capable of passing the upstream ten-year stormflow.
- (i) Provisions for maintenance of the retention basin shall be made by the developer with the property owner or owners. The city will not accept responsibility for the maintenance of any retention basin.
- (j) All retention basins must have provision for an overflow.
- (k) The bottom of all retention basins shall be graded in such a manner as to provide positive flow to the pump or pipe outlet.
- (l) One foot of freeboard shall be provided above the ten-year stormwater elevation.

- (m) Fencing will be required as needed, depending upon basin depth, steepness of side slopes, etc.
- (n) All retention basins must be permanently stabilized to prevent erosion.
- (o) It is not acceptable to retain water on parking lots in excess of 0.3048 meters (one foot) depth. Said depth shall not include curbs.

SECTION 2. Severability. No other portion, paragraph or phrase of the Code of Ordinances of the City of Oak Park shall be affected by this ordinance, except as to the above section 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.

SECTION 3. Effective Date.

This Ordinance shall take effect ten (10) days from the date of its passage and shall be published as required by the Charter of the City of Oak Park.

MADE, PASSED AND ADOPTED by the Council of the City of Oak Park on this 18th day of October, 2021.

T. EDWIN NORRIS, City Clerk

MARIAN MCCLELLAN, Mayor

I, **T.EDWIN NORRIS**, the duly authorized Clerk of the City of Oak Park, Michigan, do hereby certify that the foregoing Ordinance was adopted by the Council of the City of Oak Park at its regular meeting held on October 18, 2021

T. EDWIN NORRIS, City Clerk

ARTICLE IX. - LAND IMPROVEMENTS

Sec. 18-353. - Stormwater retention.

- (a) On-site stormwater retention will be required if the storm drainage outlet is incapable of handling the developed runoff.
- (b) The allowable outflow from a site or retention basin shall be restricted to an agricultural rate of runoff, defined in the City Engineering Standards.
- (c) The volume of retention provided must be equal to or in excess of that required by the Yrjanainen Method for the ten-year frequency storm. See City Engineering Standards for equations. for a ten-year frequency storm.
- (d) All retention basins shall have a positive method in which to be de-watered, such as by gravity flow or pump outlet.
- (e) Retention volume on a gravity outflow retention basin is defined as the volume of detention provided above the invert of the outflow pipe. Any volume provided below the invert of the outflow pipe will not be considered as retention.
- (f) Retention volume must be provided for all acreage contributing to the retention basin, including that acreage offsite.
- (g) Retention may be provided by either an in-line or off-line retention basin.
- (h) All in-line basins must have a control structure capable of passing the upstream ten-year stormflow.
- (i) Provisions for maintenance of the retention basin shall be made by the developer with the property owner or owners. The city will not accept responsibility for the maintenance of any retention basin.
- (j) All retention basins must have provision for an overflow.
- (k) The bottom of all retention basins shall be graded in such a manner as to provide positive flow to the pump or pipe outlet.
- (l) One foot of freeboard shall be provided above the ten-year stormwater elevation.
- (m) Fencing will be required as needed, depending upon basin depth, steepness of side slopes, etc.
- (n) All retention basins must be permanently stabilized to prevent erosion.
- (o) It is not acceptable to retain water on parking lots in excess of 0.3048 meters (one foot) depth. Said depth shall not include curbs.



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: November 1, 2021

AGENDA #

SUBJECT: The Department of Technical and Planning is requesting authorization to amend Section 82 (Utilities), of the City of Oak Park Code of Ordinances, Cross Connect Control.

DEPARTMENT: Technical & Planning – RMB

SUMMARY: This Section of the Ordinance protects the public water system from possible contamination. The State of Michigan Department of Environment, Great Lakes and Energy (EGLE) has required municipal Cross Connection Control Programs to incorporate Residential inspection, testing and monitoring provisions.

FINANCIAL STATEMENT: NA

RECOMMENDED ACTION: It is recommended that the request to amend Section 82 of the Code of Ordinances be approved by Resolution, as required by EGLE mandate.

APPROVALS:

Department Director: _____

Director of Finance: _____

Budgeted: ☐

Legal: _____

EXHIBITS: none

**CITY OF OAK PARK
RESOLUTION REGARDING SECOND READING OF PROPOSED
AMENDMENT TO SECTIONS 82-261, 82-264, 82-268 AND THE ADDITION OF SECTION 82-
273, CROSS CONNECTIONS, TO CHAPTER 82, ARTICLE IV, OF THE CODE OF
ORDINANCES**

At a Regular Meeting of the City Council of the City of Oak Park, Oakland County, Michigan, held at Oak Park City Hall located at 14000 Oak Park Boulevard on Monday, November 1, 2021 at 7:00 pm.

Present:

Absent:

The following preamble and resolution was offered by _____ and seconded by _____.

WHEREAS, in accordance with the requirements set forth by the Michigan Department of Environment, Great Lakes and Energy (EGLE), the City of Oak Park has adopted the State of Michigan cross connection rules to protect the public water supply system;

WHEREAS, the purpose of the rules is to avoid contamination of the public water supply by preventing and eliminating cross connections, defined as a connection or arrangement of piping or appurtenances through which a reversal of the flow of water containing waste or other contaminants could occur.

WHEREAS, amendment to Section 82-261, 82-264, 82-268, and the addition of new section 82-273 to the Code of Ordinances is necessary to implement the cross connection rules in the City of Oak Park by adopting by reference the Water Supply Cross Connection Rules of the Michigan Department of Environment, Great Lakes and Energy (Sec. 82-261); vesting the Department of Technical and Planning Services with the authority to enter property to complete required inspections (Secs. 82-264 and 82-268); and adding a testing requirement for backflow prevention assemblies (Sec. 82-273).

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Oak Park, Oakland County, Michigan, that:

1. The second reading of the proposed amendments to Sections 82-261, 82-264, and 82-268 are hereby approved in substantially the form attached hereto.
2. The second reading of the proposed addition of Section 82-273 is hereby approved in substantially the form attached hereto.

Roll Call Vote: Yes,
 No,
 Absent,

RESOLUTION DECLARED ADOPTED

T. Edwin. Norris, City Clerk

**CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN**

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 82, UTILITIES, OF THE CODE OF ORDINANCES OF THE CITY OF OAK PARK, MICHIGAN, BY AMENDING SECTIONS 82-261, 82-264, 82-268, AND ADDING SECTION 82-273 THEREOF

THE CITY OF OAK PARK ORDAINS:

SECTION 1. Chapter 82, Utilities, Sections 82-261. Definitions; 82-264. Inspections; and 82-268. Right of Entry, of the Code of Ordinances of the City of Oak Park are hereby amended to read as follows:

ARTICLE IV.- CROSS CONNECTIONS

Sec. 82-261. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Backflow means water of questionable quality, wastes or other contaminants entering a public water supply system due to a reversal of flow.

Cross connection means a connection or arrangement of piping or appurtenances through which a backflow could occur.

Safe air gap means the minimum distance of a water inlet or opening above the maximum high water level or overflow device or container to which public water is furnished, which shall be at least two times the inside diameter of the water inlet pipe, but shall not be less than one inch and need not be more than 12 inches.

Secondary water supply means a water supply system maintained in addition to a public water supply, including, but not limited to, water systems from ground or surface sources not meeting the requirements of water from a public water supply which in any way has been treated, processed or exposed to any possible contaminant or stored in other than an approved storage facility.

Submerged inlet means a water pipe or extension thereto from a public water supply terminating in a tank, vessel, fixture or appliance which may contain water of questionable quality, waste or other contaminant and which is unprotected against backflow.

That the City adopts by reference the Water Supply Cross Connection Rules of the Michigan Department of Environment, Great Lakes and Energy, being R 325.11401 to R 325.11407 of the Michigan Administrative Code.

Sec. 82-264. - Inspections; time permitted for completion of correction of violations.

(a) It shall be the duty of the Department of Technical and Planning Services to cause inspections to be made of all properties served by the public water supply where cross connections with the public water supply is deemed possible. The frequency of inspections and reinspections based on potential health hazards involved shall be as established by the department of public works, water supply division, and as approved by the state department of Environment, Great Lakes and Energy.

(b) The total time permitted for completion of the necessary corrections of violations shall be contingent upon the degree of hazard involved and include the time required to obtain and install equipment.

Sec. 82-268. - Right of entry.

The representative of the department of Department of Technical and Planning Services shall have the right to enter at any reasonable time any property served by a connection to the public water supply system of the city for the purpose of inspecting the piping system or systems thereof for cross connections. On request, the owner, lessees or occupants of any property so served shall furnish to the inspection agency any pertinent information regarding the piping system or systems on such property. The refusal of such information or refusal of access, when requested, shall be deemed evidence of the presence of cross connections.

SECTION 2. Chapter 82, Utilities, of the Code of Ordinances of the City of Oak Park are hereby amended to add Section 82-273.- Testing, to read as follows:

Sec. 82-273. - Testing.

All testable backflow prevention assemblies shall be tested initially upon installation, relocation and/or repair to be sure that the assembly is working properly. Subsequent testing of assemblies shall be on an annual basis or as required by the City and in accordance with Michigan Department of Environment, Great Lakes and Energy requirements. Only individuals that hold an active ASSE 5110 tester's certification shall be qualified to perform such testing. That individual(s) shall certify the results of his/her testing.

Secs. 82-274- 82-310.- Reserved

SECTION 3. Severability. No other portion, paragraph or phrase of the Code of Ordinances of the City of Oak Park shall be affected by this ordinance, except as to the above section 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.

SECTION 4. Effective Date.

This Ordinance shall take effect ten (10) days from the date of its passage and shall be published as required by the Charter of the City of Oak Park.

MADE, PASSED AND ADOPTED by the Council of the City of Oak Park on this 18th day of October, 2021.

T. EDWIN NORRIS, City Clerk

MARIAN MCCLELLAN, Mayor

I, **T.EDWIN NORRIS**, the duly authorized Clerk of the City of Oak Park, Michigan, do hereby certify that the foregoing Ordinance was adopted by the Council of the City of Oak Park at its regular meeting held on October 18, 2021

T. EDWIN NORRIS, City Clerk

Chapter 82 Utilities

ARTICLE IV. - CROSS CONNECTIONS

Sec. 82-261. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Backflow means water of questionable quality, wastes or other contaminants entering a public water supply system due to a reversal of flow.

Cross connection means a connection or arrangement of piping or appurtenances through which a backflow could occur.

Safe air gap means the minimum distance of a water inlet or opening above the maximum high water level or overflow device or container to which public water is furnished, which shall be at least two times the inside diameter of the water inlet pipe, but shall not be less than one inch and need not be more than 12 inches.

Secondary water supply means a water supply system maintained in addition to a public water supply, including, but not limited to, water systems from ground or surface sources not meeting the requirements of water from a public water supply which in any way has been treated, processed or exposed to any possible contaminant or stored in other than an approved storage facility.

Submerged inlet means a water pipe or extension thereto from a public water supply terminating in a tank, vessel, fixture or appliance which may contain water of questionable quality, waste or other contaminant and which is unprotected against backflow.

That the City adopts by reference the Water Supply Cross Connection Rules of the Michigan Department of Environment, Great Lakes and Energy, being R 325.11401 to R 325.11407 of the Michigan Administrative Code.

Cross reference— Definitions generally, § 1-2.

Sec. 82-264. - Inspections; time permitted for completion of correction of violations.

(a) It shall be the duty of the Department of Technical and Planning Services to cause inspections to be made of all properties served by the public water supply where cross connections with the public water supply is deemed possible. The frequency of inspections and reinspections based on potential health hazards involved shall be as established by the department of public works, water supply division, and as approved by the state department of Environment, Great Lakes and Energy.

(b) The total time permitted for completion of the necessary corrections of violations shall be contingent upon the degree of hazard involved and include the time required to obtain and install equipment.

(Code 1973, § 34-24)

Sec. 82-268. - Right of entry.

The representative of the department of Department of Technical and Planning Services shall have the right to enter at any reasonable time any property served by a connection to the public water supply

system of the city for the purpose of inspecting the piping system or systems thereof for cross connections. On request, the owner, lessees or occupants of any property so served shall furnish to the inspection agency any pertinent information regarding the piping system or systems on such property. The refusal of such information or refusal of access, when requested, shall be deemed evidence of the presence of cross connections.

(Code 1973, § 34-26)

Sec. 82-273. - Testing.

All testable backflow prevention assemblies shall be tested initially upon installation, relocation and/or repair to be sure that the assembly is working properly. Subsequent testing of assemblies shall be on an annual basis or as required by the City and in accordance with Michigan Department of Environment, Great Lakes and Energy requirements. Only individuals that hold an active ASSE 5110 tester's certification shall be qualified to perform such testing. That individual(s) shall certify the results of his/her testing.

Secs. 82-274—82-310. - Reserved.



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: November 1, 2021

AGENDA #

SUBJECT: Proposal for professional services to provide Landscape Architecture Services for the Nine Mile Linear Park Landscaping Project, M-739.

DEPARTMENT: Technical & Planning - Engineering *KJY*

SUMMARY: Attached is a proposal from OHM Advisors to provide professional services to provide Landscape Architecture Services for the Nine Mile Linear Park Landscaping Project, M-739, This proposal will cover the design and construction documents to utilize landscape elements to provide beauty, natural barriers, and shade to the Nine Mile Linear Park.

RECOMMENDED ACTION: It is recommended that City Council approve the attached proposal from OHM Advisors to provide professional services to provide Landscape Architecture Services for the Nine Mile Linear Park Landscaping Project, M-739 for the hourly, not to exceed cost of \$17,500. There is \$140,000 dedicated to landscaping in the Nine Mile Linear Park budget in the City's General Fund and City Owned Property Fund.

APPROVALS:

City Manager: _____ *ET* _____

Department Director: *KJY* _____

Finance Director: _____

☐ Budgeted

EXHIBITS: Proposal



October 15, 2021

Mr. Kevin Yee
Assistant City Manager
10600 Capital
Oak Park, MI 48237

RE: Nine Mile Linear Park Landscaping
Proposal for Landscape Architectural Services

Dear Mr. Yee:

OHM Advisors is pleased to submit this proposal for professional services. We are excited for the opportunity to continue our service to Oak Park on this exciting and impactful project.

UNDERSTANDING

OHM Advisors understands that the City of Oak Park desires to implement landscape improvements along the Nine Mile Linear Park, including shade trees and areas of interest, such as ornamental trees and landscape beds with perennials, ornamental grasses and shrubs. This work will build upon the pathway improvements completed in previous phases, and the installation of site furnishings and play equipment which is currently underway. It is understood that pedestrian scale lighting will be installed in the near future, however final locations are not determined. OHM Advisors walked the site with Oak Park staff on October 7, 2021 and reviewed existing conditions and in-progress construction.

The intent of the landscape improvement is to continue to develop the sense of place and interest throughout the Linear Park. Landscaping should accentuate nodes throughout the park, buffer park edges and provide shade and comfort for park users. Selected species should be low-maintenance and tolerant of dry conditions, given that an irrigation system is not in place.

Because OHM Advisors completed the pathway work for the Linear Park, the base survey and CAD files are available and will be used as the base for construction documents. It is assumed Oak Park will provide construction plan or as-built drawings from the installation of site furnishings, as well as preliminary light pole locations for future phase pedestrian lighting improvements.

The overall project budget is \$140,000 which is inclusive of OHM's professional design fee. Oak Park is requesting OHM's assistance in the development of a landscaping concept, preparation of construction drawings, facilitation during the bid period and limited construction phase services.

SCOPE OF SERVICES

With the understanding above, OHM proposes the following base scope of services:

Task 1: Concept Design

OHM Advisors will review the existing site conditions and develop a conceptual layout and planting palette for planting improvements. This information will be compiled into a PDF package which illustrates improvements with a rendered site



plan showing planting layout, as well as character images illustrating the size, form, habit, and spring/summer/fall color. OHM will prepare a preliminary opinion of probable cost which respects the construction budget.

This package will be reviewed with Oak Park staff during a virtual meeting, after which staff is advised to review with other City staff members not present at the meeting. OHM will receive all comments, revise the plan package and opinion of cost, and conduct one more concept-phase review meeting with Oak Park staff. Comments received at this final meeting will be incorporated into the next phase of work.

Deliverables:

- *Draft and Final Concept Design Package*
 - *Planting layout*
 - *Plant palette*
 - *Opinion of probable cost*
- *(2) Two Virtual Concept Review Meetings*

Task 2: Construction Documents

Using the Final Concept Design Package, OHM Advisors will generate construction drawings which capture the full scope of landscaping improvements. It is anticipated the drawing set will include:

- Existing Conditions Plan
- Site Removals and Preparation Plan
- Planting Plan
- Planting Details

Additionally technical specifications will be provided either in sheet spec or CSI spec format. It is assumed all front-end documents used for procurement and bidding will be prepared by Oak Park with review from OHM Advisors.

Drawings will be prepared to a draft complete level and shared with Oak Park staff for review. OHM will facilitate a page-turn meeting for staff to share comments, and for final questions or clarifications. Using these comments, OHM Advisors will complete drawings to a final construction document level. Final drawings will be provided to Oak Park staff for use in bidding and procurement.

Deliverables:

- *Construction documents to draft and Final completion levels*
- *Page-turn meeting*

Task 3: Bidding and Construction Phase Services

OHM Advisors will assist during the bid period by providing responses to Contractor RFIs and issuing addenda. OHM will review submitted bids and provide Oak Park staff with a recommendation of award.

During the construction phase, OHM Advisors will complete the following scope:

- Attend a pre-construction meeting
- Attend Contractor Progress meetings (up to 3)
- Document site progress following Progress meetings and distribute findings to Oak Park staff
- Response to Contractor RFIs and submittals
- Conduct final punch list walkthrough



Deliverables:

- *Response to Contractor RFIs during bid period*
- *Issuance of addenda as required*
- *Attendance of Pre-construction meeting*
- *Attendance Contractor Progress Meetings (Up to 3)*
- *Conduct site visits and distribute field report (up to 3)*
- *Issuance of Punch List*

SCHEDULE

OHM Advisors' team is available to begin work upon authorization. Assuming Oak Park is able to provide construction or as-built drawings of in progress site furnishings work and preliminary light pole layout locations by November 1, OHM Advisors anticipates completion of tasks 1 and 2 by end of 2021 with construction occurring in Spring 2022.

FEE

A summary of cost and schedule per task is as follows:

Phase	Fee	Invoice Type
Task 1: Concept Design	\$5,500	Hourly Not to Exceed
Task 2: Construction Documents	\$6,500	Hourly Not to Exceed
Task 3: Bidding and Construction Phase Services	\$5,500	Hourly Not to Exceed
TOTAL	\$17,500	

Notes:

1. Fees were determined based on the noted assumptions. OHM Advisors proposes to confirm these assumptions with the City of Oak Park prior to commencing services.
2. The cost associated with each task assumes authorization and execution of all tasks
3. "Hourly Not to Exceed" represents the budget estimate for the Task (per the rates identified in our Hourly Rate Schedule). Budget estimate shall serve as a maximum. Any requested work beyond this fee must be approved by the City of Oak Park prior to proceeding.
4. Contract will follow the in-place contract with the City of Oak Park.



ACCEPTANCE

We hope that the above information is helpful in communicating our understanding of the project. If there are any areas that you have questions, please do not hesitate to contact us.

If this proposal and standard terms and conditions (incorporated by reference and attached) are acceptable, please execute and return a copy of the proposal to us. We greatly appreciate the opportunity to assist you and look forward to working together on this project.

Sincerely,
OHM Advisors

Chris Riggert, PLA
Project Manager

cc: Jim Stevens, P.E. | Principal

**City of Oak Park
Nine Mile Linear Park
Proposal for Landscape Architectural Services**

Accepted By: _____

Printed Name: _____

Title: _____

Date: _____

**BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN****AGENDA OF:** November 1, 2021**AGENDA #**

SUBJECT: Request Authorization to purchase lawn equipment to be assigned to the Public Works Department.

DEPARTMENT: Public Works - *KJY*

SUMMARY: The Public Works Department is requesting authorization to purchase the following equipment from the SourceWell (Contract No. 44763) pre-bid contract:

Vehicle:	Department:	Amount: (Pre-Bid Contract)	Account:
Woods TBW180 15' Turf Batwing	Public Works	Total Cost: \$19,500.00 ~ \$17,000 budgeted ~ (SourceWell Contract No. 44763)	<u>Motor Pool:</u> 654-18.875-970

FINANCIAL STATEMENT: SourceWell contract approved pricing came in above the budget estimate for this item, however funding is available in the Motor Pool for this expenditure.

RECOMMENDED ACTION: It is recommended that City Council authorize the Public Works Department to participate in the SourceWell pre-bid contract for lawn equipment totaling \$19,500.00.

APPROVALS:

City Manager: ET

Budgeted: ☐

Director of Public Works: KJY

Legal: _____

Director of Finance: SC

EXHIBITS: None



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: November 1, 2021 **AGENDA #**

SUBJECT: CIA Annual Report Presentation

DEPARTMENT: Economic Development and Planning

SUMMARY: New Tax Increment Finance Authority Reporting Requirements took effect last year which creates reporting requirements for tax increment finance authorities in Michigan. The new reporting includes two public presentations of the Annual report and requires certain information be made available publicly and sets requirements for information that must be reported to the Michigan Department of Treasury.

The first annual presentation was conducted on October 21, 2021 during the Corridor Improvement Authority Board Meeting.

FINANCIAL STATEMENT: N/A

RECOMMENDED ACTION: N/A

APPROVALS:

City Manager: _____ *ET* _____
 Department Director: _____ *KM* _____

Finance Director: _____ Legal: _____

EXHIBITS: presentation



Corridor Improvement Authority Annual Update – 2021

Kim Marrone
City of Oak Park
Director of Economic Development and Planning

About the Corridor Improvement Authority (CIA)

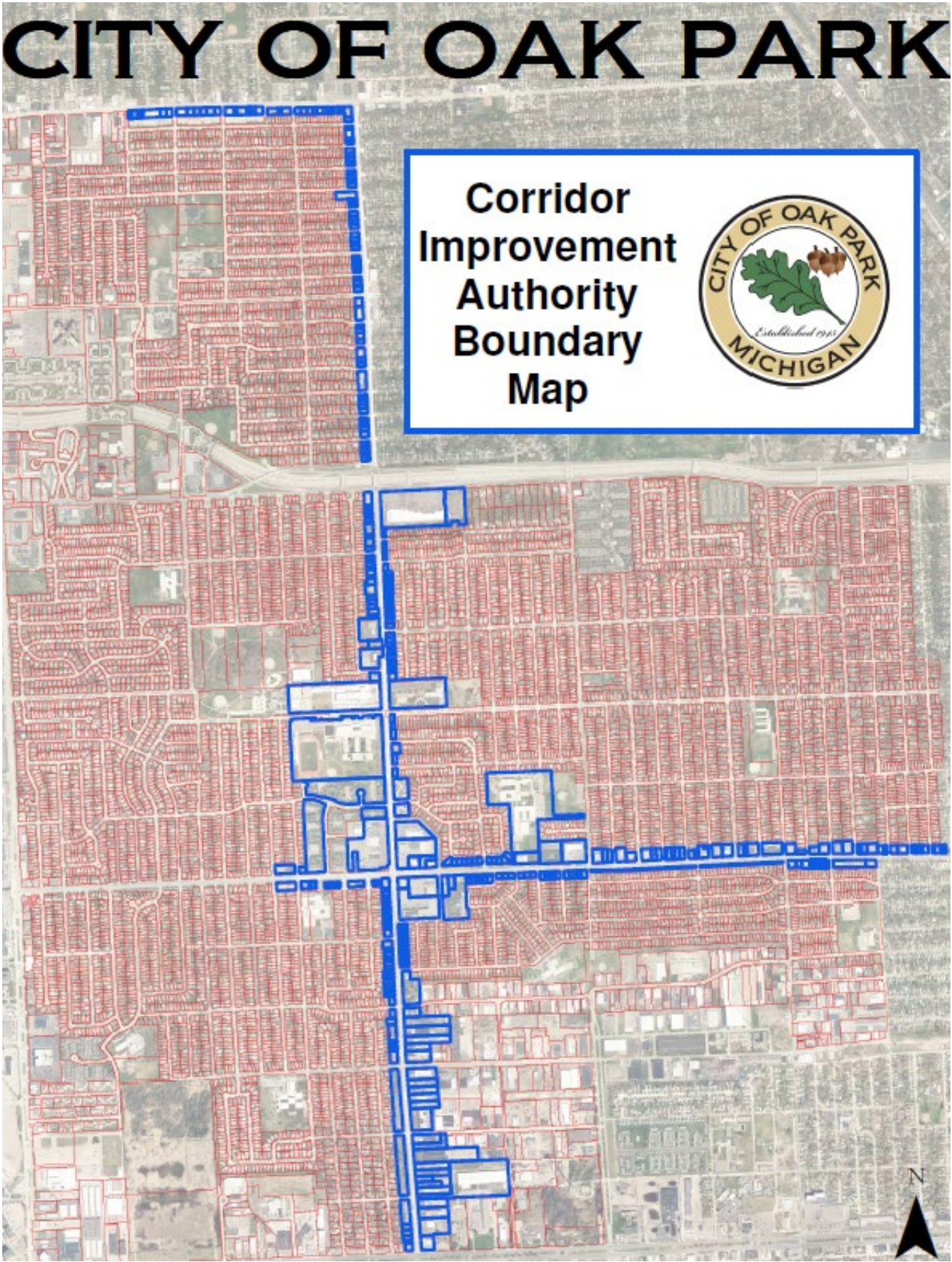
Corridor Improvement Authorities (CIAs) were created by the State of Michigan as a tool to counteract economic decline and ensure that corridors in our cities and regions receive careful stewardship and long-term consideration. Since the Oak Park Corridor Improvement Authority's inception in 2016, it has worked to meet several of their goals.

The work of the CIA is done by a small staff and a Board of seven citizens and business owners/managers appointed by the Mayor and City Council. CIA members volunteer their time, talent, and expertise to the CIA for the benefit of the corridor.

This report is generated to increase the transparency of the work and accomplishments of the CIA in Oak Park. Each year a report is created to highlight these accomplishments. Since the CIA was created in 2016 the revenue has been very minimal. However, we feel that we have made great strides regardless of the money spent. In the next few years to come, the revenue will be increasing due to the fact that additional new development and investments have taken place along the corridors.

This report is also an opportunity to provide details about the efforts of the CIA to support the vibrancy and growth of businesses along the corridors.

Oak Park CIA District – By The Numbers



Investment and Growth FY 2021 (July 1, 2020 – June 30, 2021)



Building Permits



CIA Base Property Value



Building Permits Value



CIA Property Value



Asking Rent Per Sq. Ft.

Coolidge Highway

INVENTORY SF

744K +0%

Prior Period 744K

UNDER CONSTRUCTION SF

0 -

Prior Period 0

12 MO NET ABSORPTION SF

8.9K +138.3%

Prior Period (23.1K)

VACANCY RATE

4.9% -1.2%

Prior Period 6.1%

MARKET RENT/SF

\$11.38 +2.9%

Prior Period \$11.06

MARKET SALE PRICE/SF

\$72 +4.3%

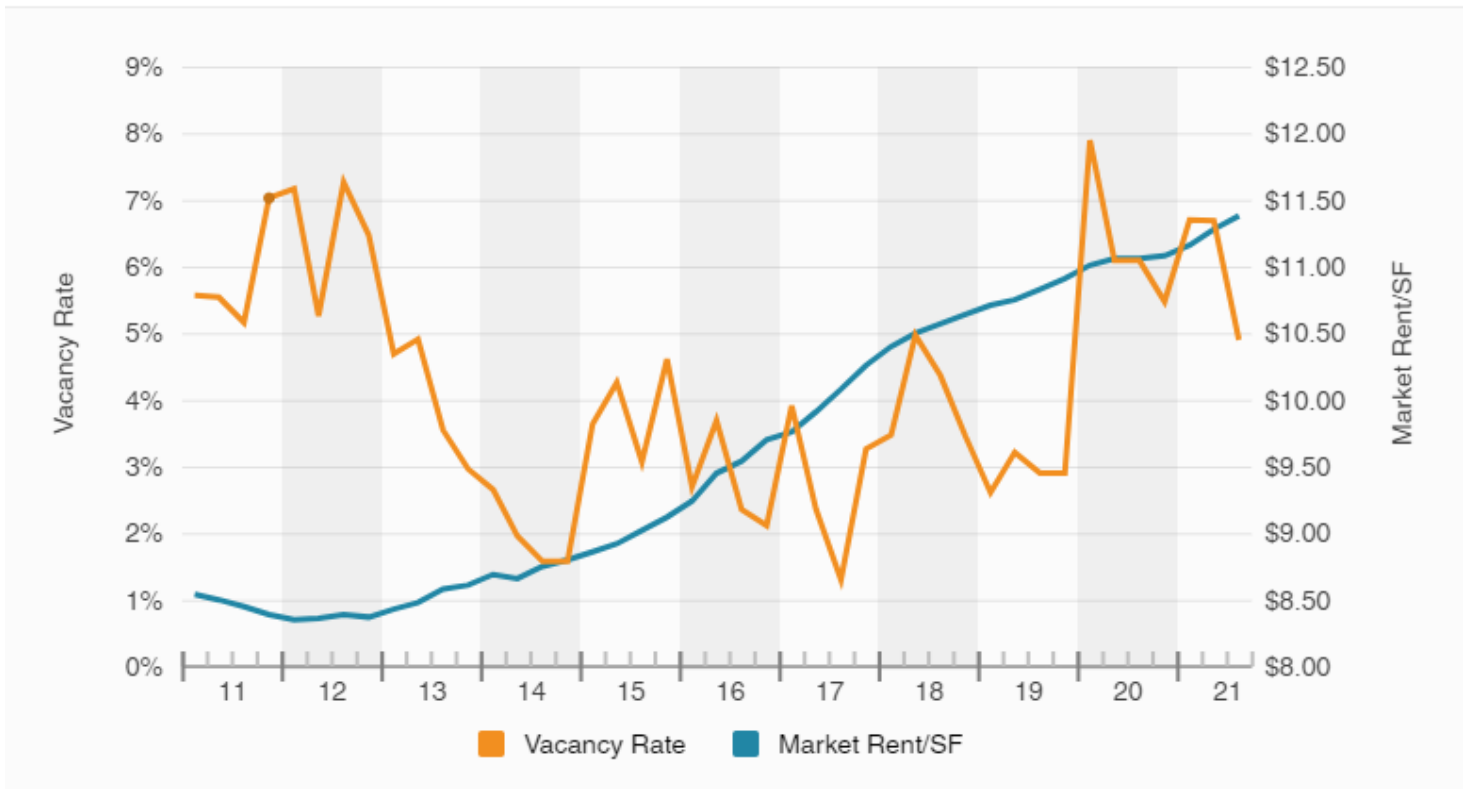
Prior Period \$69

MARKET CAP RATE

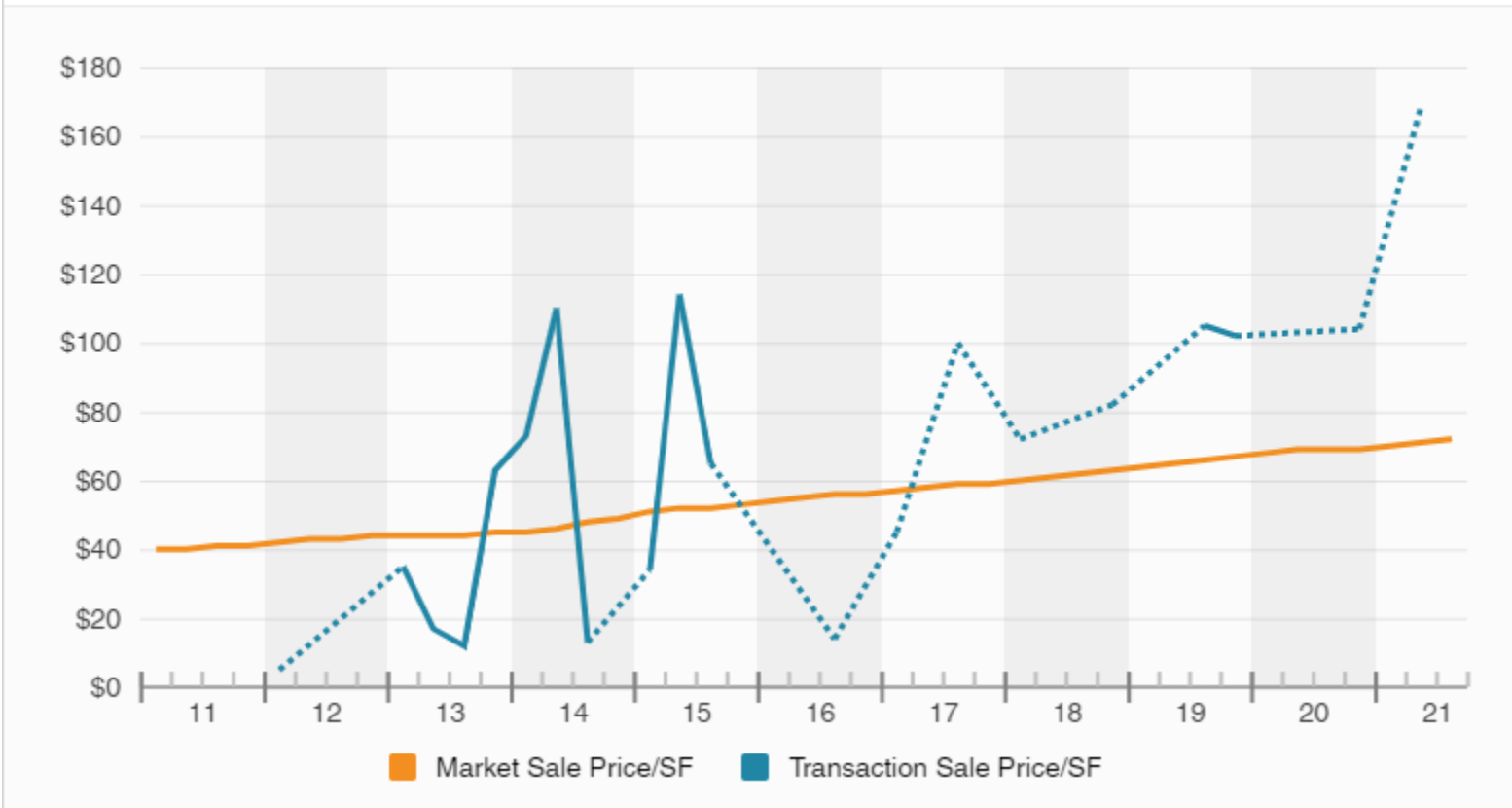
8.3% +0%

Prior Period 8.3%

Vacancy & Market Rent Per SF



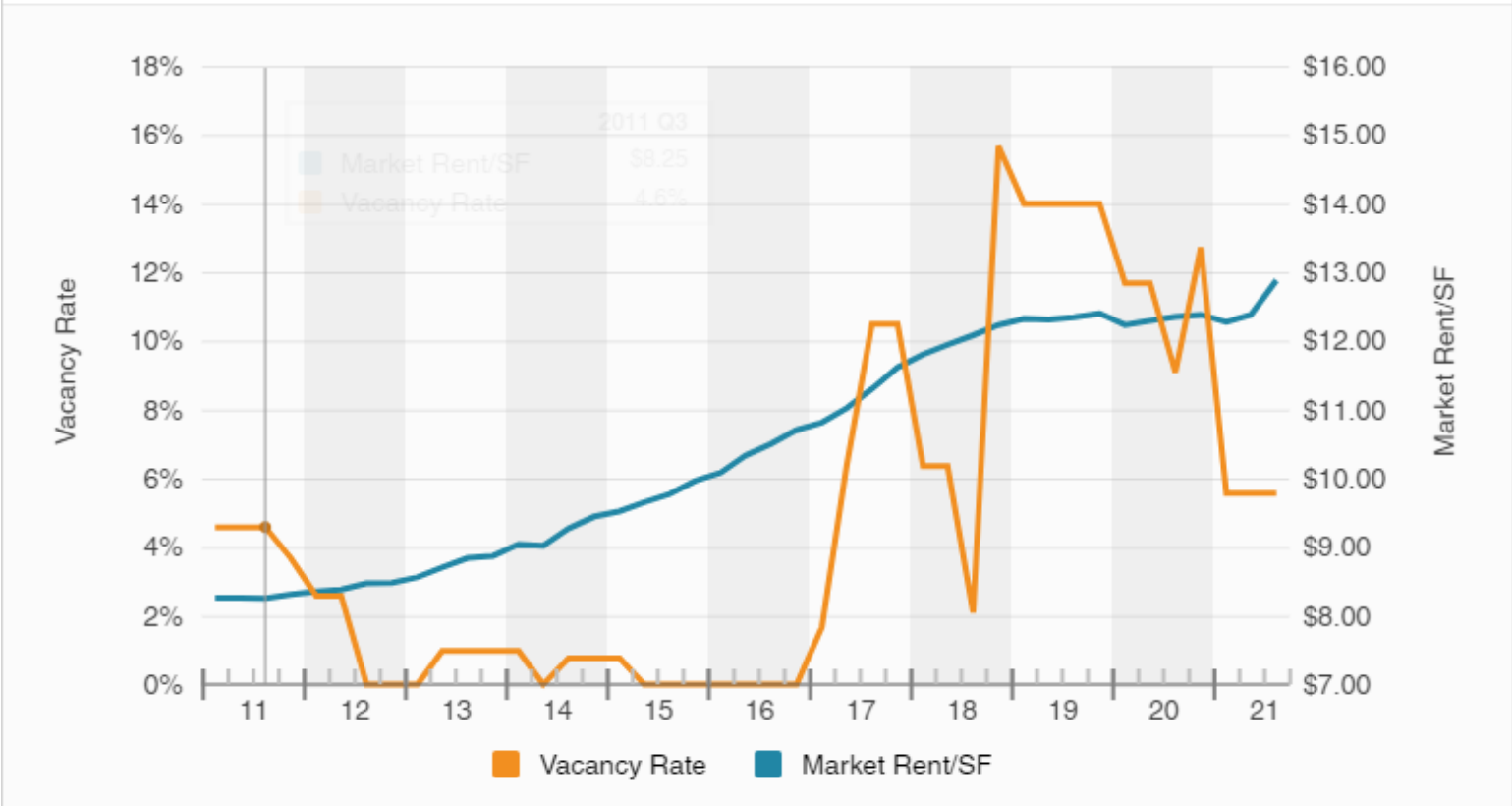
Market Sale Price & Transaction Sale Price Per SF



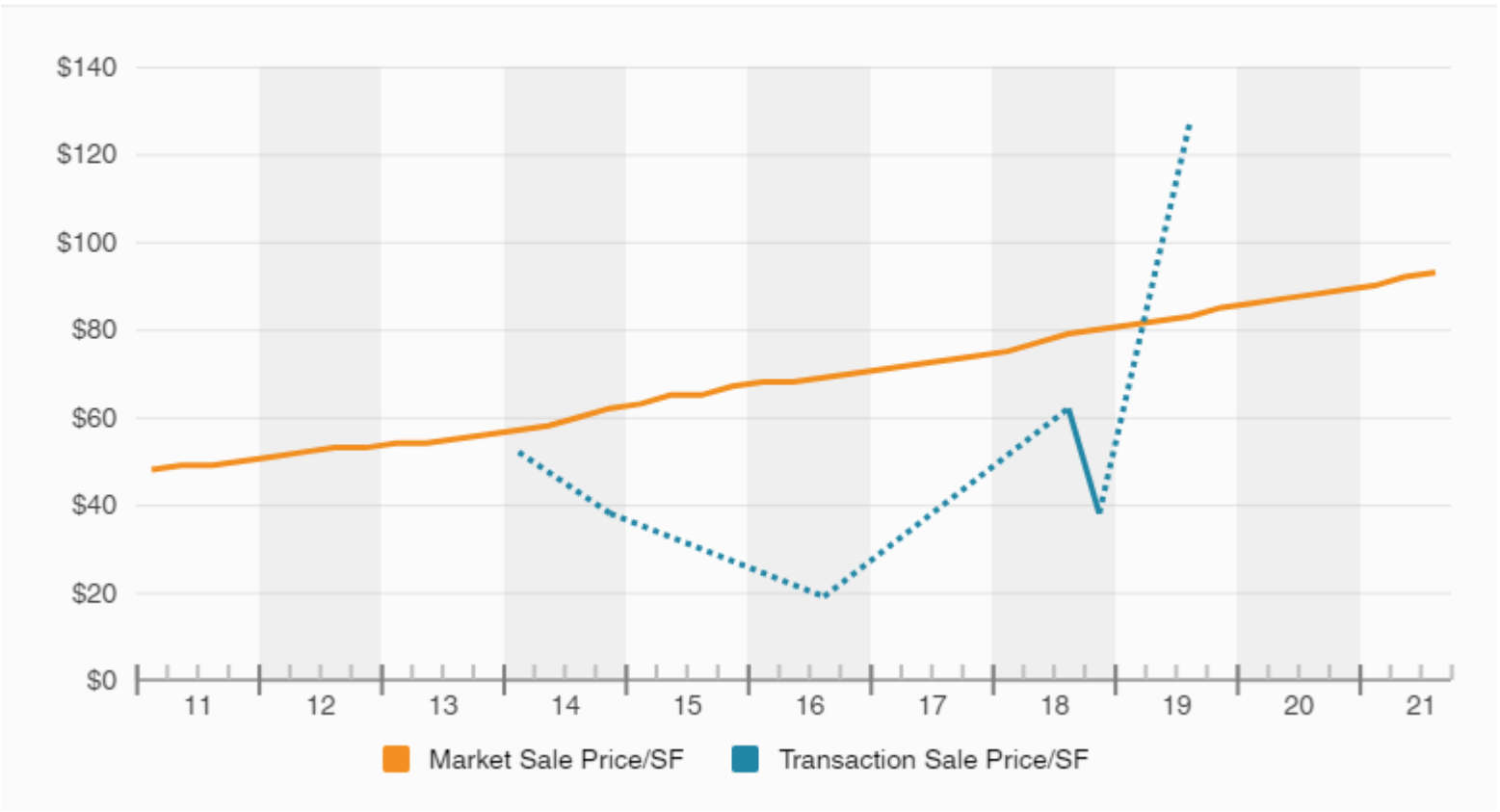
11 Mile Road

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
166K +0%	0 -	6.9K -1.9%	5.6% -4.1%	\$12.88 +4.4%	\$93 +6.7%	8.5% -0.1%
Prior Period 166K	Prior Period 0	Prior Period 7.1K	Prior Period 9.7%	Prior Period \$12.34	Prior Period \$88	Prior Period 8.6%

Vacancy & Market Rent Per SF



Market Sale Price & Transaction Sale Price Per SF



9 Mile Road

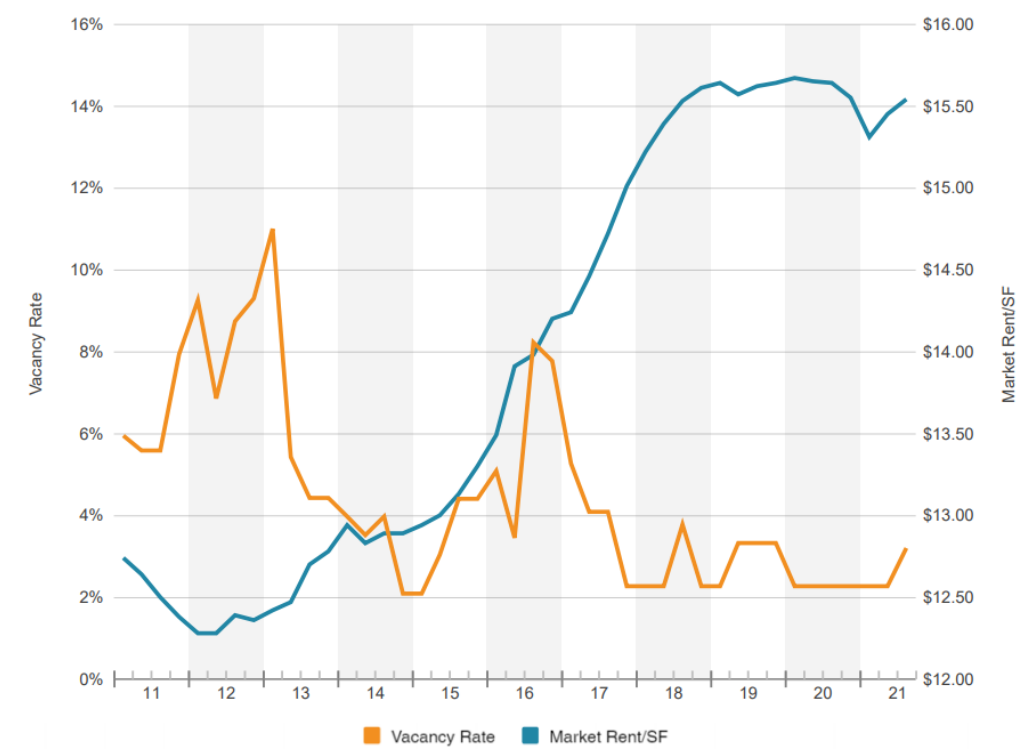
2020

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
107K +0%	0 -	1.2K +200.0%	2.3% -1.1%	\$15.51 -1.3%	\$109 +2.0%	8.1% +0%
Prior Period 107K	Prior Period 0	Prior Period (1.2K)	Prior Period 3.4%	Prior Period \$15.71	Prior Period \$107	Prior Period 8.1%

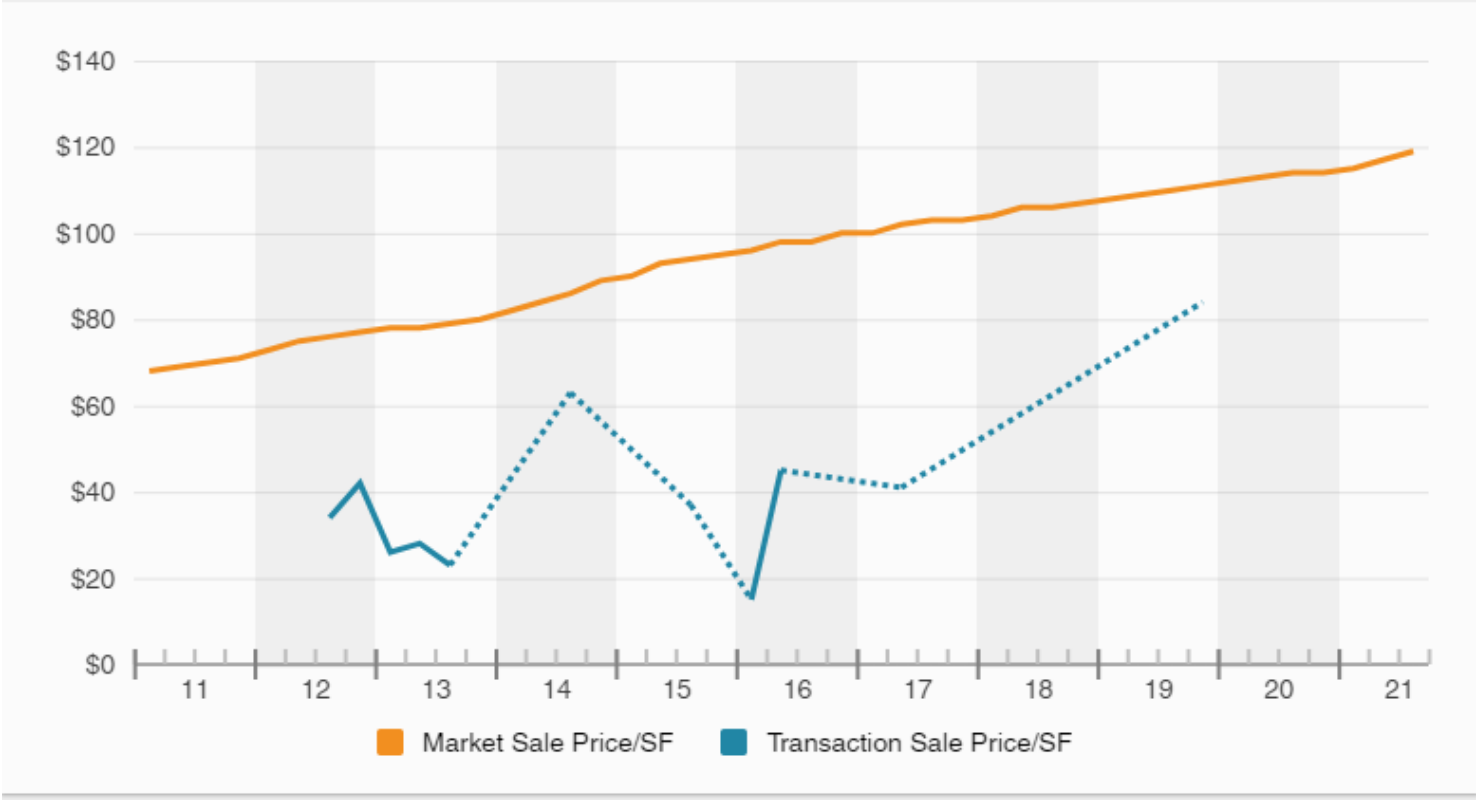
2021

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
110K +0%	0 -	(1K) -188.4%	3.2% +0.9%	\$15.54 -0.7%	\$119 +4.4%	8.1% +0%
Prior Period 110K	Prior Period 0	Prior Period 1.2K	Prior Period 2.3%	Prior Period \$15.65	Prior Period \$114	Prior Period 8.1%

Vacancy & Market Rent Per SF



Market Sale Price & Transaction Sale Price Per SF



FY2021 Projects

- The City successfully launched and funded a Patronicity campaign to raise \$50,000 to help fund the 9 Mile Linear Parks and art
- Additional streetscape furniture and planter pots were purchased
- 13 new banners were placed along Coolidge and 11 Mile Road.
- Multiple new business ventures were pursued on 11 Mile Road
- COVID business assistance package to help businesses through the pandemic
- Restaurant relief funds were distributed to local restaurants to assist them in opening outdoor dining facilities



FY2021 New Businesses



16 New Businesses

- *BARBIE BEHAVIOR BOUTIQUE* 10730 W. NINE MILE
- *MOBILELINK WESTERN MICHIGAN* 23035 COOLIDGE
- *FRENCH KIDZ* 24721 COOLIDGE
- *A & W DRIVER EDUCATION SCHOOL* 21700 COOLIDGE
- *PAISLEYS PARLOR* 10780 W. NINE MILE
- *J & K MATTRESSES* 26001 COOLIDGE
- *LISA'S LITTLE ANGELS –Offices* 10450 NINE MILE STE A
- *GUARDIAN & ASSOCIATES, INC* 21751 COOLIDGE
- *TWITTY'S INVESTMENTS* 21751 COOLIDGE
- *I TUTOR TODAY* 10840 NINE MILE
- *NEWTON STYLE ME* 25201 COOLIDGE
- *BOLLINGER MOTORS* 14925 W. ELEVEN MILE
- *DEFINITELY DIFFERENT BOUTIQUE* 22011 COOLIDGE
- *HAUS OF HARLEM* 23130 COOLIDGE
- *LIBERTY TAX SERVICE* 13740 NINE MILE
- *DOG & PONY SHOW* 14661 ELEVEN MILE 200

FY2021 Façade Grants

**Façade Grants
Invested: \$3,895**

**Façade Grants
Total Cost of Improvements: \$ 11,394**

14721 Eleven Mile – Regal Wines



14401 Eleven Mile – Unexpected Craft Brewing Company





BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: November 1, 2021

SUBJECT: Special Assessment District No. 695, 696 and No. 697 - Unpaid Delinquent Exception Recommendations

DEPARTMENT: Finance/Treasury/Public Safety

SUMMARY: At the council meeting of October 18, 2021, City Council adopted Special Assessment Resolution No. 9 to confirm the roll with the exceptions of eighteen (attached hereto), which were removed temporarily for further review. City Council also adopted Special Assessment Resolution No. 10, setting the due date of November 12, 2021, together with the penalty of ten percent (10%) for Special Assessment District No. 695 Delinquent Utility Bills, Special Assessment District No. 696 False Alarms and Special Assessment District No. 697 Delinquent Property Blight.

FINANCIAL STATEMENT:

RECOMMENDED ACTION: It is recommended that the unpaid invoice(s) belonging to the following parcel(s) be restored to the Special Assessment District No. 695 along with the original 10% penalty:

52-25-31-231-010	21991 Ridgedale
52-25-31-302-003	21500 Greenfield
52-25-29-229-004	24620 Pinevillage
52-25-30-230-024	24301 Kipling
52-25-29-352-026	13310 Woodvale
52-25-32-104-107	22124 Dante Apt. 203
52-25-31-128-047	21925 Sussex
52-25-19-478-026	25125 Coolidge

The following parcels(s) be removed from the Special Assessment District No. 695:

52-25-31-129-015	22010 Sussex
52-25-29-329-017	23811 Scotia
52-25-29-160-019	24061 Moritz
52-25-19-233-013	13641 Borgman
52-25-29-229-089	24601 Pineview
52-25-29-406-001	10651 Oak Park Blvd.

And the following unpaid invoice(s) belonging to the following parcel(s) be restored to the Special Assessment District No. 696 along with the original 10% penalty:

52-25-19-101-001 26700 Greenfield

It is also recommended that the unpaid invoice(s) belonging to the following parcel(s) be restored to the Special Assessment District No. 697 along with the original 10% penalty:

52-25-31-451-007 14600 W. 8 Mile Rd.

52-25-31-276-012 21850 Ridgedale

52-25-28-354-026 23231 Republic

APPROVALS:

City Manager: _____*ET*_____

Department Director: _____SC_____

Director of Finance: _____

Budgeted: ☐

Legal: _____

EXHIBITS: Attached



CITY OF OAK PARK

Utility Billing
Kevin VanDeWalle
Water Supervisor

Mayor
Marian McClellan
Mayor Pro Tem
Carolyn Burns
Council Members
Solomon Radner
Julie Edgar
Shaun Whitehead
City Manager
Erik Tungate

To: Erik Tungate, City Manager
From: Kevin VanDeWalle, Water Supervisor
Date: October 26, 2021
RE: Special Assessment District #695 Unpaid Utility Invoices

It is the opinion of the City of Oak Park Utility Division that the following parcels be removed from the Special Assessment Roll #695 Unpaid Utility Invoice.

Parcel # 52-25-31-129-015 22010 Sussex
Parcel # 52-25-29-329-017 23811 Scotia
Parcel # 52-25-29-160-019 24061 Moritz
Parcel # 52-25-19-233-013 13641 Borgman
Parcel # 52-25-29-229-089 24601 Pineview
Parcel # 52-25-29-406-001 10651 Oak Park Blvd

It is the opinion of the City of Oak Park Utility Division that the following parcels remain in the Special Assessment Roll #695 Unpaid Utility Invoice.

Parcel # 52-25-31-231-010 21991 Ridgedale
Parcel # 52-25-31-302-003 21500 Greenfield
Parcel # 52-25-29-229-004 24620 Pinevillage
Parcel # 52-25-30-230-024 24301 Kipling
Parcel # 52-25-29-352-026 13310 Woodvale
Parcel # 52-25-19-478-026 25125 Coolidge
Parcel # 52-25-32-104-107 22124 Dante Apt 203
Parcel # 52-25-31-128-047 21925 Sussex

Thank you,

Kevin VanDeWalle
City of Oak Park
Water Supervisor



CITY OF OAK PARK

DEPARTMENT OF TECHNICAL & PLANNING SERVICES

Mayor
Marian McClellan
Mayor Pro Tem
Carolyn Burns
Council Members
Solomon Radner
Julie Edgar
Shaun Whitehead
City Manager
Erik Tungate

To: Erik Tungate, City Manager

From: Daniel Fairless, Deputy Director of Technical and Planning

Date: October 26, 2021

Subject: Special Assessment District #697 Unpaid Property Blight Invoices

At the request of City Council, the Technical and Planning Division has completed an investigation of the concerns voiced at the October 18, 2021, special assessment public hearing for unpaid invoices.

We have investigated all of the concerns and mailed letters to the property owners informing them of the results of the investigation. Attached are copies of the letters that I mailed.

Based on the results of the investigation, I recommend placing all three unpaid invoices back on the Special Assessment Rolls.

If you need any further information, please do not hesitate to ask.

Thank you.



CITY OF OAK PARK

DEPARTMENT OF TECHNICAL & PLANNING SERVICES

Mayor
Marian McClellan
Mayor Pro Tem
Carolyn Burns
Council Members
Solomon Radner
Julie Edgar
Shaun Whitehead
City Manager
Erik Tungate

October 22, 2021

DeAngelo Henderson
14600 W. Eight Mile Rd.
Oak Park, MI 48237

RE: Public Hearing – Special Assessment District No. 697 for Unpaid Charges

Dear Mr. Henderson:

As requested by the Oak Park City Council, we have reviewed your special assessment concern. You objected to your junk/debris removal invoice being placed on the special assessment roll at the October 18, 2021 Oak Park City Council Meeting.

The pending invoice was for junk/debris removal special clean-up. The junk/debris was at the location on September 2, 2020. A letter to correct the violation was issued that day, the violation still existed on September 18, 2020 and the City removed the debris. The City incurred a cost from having to perform the special junk/debris removal service.

I'm recommending to the City Council that the unpaid invoice be placed back on the special assessment district at the November 1, 2021 City Council Meeting. You have until November 1, 2021 to pay the invoice without further penalties. For your convenience, I have attached a copy of your original invoice.

Please contact me at (248) 691-7580 if you have any questions regarding this matter.

Sincerely,

Daniel Fairless
Deputy Director of Technical and Planning Services



CITY OF OAK PARK

DEPARTMENT OF TECHNICAL & PLANNING SERVICES

Mayor
Marian McClellan
Mayor Pro Tem
Carolyn Burns
Council Members
Solomon Radner
Julie Edgar
Shaun Whitehead
City Manager
Erik Tungate

October 22, 2021

Leonard Harris
21850 Ridgedale
Oak Park, MI 48237

RE: Public Hearing – Special Assessment District No. 697 for Unpaid Charges

Dear Mr. Harris:

As requested by the Oak Park City Council, we have reviewed your special assessment concern. You objected to your yard waste removal invoice being placed on the special assessment roll at the October 18, 2021, Oak Park City Council Meeting. Your objection was because you stated, in part, "The blight will be fully cleaned by this Thursday, 10-21-21."

The pending invoice was for yard waste removal. The yard waste was in the street at the location on December 14, 2020. A notice was issued that day, the violation still existed on December 15, 2020, and the City removed the debris. The City incurred a cost from having to perform the special yard waste removal service in which you are responsible for.

I am recommending to the City Council that the unpaid invoice be placed back on the special assessment district at the November 1, 2021, City Council Meeting. You have until November 1, 2021, to pay the invoice without further penalties. For your convenience, I have attached a copy of your original invoice.

Please contact me at (248) 691-7580 if you have any questions regarding this matter.

Sincerely,

Daniel Fairless
Deputy Director of Technical and Planning Services



CITY OF OAK PARK

DEPARTMENT OF TECHNICAL & PLANNING SERVICES

Mayor
Marian McClellan
Mayor Pro Tem
Carolyn Burns
Council Members
Solomon Radner
Julie Edgar
Shaun Whitehead
City Manager
Erik Tungate

October 22, 2021

Maurice Griggs
23231 Republic
Oak Park, MI 48237

RE: Public Hearing – Special Assessment District No. 697 for Unpaid Charges

Dear Mr. Griggs:

As requested by the Oak Park City Council, we have reviewed your special assessment concern. You objected to your lawn mowing invoice being placed on the special assessment roll at the October 18, 2021, Oak Park City Council Meeting. Your objection was because you stated, in part, "Why am I getting billed all of a sudden?"

The invoice, dated 12/15/2020, was for grass mowing performed earlier in the fall. The grass was over 8 inches high on September 29, 2020. A notice was issued that day, the violation still existed on October 1, 2020, and the City cut the lawn. You are responsible for maintaining your property and the City incurred a cost from having to perform the service which you are responsible for.

The following is an excerpt from the City Ordinance section 18-281 "*shall permit or maintain on any such property or premises any growth of weeds, rank vegetation or any growth of grass to a greater height than eight inches*

I am recommending to the City Council that the unpaid invoice be placed back on the special assessment district at the November 1, 2021, City Council Meeting. You have until November 1, 2021, to pay the invoice without further penalties. For your convenience, I have attached a copy of your original invoice.

Please contact me at (248) 691-7580 if you have any questions regarding this matter.

Sincerely,

Daniel Fairless
Deputy Director of Technical and Planning Services

Fw: ROLL TO TAX

Ted Kozlowski <tkozlowski@oakparkmi.gov>

Tue 10/26/2021 4:01 PM

To: Ed Norris <enorris@oakparkmi.gov>

FYI

Ted Kozlowski
Administrative Supervisor
Oak Park PS
248 691-7527

From: Ted Kozlowski <tkozlowski@oakparkmi.gov>

Sent: Tuesday, October 26, 2021 3:34 PM

To: Steven Lukasik <slukasik@oakparkmi.gov>

Subject: Re: ROLL TO TAX

Ref: False Alarm Billings.....Invoice #s 20-0007839 and 20-0007954 (\$50.00 each) 26700 Greenfield

The Public Safety Department is of the opinion that the false alarm fees are justified. The business at 26700 Greenfield (Marathon Gas Station) had a total of five false alarms in CY 2020 (three non-chargeable).

The first three (non-chargeable alarms) occurred on 08/22, 08/24 and 08/27; at 0114, 0115 and 0115 hours (business closes at 0100 hours). The business was found secure on all three occasions; no contact on the scene. The business never filed a false alarm appeal.

The first chargeable alarm (invoice # 20-0007839) occurred on 08/28/2020 at 0118 hours (business closes at 0100 hrs). The business was found to be secure; no contact. No appeal was filed.

The second chargeable alarm (invoice # 20-0007954) occurred on 11/06/2020 at 1122 hrs (robbery alarm). Officers arrived to find business as usual and the owner stated that the alarm was accidental. No appeal was filed.

Feel free to contact the undersigned if there are any additional questions.

Ted Kozlowski
Administrative Supervisor
Oak Park PS
248 691-7527

From: Steven Lukasik <slukasik@oakparkmi.gov>

Sent: Tuesday, October 26, 2021 1:52 PM

To: Stephanie Prister <sprister@oakparkmi.gov>; Ted Kozlowski <tkozlowski@oakparkmi.gov>; Tiffany Pugmire <tpugmire@oakparkmi.gov>

Subject: ROLL TO TAX

Hello,

Has a decision been made in regards to the exception for the false alarm billing at 26700 Greenfield, parcel 52-25-19-101-001. I need to have the City Council Agenda decisions submitted tomorrow.

Thanks,
Steve



CITY OF OAK PARK

**Saundra Crawford, Director
Department of Finance**

Mayor
Marian McClellan
Mayor Pro Tem
Carolyn Burns
Council Members
Solomon Radner
Julie Edgar
Shaun Whitehead
City Manager
Erik Tungate

MEMORANDUM

Date: October 26, 2021

To: Erik Tungate, City Manager

From: Saundra Crawford, Finance Director
Carl Johnson, Financial Assistant

Re: Fourth Quarter FY 2020-21 Investment Report

The State of Michigan Public Act 213 of 2007 requires the City's investment officer to provide a written report quarterly to the governing body concerning the investment of all funds of the City that fall under Public Act 20. Public Act 20 governs how non-pension and non-OPEB funds can be invested. The attached report details the cash and investments (citywide for all funds) held by the City on June 30, 2021. The report includes a description of each investment by type, market and book values, current and yield to maturity interest rates and the number of days to maturity.

The fourth quarter investment report shows total citywide cash and investments of \$26,460,781 (market value) including cash in the operating account of \$2,530,250 (excluding outstanding checks and other adjustments), short-term investments in the Oakland County Investment Pool of \$22,859,742, and long-term investments total \$3,601,039. The City has maximized investment return on short-term cash by utilizing the Oakland County Investment Pool and minimizing the amount maintained in the checking and daily depository accounts. Investment income for the months of April through June 2021 totaled \$56,085.

During the fourth quarter overall investment returns continued at the same low levels as in the first three quarters of FY 2020-21; as Economists predicted. The return for the fourth quarter was approximately .08% (including realized and unrealized gains/losses) primarily due to the COVID-19 pandemic and the Federal Reserve rates set at nearly zero. As a result, the City is investing short-term and locking up longer term investments if the individual interest rate is favorable. Interest rates and overall return for the next quarter are expected to remain low. The Federal Reserve is currently looking at a possible rate increase for the second quarter of FY 2021/2022 which may help increase overall return.

City of Oak Park
Summary of Cash and Investments Held
June 30, 2021

	<u>Maturity Date</u>	<u>Market Value</u>	<u>Book Value</u>	<u>% of Portfolio</u>	<u>Current Interest Rate</u>	<u>YTM @ Cost</u>	<u>Days to Maturity</u>	<u>Investment Broker</u>
Cash								
Huntington Bank - Collection		\$ 2,530,250	\$ 2,530,250	9.56%	0.0100%	0.0100%	1	Huntington
Huntington Bank - Accounts Payable		-	-	0.00%	0.0100%	0.0100%	1	Huntington
Huntington Bank - Payroll		-	-	0.00%	0.0100%	0.0100%	1	Huntington
Money Market								
Fifth Third - Money Market		573,783	573,783	2.17%	0.0100%	0.0100%	1	Fifth Third
Government Securities								
Municipal Bonds								
Kalkaska Mich Sch Bldg	5/1/2023	291,340	290,000	1.10%	6.1000%	6.1000%	669	Fifth Third
South Lyon Mich Comm Schools	5/1/2023	52,119	50,384	0.19%	2.8900%	2.8900%	669	Comerica
Certificate of Deposits								
Wells Fargo Bank NA	7/28/2022	153,547	150,000	0.57%	2.3000%	2.3000%	392	Fifth Third
Commercial Paper								
Investment Pool								
Oakland County Investment Pool		22,859,742	22,859,742	86.41%	0.4240%	0.4240%	1	Oakland County
Total		<u>\$ 26,460,781</u>	<u>\$ 26,454,159</u>	<u>100.00%</u>				



BUSINESS OF THE CITY COUNCIL, OAK PARK, MICHIGAN

AGENDA OF: November 1, 2021

AGENDA #

SUBJECT: Request to combine parcel 52-25-32-301-012 and 52-25-32-301-002 into one parcel per the attached survey.

DEPARTMENT: Finance/Assessing

SUMMARY: **Bonfire Northend Ventures, LLC**, owner of the above referenced properties wants to combine the property into one parcel, one has an existing commercial building on it and the second is commercial vacant. This request was sent to other City Departments and no objections were raised by those that responded. The requested lot split will not be detrimental to the adjacent properties, neighborhood, or the City of Oak Park. There is no significant benefit to the City of Oak Park other than reduced paperwork.

RECOMMENDED ACTION:

To receive and accept the proposed lot combination request.

APPROVALS:

City Manager: ET

Finance Director: SC

EXHIBITS: Attached is a copy of the land division application with attachments and the survey showing the proposed lot combination.

Bonfire Northend Ventures, LLC
26640 Harding
Oak Park, Michigan 48237
(248)-581-0678

September 9, 2021

Oak Park Technical Planning Dept.
13700 Oak Park Blvd
Oak Park, MI 48237

RE: Lot Combination request from Bonfire Northend Ventures, LLC

Dear

Bonfire Northend Ventures, LLC ("Bonfire Northend") would like to combine two lots it owns at the corner of Northend and Coolidge in Oak Park, Michigan. The enclosed color picture depicts the lots which Bonfire Northend seeks to combine. As reflected on the enclosed survey (Exhibit A) Bonfire Northend seeks to combine the property now with parcel ID NO. 25-32-301-002 with the property whose parcel ID No. is 25-32-301-012.

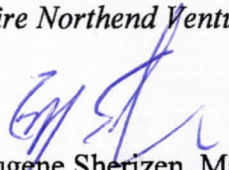
The enclosed Exhibit B states the current metes and bounds legal descriptions of both properties. Exhibit C is the survey of the proposed combined properties. Exhibit D states the proposed legal description of the properties after the lot combination. Finally, we have enclosed the new survey showing the combined lots.

We have also enclosed the certificate form the Oakland County Treasurer for each property showing that the taxes have been paid for the last five (5) years.

If you have any questions or comments relating to this request, please contact the undersigned at your earliest convenience to discuss. Thank you for your consideration.

Very truly yours,

Bonfire Northend Ventures, LLC



Eugene Sherizen, Manager

ES/
Enclosures

CITY OF OAK PARK

LAND DIVISION APPLICATION

Approval of a division of land is required before it is sold, when the new parcel is less than 40 acres and not just a property line adjustment (§ 102 e & f). This form is designed to comply with applicable local zoning, land division ordinances and to comply with §108, 109, 109a, and 109b of the Michigan Land Division Act (formerly the Subdivision Control Act), PA 288 of 1967, as amended (particularly by PA 591 of 1996), MCL 560.101 *et. seq.*)

You **MUST** answer all questions and include all attachments, or this will be returned to you.

1. LOCATION of parent parcel to be split:

Address: 21340 Carlidge Hwy, Oak Park 12271 Northwood Ave, Oak Park, MI
Parent Parcel Number: 25-32-301-002 25-32-301-012

2. PROPERTY OWNER information:

Name: Ben Fire Northwood Ventures, LLC
Address: 26640 Harding St, Oak Park, MI 48237
Phone: 248-919-8004 Fax: _____

3. APPLICANT information (if not the property owner):

Contact Person's Name: Tim Mother
Business Name: Avi Management LLC
Address: 26640 Harding St, Oak Park, MI 48237
Phone: 248-919-8001 Fax: _____

4. PROPOSAL Describe the division(s) being proposed:

- A. Number of new parcels created: _____
- B. Intended use (residential, commercial, etc.): _____
- C. The division of the parcel provides access to an existing public road by: (check)
- _____ Each new division has frontage on a public road
- _____ A new public road _____
(Road name cannot duplicate an existing road name)
- _____ A new private road or easement _____
(Road name cannot duplicate an existing road name)
- _____ A recorded easement (driveway) (*Can not service more than one potential site.)

5. FUTURE DIVISIONS:

- A. Future divisions that may be allowed but not included in this application: _____
- B. Did the parent parcel have any unallocated divisions under the Land Division Act? _____
- C. Were any unallocated divisions transferred to the newly created parcel(s)? _____
- D. If so, how many? Identify the other parcel future divisions are transferred to: _____

(The right to make divisions can be transferred from a parent parcel or parent tract to a parcel created from that parent parcel or parent tract (child parcel). A proprietor transferring the right to make a division shall within 45 days give written notice of the transfer to the assessor on Michigan Department of Treasury Form 3278 (Sec. 109(2)). Make sure your deed includes both statements as required in sections 109(3) and 109(4) of the Land Division Act

6. DEVELOPMENT SITE LIMITS - Check each that represents a condition that exists on any part of the parcel:

- ☐ is in a DNR-designated critical sand dune area.
 - ☐ is riparian or littoral (it is a river or lake front parcel).
 - ☐ is affected by a Great Lakes High Risk Erosion Area setback.
 - ☐ includes a wetland.
 - ☐ includes land in PA 116 – the state Farmland Preservation Program.
 - ☐ is within a floodplain.
 - ☐ includes slopes more than twenty five percent (a 1:4 pitch or 14°angle) or steeper.
 - ☐ includes poorly and/or very poorly drained soils, a high groundwater table, high bedrock, or other conditions known to have severe limitations for onsite sewage systems.
 - ☐ is to result in a parcel of less than 1 acre for which onsite water supply and onsite sewage disposal systems must be reviewed and approved by the local health department in accordance with MI Administrative Code before a building permit can be issued. (§109a(1), §105(g), R560.401-428)
 - ☐ is known or suspected to have an abandoned well, underground storage tank, or soil or groundwater contamination.
- If yes, is the property subject to environmental restrictions? Y / N

7. ATTACHMENTS (all attachments **must** be included). Letter each attachment as shown here.

- ☒ A. A survey, sealed by a professional surveyor of proposed division(s) of parent parcel.
The survey must show:
 - (1) boundaries as of March 31, 1997 and
 - (2) all previous divisions made after March 31, 1997 (indicate when made or none), and
 - (3) the proposed division (s) and
 - (4) dimensions of the proposed divisions , and
 - (5) existing and proposed road/easement rights of way, and
 - (6) complete legal descriptions for items 1 thru 5 above, and
 - (7) easements for public utilities from each parcel to existing public utility facilities, and
 - (8) any existing improvements (buildings, wells, septic systems, driveways, etc.) and
 - (9) any of the features checked in item 6 (development site limits).
 - (10) any cemetery which is adjacent to, or may have had access through this parcel.
- ☐ B. A copy of the proposed deed(s), which includes the following statement: “This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.”
- ☐ C. A copy of the proposed deed(s), which includes a statement that substantially reads: “The grantor grants to the grantee the right to make [insert “zero”, a number, or “all”] division(s) under section 108 of the Land Division Act, 1967 PA 288, MCL 560.108.” or the right to make further divisions stays with the parent parcel.
- ☐ D. A copy of the proposed deed(s) for any parcel that is 20 or more acres in size and is not accessible, which includes the following statement: “This parcel is not accessible as defined in the Land Division Act, 1967 PA 288, MCL 560.101 to 560.293.”
- ☐ E. Indication of approval, or permit from the County Road Commission, MDOT, or respective city/village street administrator, for each proposed new road, easement or shared driveway.
- ☐ F. If the division includes a new public or private road, a copy of approval by the county addressing authority.

___ G. A copy of any transferred division rights in the parent parcel (Section 109 (4) of the statute).

___ H. A fee of \$ _____

8. IMPROVEMENTS: Describe any existing improvements (buildings, wells, etc.) which are on the parent parcel, or indicate none: (attach extra sheets if necessary).

Building

9. TAXES: A certificate from the Oakland County Treasurer certifying taxes have been paid for the past 5 years. ☒

10. DTE Land Division approval. _____

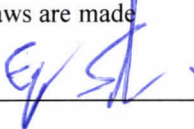
11. AFFIDAVIT and permission for municipal, county, and state officials to enter the property for inspections:

I agree the statements made above are true, and if found not to be true this application and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of the municipal, county, and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection to verify the information on the application is correct.

Finally, I understand this is a parcel division that conveys only certain rights under a municipal land division ordinance and the Michigan Land Division Act (formerly the Subdivision Control Act, PA288 of 1967, as amended (particularly by PA 591 of 1996), MCL 560.101 et. seq.) and is not a representation or determination the resulting parcels comply with other ordinances or regulations, and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restriction or other property rights.

Further, I understand the municipality granting approval of any division(s) resulting in a parcel less than 1 acre in size is not liable if a building permit is not issued for the parcel due to unsuitable site conditions for onsite sewage systems and/or onsite water supply systems. I understand that site suitability will be reviewed by the local health department under the same standards as set forth in MCL 560.105(g) – the Michigan Administrative Code R560.401-560.428. Checking with the local county or District Health Department for septic and water is the landowner's responsibility. For environmental concerns with the ownership or purchase of property, information is available from the Department of Environment, Great Lakes, and Energy at: <http://www.michigan.gov/eglerd>

Finally, even if this division is approved, I understand zoning, municipal ordinances and state acts change from time to time, and if changed the divisions made here must comply with the new requirements (apply for division approval again) unless deeds, land contracts, leases or surveys representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made

Property owner's Signature: 

Date: _____

DO NOT WRITE BELOW THIS LINE

REVIEWERS ACTION:

___ APPROVED: Conditions if any _____

___ DENIED: Reason(s) _____



CORFAC INTERNATIONAL

2301 West Big Beaver Road, Suite 950
Troy, Michigan 48084

www.Lmcap.com

For More Information, Contact:

Jason Capitani, SIOR, CCIM

JCapitani@Lmcap.com
248.637.7684

Garry Rogers

GRogers@Lmcap.com
248.637.3527

Aerial

21430 Coolidge Highway
Oak Park, MI

10,624 SQ FT on 3.7 Acres

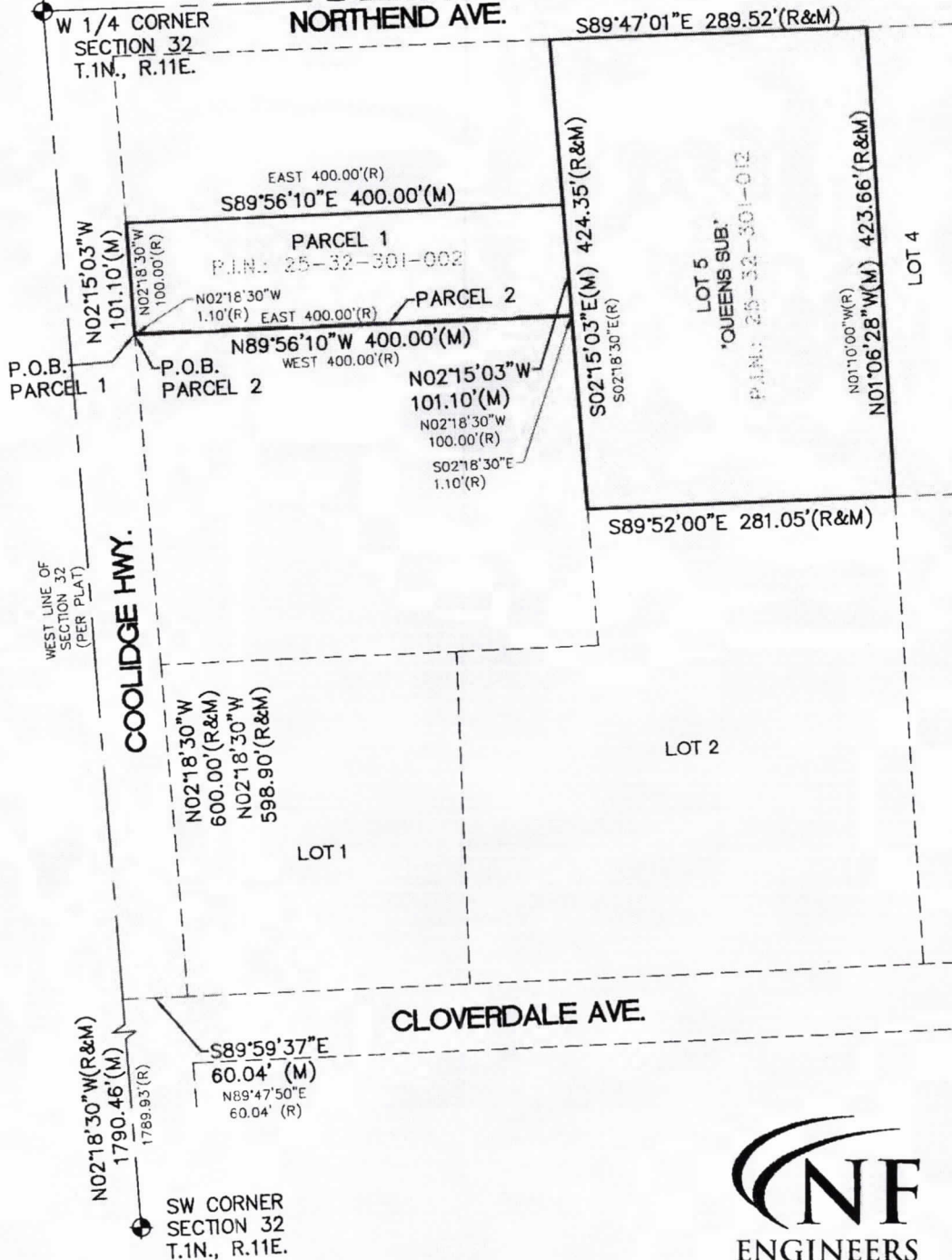
(Drawing Not to Scale)

Information contained herein was obtained from sources deemed to be reliable but is not guaranteed. Subject to prior sales, change of price or withdrawal.

EXHIBIT A

LOT COMBINATION

(SKETCH-PARENT PARCELS)



SCALE 1" = 120'
DATE 08-17-2021
DRAWN AJE
JOB NO. L969-01
SHEET 1 of 4

NF
ENGINEERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

EXHIBIT B

LOT COMBINATION (LEGAL DESCRIPTIONS—PARENT PARCELS)

LEGAL DESCRIPTION - 25-32-301-002

LAND SITUATED IN THE CITY OF OAK PARK, COUNTY OF OAKLAND, STATE OF MICHIGAN, AS FOLLOWS:

PARCEL 1:

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWN 1 NORTH, RANGE 11 EAST, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 2 DEGREES 18 MINUTES 30 SECONDS WEST ON SECTION LINE, 1789.93 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 50 SECONDS EAST 60.04 FEET TO INTERSECTION OF NORTH LINE OF 60 FEET CLOVERDALE AVENUE AND EAST LINE OF 120 FEET COOLIDGE HIGHWAY; THENCE NORTH 2 DEGREES 18 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE 600 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 2 DEGREES 18 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE 100.0 FEET TO A POINT BEING 149.92 FEET SOUTH OF THE SOUTHEAST INTERSECTION OF COOLIDGE HIGHWAY AND NORTH END AVENUE; THENCE DUE EAST 400.0 FEET TO A POINT BEING 149 FEET FROM THE SOUTH LINE OF NORTH END AVENUE; THENCE SOUTH 2 DEGREES 18 MINUTES 30 SECONDS EAST 100.00 FEET; THENCE DUE WEST 400.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWN 1 NORTH, RANGE 11 EAST, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 2 DEGREES 18 MINUTES 30 SECONDS WEST ON SECTION LINE 1789.93 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 50 SECONDS EAST 60.04 FEET TO INTERSECTION OF NORTH LINE OF 60.00 FEET CLOVERDALE AVENUE AND EAST LINE OF 120.00 FEET COOLIDGE HIGHWAY; THENCE NORTH 2 DEGREES 18 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE 598.90 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 2 DEGREES 18 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE 1.10 FEET TO A POINT, BEING 249.92 FEET SOUTH OF THE SOUTHEAST INTERSECTION OF COOLIDGE HIGHWAY AND NORTH END AVENUE; THENCE DUE EAST 400.0 FEET TO A POINT BEING 249 FEET FROM THE SOUTH LINE OF NORTH END AVENUE; THENCE SOUTH 2 DEGREES 18 MINUTES 30 SECONDS EAST 1.10 FEET; THENCE DUE WEST 400.0 FEET TO THE POINT OF BEGINNING.

21430 COOLIDGE HIGHWAY

LEGAL DESCRIPTION - 25-32-301-012

LAND SITUATED IN THE CITY OF OAK PARK, COUNTY OF OAKLAND, STATE OF MICHIGAN, AS FOLLOWS:

LOT 5, OF QUEENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 142, PAGES 27 AND 28, OAKLAND COUNTY RECORDS.

13271 NORTHEND AVENUE



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
FAX (248) 332-8257

SCALE	DATE	DRAWN	JOB NO.	SHEET
N.T.S.	08-17-2021	AJE	L969-01	2 of 4

EXHIBIT C
 LOT COMBINATION
 (SKETCH-PROPOSED PARCEL)



SCALE 1" = 120' DATE 08-17-2021 DRAWN AJE JOB NO. L969-01 SHEET 3 of 4

NF
ENGINEERS
 NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257

EXHIBIT D

LOT COMBINATION
(LEGAL DESCRIPTION-COMBINED PARCEL)

LEGAL DESCRIPTION - COMBINED PARCEL

LAND SITUATED IN THE CITY OF OAK PARK, COUNTY OF OAKLAND, STATE OF MICHIGAN, AS FOLLOWS:

PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWN 1 NORTH, RANGE 11 EAST, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST SECTION LINE OF SAID SECTION 32 NORTH 02 DEGREES 18 MINUTES 30 SECONDS WEST, 1790.46 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 37 SECONDS EAST, 60.04 FEET TO THE INTERSECTION OF THE NORTH LINE OF CLOVERDALE AVENUE (60 FEET WIDE) AND THE EAST LINE OF COOLIDGE HIGHWAY (120 FEET WIDE); THENCE NORTH 02 DEGREES 18 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE 598.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 15 MINUTES 03 SECONDS WEST ALONG SAID EAST LINE 101.10 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 10 SECONDS EAST, 400.00 FEET; THENCE NORTH 02 DEGREES 15 MINUTES 03 SECONDS WEST, 148.98 FEET TO THE SOUTH LINE OF NORTHEAST AVENUE (86 FEET WIDE); THENCE SOUTH 89 DEGREES 47 MINUTES 01 SECONDS EAST ALONG SAID SOUTH LINE, 289.52 FEET; THENCE SOUTH 01 DEGREES 06 MINUTES 28 SECONDS EAST, 423.66 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, 281.05 FEET; THENCE NORTH 02 DEGREES 15 MINUTES 03 SECONDS WEST, 174.27 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 10 SECONDS WEST, 400.00 FEET TO THE POINT OF BEGINNING.



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SCALE	DATE	DRAWN	JOB NO.	SHEET
N.T.S.	08-17-2021	AJE	L969-01	4 of 4



ROBERT WITTENBERG
OAKLAND COUNTY TREASURER
1200 NORTH TELEGRAPH ROAD, PONTIAC, MICHIGAN 48341

Parcel Identification No: 52 25-32-301-012

Taxpayer: BONFIRE NORTHEAST VENTURES LLC

Property Address: 13271 NORTHEAST AVE # -13341 OAK PARK MI 48237-3212

Property Description:

TIN, R11E, SEC 32 QUEENS SUB LOT 5

Taxable Value: \$79,100

Statement

Statement No: 25676

Page: 1 of 1

Date: September 14, 2021

Tax Payments:

----- Due -----					
Year	Tax	Interest & Fees	Total	Sale No.	Status
2004	\$0.00	\$0.00	\$0.00		Paid - refund given
2005	\$0.00	\$0.00	\$0.00		Paid - refund given
2007	\$0.00	\$0.00	\$0.00		Paid - refund given
2009	\$0.00	\$0.00	\$0.00		Paid
2010	\$0.00	\$0.00	\$0.00		Paid - refund given
2011	\$0.00	\$0.00	\$0.00		Paid - refund given
2012	\$0.00	\$0.00	\$0.00		Paid - refund given
2015	\$0.00	\$0.00	\$0.00		Paid
2016	\$0.00	\$0.00	\$0.00		Not Returned Delinquent
2017	\$0.00	\$0.00	\$0.00		Paid - refund given
2018	\$0.00	\$0.00	\$0.00		Not Returned Delinquent
2019	\$0.00	\$0.00	\$0.00		Not Returned Delinquent
2020	\$0.00	\$0.00	\$0.00		Not Returned Delinquent
Total			\$0.00		
Statement Total			\$0.00		

SG

BONFIRE NORTHEAST VENTURES LLC

26640 HARDING ST
OAK PARK MI 48237-1043

(248) 858-0612



ROBERT WITTENBERG
OAKLAND COUNTY TREASURER
1200 NORTH TELEGRAPH ROAD, PONTIAC, MICHIGAN 48341

Parcel Identification No: 52 25-32-301-002

Taxpayer: BONFIRE NORTHEAST VENTURES LLC

Property Address: 21430 COOLIDGE HWY OAK PARK MI 48237-3232

Property Description:

T1N, R11E, SEC 32 PART OF NW 1/4 OF SW 1/4 BEG AT PT DIST N 02-18-30 W 2388.83 FT & N 89-47-50 E 60.04 FT FROM SW SEC COR, TH N 02-18-30 W 101.10 FT, TH E 400 FT, TH S 02-18-30 E 101.10 FT, TH W 400 FT TO BEG 0.92 A

Taxable Value: \$112,960

Tax Payments:

----- Due -----					
Year	Tax	Interest & Fees	Total	Sale No.	Status
2016	\$0.00	\$0.00	\$0.00		Paid
2017	\$0.00	\$0.00	\$0.00		Not Returned Delinquent
2018	\$0.00	\$0.00	\$0.00		Not Returned Delinquent
2019	\$0.00	\$0.00	\$0.00		Not Returned Delinquent
2020	\$0.00	\$0.00	\$0.00		Not Returned Delinquent
Total			\$0.00		
Statement Total			\$0.00		

SG BONFIRE NORTHEAST VENTURES LLC

26640 HARDING ST
OAK PARK MI 48237-1043

(248) 858-0612



One Energy Plaza
Detroit, MI 48226

October 18, 2021

Bonfire Northend Ventures, LLC
26640 Harding Street
Oak Park, MI 48237

Property I.D. No.: 52-25-32-301-002 & 52-25-32-301-012

Property location and/or description: 21430 Coolidge/13271 Northend, Oak Park

Property owner: Bonfire Northend Ventures, LLC

Dear Sir or Madam:

The Detroit Edison Company has reviewed the land split described above and adequate easements exist for electric utility service to be provided to each parcel.

The customer plans to treat these parcels as a division, not as a subdivision. Therefore, unless local municipal ordinances or existing electric utility facilities dictate otherwise, the customer will have the option of being served either overhead or underground.

If you have any questions or concerns, please contact me at 313.235.4458.

Sincerely yours,

Kimberly A. Tassen

Kimberly A. Tassen, SR/WA, R/W-NAC
Right-of-Way Facilitator
565 SB

CITY OF OAK PARK

WWW.OAKPARKMI.GOV

**14000 OAK PARK BLVD
OAK PARK, MI 48237**

Receipt: 445717

Entry Date: 10/12/2021

Post Date: 10/12/2021

Cashier: AJONES

Received Of: BONFIRE NORTHEAST VENTURES, LLC

**26640 HARDING ST
OAK PARK MI 48237**

The sum of: \$200.00

TP001 1 @ \$200.00 LOT SPLIT/COMBINA

200.00

101-00.000-674.000

200.00

Total \$200.00

TENDERED:

CHECK

130

200.00

Signed: _____



CITY OF OAK PARK

COMMUNICATIONS AND PUBLIC INFORMATION

Courtney Flynn, Director

Mayor
Marian McClellan
Mayor Pro Tem
Carolyn Burns
Council Members
Solomon Radner
Julie Edgar
Shaun Whitehead
City Manager
Erik Tungate

Meeting of the Oak Park City Council City Manager's Report Nov. 1, 2021

COMMUNITY ANNOUNCEMENTS

1. **Election Day:** November 2, polls open 7 am- 8 pm. Mayor and two Council seats are on the ballot, along with a Public Safety and Solid Waste millage renewal proposals. Absentee ballots are also due back by 8 pm on Election Day and voters are encouraged to utilize the two drop boxes outside of City Hall.
2. **Library Events:** Aug. 16, 5:30 pm at City Hall in Council Chambers
 - Nov. 9 at 6:30 pm, Lisa Duke of the W.K. Kellogg Bird Sanctuary will discuss how to identify birds out in nature using the key indicators of sight, sound, behavior, and habitat This is a zoom event. Register on the Library's website.
 - Weekly in-person school-readiness storytimes are now being held at 10:15 am on for toddlers, up to those 6 years of age. Space is limited, so you must register through the website before coming.
 - The library has access to over 500 online learning courses by going to LibbyApp.com or downloading the libby app to your device. All you need is your library card!
3. **Recreation Updates:**
 - New class "Seniors In Motion" will begin the week of Nov. 16 and run through Dec. 16. It will be held Tuesdays and Thursdays from 9 – 10 am. Call the Recreation Department for information.
 - Limited seats remain for the Nov. 17 Parade Company tour, lunch and Whitney tour; call today.
 - Limited seats remain for the Jan. 30, 2022 performance of the "Lion King" at the Michigan Opera House; call today.
 - Registration end Nov. 12 for Winter Youth Basketball; practices begin in December with games taking place in January.
 - The Recreation Department is offering two Martial Arts Classes:
 - GO-TI Youth Beginner Martial Arts: Tuesdays, 6:15-7 pm, ages 4-10, Nov. 9-Dec. 7
 - GO-TI Martial Arts: Tuesdays and Thursdays, 7-8 pm, ages 8 and up, Nov. 9-Dec. 9

- E-Sports League:
 - Adult NBA 2K21, Ages 18 and up, Nov. 13-Dec. 18, ages 18 and up
 - Adult Madden NFL 21, Ages 18 and up, Nov. 13-Dec. 18, ages 18 and up
 - Rocket League, Ages 10 and up, \$10 person, Nov. 13-Dec. 18
- Oak Park Teen Council: Oak Park High School Knights Cafeteria, 4 p,
 - Nov. 10, Dec. 1, Dec. 15
- Hip Hop Dance Club: A free weekly class hip-hop dance class at the Oak Park High School, every Wednesday from 3:15-4:15pm. program is sponsored by the Oak Park Recreation Department, Oak Park Public Library and Oak Park Schools District.
- Drop-in E-Sports: Oak Park High School students will be able to sign in and enjoy playing video games with their peer in the Oak Park High School Knight Café. This program will take place between 3:15- 4:30pm on Thursdays throughout the school year. An official start date has not been confirmed.
- Archery: Oak Park Recreation received a grant to fund our upcoming USA Archery Explore Program, through USA Archery. The grant is valued at \$4,000 and will include the necessary equipment such as bows, arrows, targets, and safety equipment to run a successful archery program for a minimum of 5 years. USA Archery will also certify one staff member as a level 2 instructor on December 7, 2021. The Recreation Department will be offering archery programs in the future for youth, adult, and seniors in addition to adaptive recreation.

4. **New Businesses:**

- Pink Garlic, an Indian Restaurant on Coolidge Highway, held its Grand Opening on Oct. 19.
- Urban Craft Brewing Company held its Grand Opening on 11 Mile Road on Oct. 29
 - Another business added to the Water Tower Social District