



**MINUTES
REGULAR CITY COUNCIL MEETING
40TH CITY COUNCIL
OAK PARK, MICHIGAN
MAY 5, 2025
7:00 PM**

1. CALL TO ORDER

The meeting was called to order at 7:00 PM by Mayor McClellan in the Council Chambers of City Hall located at 14000 Oak Park Boulevard, Oak Park, MI 48237. (248) 691-7544.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

PRESENT: Mayor McClellan, Council Member Edgar, Council Member Crawford

ABSENT: Council Member Radner, Council Member Whitehead

OTHERS

PRESENT: City Manager Tungate, City Clerk Norris, Deputy City Manager DeCoster

4. APPROVAL OF AGENDA

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

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

5. CONSENT AGENDA

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

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

- A. Regular City Council Meeting Minutes for April 21, 2025.
CM-05-129-2025
- B. Parks and Recreation Meeting Minutes for February 19, 2025 and March 19, 2025
CM-05-130-2025
- C. Request to Schedule a Public Hearing on the FY 2025-2026 Annual Budget for Monday, May 19, 2025 at 7:00 PM
CM-05-131-2025

- D. Payment request from Frank Rewold & Sons for Construction Management Services for the total amount of \$13,000.00.
CM-05-132-2025
- E. Approval of Pay Application No. 3 (Final) in the amount of \$1,000.00 to Michigan Joint Sealing, Inc of Farmington Hills, MI for the 2024 Joint and Crack Sealing Project, M-765.
CM-05-133-2025
- F. Approval of Pay Application No. 3 (Final) in the amount of \$1,000.00 to Michigan Joint Sealing, Inc of Farmington Hills, MI for the 2023 Joint and Crack Sealing Project, M-751.
CM-05-134-2025
- G. Payment of invoices from OHM Advisors for Engineering Consulting Services for the total amount of \$1,993.75.
CM-05-135-2025
- H. Approval of Pay Application No. 2 for the 2024-2025 Miscellaneous Concrete Project, M-773 to Mattioli Cement Company of Fenton, MI, in the amount of \$108,364.18.
CM-05-136-2025
- I. Approval of Pay Application No. 4 and Change Order No. 3 in the amounts of \$14,969.58 and (\$55,835.29) respectively, to Taplin Group, LLC of Kalamazoo, MI for the 2024 Sewer & Catch Basin Cleaning & TV Inspection Project, M-774.
CM-05-137-2025
- J. Approval of Pay Application No. 7 (Final) for the 2023-2024 Miscellaneous Concrete Project, M-754 to Mattioli Cement Company of Fenton, MI, in the amount of \$10,000.00.
CM-05-138-2025
- K. Approval of Pay Application No. 1 to DVM Utilities of Sterling Heights, MI for the 2025 Sewer Lining Project, M-777 in the amount of \$171,311.60.
CM-05-139-2025
- L. Request to approve Payment Application No. 4 for the 2024 Block Pruning Project to Limb Walkers Tree & Snow, LLC of Kenosha, WI in the amount of \$3,275.00
CM-05-140-2025
- M. Swimming Pool Use Agreement between the City of Oak Park and the City of Southfield
CM-05-141-2025
- N. New and Renewal Licenses for May 5, 2025
CM-05-142-2025

6. RECOGNITION OF VISITING ELECTED OFFICIALS

There were no elected officials present who wished to speak.

7. SPECIAL RECOGNITION/PRESENTATIONS

- A. Oakland County/MSUFCU Grant Check Presentation

Local Oak Park entrepreneur, Tori Webster of Best Friends Day Care, was awarded a \$2,325 Main Street Connected Grant from MSU Federal Credit Union and Main Street Oakland County.

8. BIDS

- A. Award bids for the 2025 Event Hub Project in the total amount of \$2,372,337.00.
CM-05-143-2025

Motion by Edgar, seconded by Crawford, CARRIED, to award bids for the 2025 Event Hub Project in the total amount of \$2,372,337.00 as follows:

<u>Bid Category:</u>	<u>Category Description:</u>	<u>Contrator Name:</u>	<u>Contract Amount:</u>
A	Earthwork and Site Utilities	Verdeterre Contracting	\$444,000.00
C	Fencing	Nationwide Construction Group	\$60,120.00
D	Concrete Foundations	Poured Brick Walls	\$219,669.00
H	Structural Steel	Ross Structural Steel	\$783,000.00
GG	Electrical	Electrotec Contracting	\$865,548.00

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

At the November 4, 2024 regular meeting of the Oak Park City Council, the request to bid for the 2025 Event Hub Project was approved (CM-11-319-2024). The project was advertised and on April 29, 2025 bids were received and opened and the lowest qualified bidders for portions of the work were selected.

9. ORDINANCES

- A. First reading of proposed text amendments to the City of Oak Park Zoning Ordinance in the following sections: Article 1, Division 2; Article 2, Division 2; Article 2, Division 3; Article 2, Division 4; Article 3, Division 1; Article 3, Division 2; Article 4, Division 1; Article 4, Division 2; Article 4, Division 3; Article 4, Division 4; Article 5, Division 1; Article 5, Division 2; Article 5, Division 3; Article 5, Division 4; Article 5, Division 5; Article 6, Division 1.
CM-05-144-2025

Motion by Edgar, seconded by Crawford, CARRIED, to approve the first reading of proposed text amendments to the City of Oak Park Zoning Ordinance.

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

The Economic Development and Planning Department has identified areas of improvement in specific sections of the Zoning Ordinance. The proposed text amendments incorporate clarifications, additions, and deletions to specific sections, as well as address inconsistencies such as incorrect cross-references, formatting, redundant sections, and outdated references to approval bodies. These improvements address emerging land use trends, respond to businesses' feedback regarding specific zoning districts and regulations, be consistent with State & Federal laws and regulations, and contribute to a more consistent and clear zoning ordinance. The Planning Commission voted to approve and recommend to the City Council adoption of the proposed zoning text amendments.

10. CITY MANAGER

A. Municipal Services

1. Approval of proposed Change Order No. 1 in the amount of \$16,459.50 by Luigi Ferdinandi & Son Cement Co. of Roseville, MI for the 2025 Catch Basin Line Replacement Project, M-779.
CM-05-145-2025

Motion by Edgar, seconded by Crawford, CARRIED, to approve proposed Change Order No. 1 in the amount of \$16,459.50 to Luigi Ferdinandi & Son Cement Co. of Roseville, MI for the 2025 Catch Basin Line Replacement Project, M-779.

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

City Engineer Grisamer summarized proposed Change Order No. 1 in the amount of \$16,459.50 for the 2025 Catch Basin Line Replacement Project, M-779 by Luigi Ferdinandi & Son Cement Co. of Roseville, MI. This project includes removing and replacing storm sewer on selected streets throughout the city and the change order is to add a pay item for structure repair. There have been several structures that have required the top few feet below the rim to be repaired and this change order allows the city to pay the contractor for the work based on the linear foot of structure repair.

B. Finance/Assessing

1. Request to receive and approve exception recommendations regarding Special Assessment Districts
CM-05-146-2025

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

Unpaid invoice(s) belonging to the following parcel(s) be restored to the Special Assessment District No. 721 along with the original 10% penalty:

52-25-29-202-004	24741 Seneca
52-25-30-227-001	13841 Ten Mile
52-25-28-305-030	23511 Norwood
52-25-30-380-022	23105 Church
52-25-31-302-001	21590 Greenfield
52-25-31-208-033	21801 Parklawn
52-25-19-279-028	26231 Coolidge
52-25-31-201-018	22171 Kenosha
52-25-30-330-004	14451 Elm
52-25-31-429-003	21450 Ridgedale
52-25-31-482-011	20761 Ridgedale
52-25-32-104-018	22040 Dante
52-25-30-452-001	23150 Kenosha
52-25-30-454-022	23131 Parklawn
52-25-31-481-005	20760 Kipling
52-25-29-355-001	13371 Kenwood
52-25-29-155-011	24300 Eastwood

And the following parcel(s) be restored to the Special Assessment District No. 724 along with the original 10% penalty:

52-25-28-326-014	8400 Oak Park Blvd.
52-25-28-354-030	23121 Republic
52-25-28-102-021	8830 Kenberton
52-25-28-151-001	8921 Kenberton
52-25-32-201-006	10720 Troy
52-25-32-127-014	22181 Morton

And the following parcel(s) be removed from Special Assessment District No. 721 along with the original 10% penalty:

52-25-30-177-010	14561 Marlow
52-25-29-328-005	23830 Morton
52-25-31-276-074	13620 Pearson
52-25-19-204-008	14221 Kingston
52-25-19-278-004	14041 Hart
52-25-30-227-022	24701 Westhampton
52-25-30-277-010	24280 Westhampton
52-25-31-276-079	21941 Coolidge
52-25-19-285-021	13650 Lincoln
52-25-28-154-001	24117 Roanoke
52-25-19-257-001	14301 Manhattan
52-25-32-104-067	21921 Fern
52-25-30-454-004	23150 Cloverlawn
52-25-29-154-010	24290 Berkley
52-25-29-356-009	13310 Oak Crest
52-25-30-404-034	23421 Cloverlawn
52-25-29-303-024	13450 Rosemary
52-25-30-328-002	23740 Wildwood

And the following parcel(s) be removed from Special Assessment District No. 724 along with the original 10% penalty:

52-25--30-303-027	15230 Oakwood Dr.
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Roll Call Vote:	Yes:	McClellan, Edgar, Crawford
	No:	None
	Absent:	Radner, Whitehead

C. Elevate Oak Park

City Manager Tungate announced the possible date of May 28 for the Event Hub ground-breaking ceremony.

11. CALL TO THE AUDIENCE

Ms. Walters, 10131 Barton, spoke to her concern with the traffic control on 10 Mile Rd. due to the removal of a traffic control light years ago near the only entry and exit to her neighborhood.

Tee Winslow publicly thanked Kara Grisamer for her responsiveness to filling a pothole on his street.

Tom, Ferndale Resident, spoke about concerns regarding observances of crime and law enforcement activity in the Jefferson Oaks complex.

Solomon Zeiler, 20061 Radcliff Pl, spoke to concerns about the newly installed concrete in his neighborhood and the frequent flooding of his street.

Tory Webster, owner of Best Friends Child Care, 8430 W. Nine Mile Rd., was awarded a grant from Main Street Oakland and MSUFCU and later expressed concerns about the potential lessening of required parking for businesses.

12. CALL TO THE COUNCIL

13. ADJOURNMENT

There being no further business to come before the City Council, Mayor McClellan adjourned the meeting at 8:15 PM.

T. Edwin Norris, City Clerk