



**MINUTES
REGULAR CITY COUNCIL MEETING
41ST CITY COUNCIL
OAK PARK, MICHIGAN
FEBRUARY 16, 2026
7:00 PM**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

PRESENT: Mayor McClellan, Mayor Pro Tem Edgar, Council Member Radner, Council Member Whitehead, Council Member Crawford

OTHERS

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

4. APPROVAL OF AGENDA

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

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

5. CONSENT AGENDA

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

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

- A. Regular City Council Meeting Minutes for February 2, 2026
CM-02-52-2026
- B. Parks and Recreation Commission Meeting Minutes for November 19, 2025
CM-02-53-2026
- C. Approval of Pay Application No. 1 to BDS Environmental of Warren, MI for the Asbestos Abatement Services at Multiple Campus Buildings in the amount of \$206,555.10.
CM-02-54-2026

- D. Payment request from MDOT for the 2025 Nine Mile Construction Project from Cloverlawn to Greenfield Road M-771 for the total amount of \$16,814.29.
CM-02-55-2026
- E. Payment request from Neumann Smith Architecture for Architectural Services on the Event Hub Project for the total amount of \$1,848.00
CM-02-56-2026
- F. Approval of Payment Application No. 5 to Albaugh Masonry Stone & Tile Inc., of Waterford, MI for the Event Hub masonry work in the amount of \$62,859.46.
CM-02-57-2026
- G. Payment request from OHM Advisors for Engineering Consulting Services for the total amount of \$15,900.00.
CM-02-58-2026
- H. Payment request from Giffels Webster for Master Planning Services in the total amount of \$5,823.75.
CM-02-59-2026
- I. Payment request from Anova Furnishings for outdoor furniture at the 11 Mile Road, Alleys, and Parking Lot Reconfiguration Project for the total amount of \$87,490.94.
CM-02-60-2026
- J. Approval of Pay Application No. 1 to Taplin Group, LLC of Kalamazoo, MI for the 2025 Sewer & Catch Basin Cleaning & TV Inspection Project, M-783 in the amount of \$52,336.80.
CM-02-61-2026
- K. Public Safety Activity Summary Report for January 2026
CM-02-62-2026
- L. Approval of Pay Application No. 3 (Final) to D.V.M. Utilities, Inc. of Sterling Heights, MI for the 2025 Sewer Lining Project, M-777 in the amount of \$5,000.00.
CM-02-63-2026
- M. Request authorization to bid the 2026 CIA Landscaping Installation Project
CM-02-64-2026
- N. New and Renewal Licenses for February 16, 2026
CM-02-65-2026

6. RECOGNITION OF VISITING ELECTED OFFICIALS

There were no elected officials present who wished to speak.

7. ACCOUNTING REPORTS

- A. Approval for payment of invoices submitted by Garan, Lucow, Miller, PC for legal services in the amount of \$15,511.61.
CM-02-66-2026

Motion by Radner, seconded by Whitehead, CARRIED, to approve payment of invoices submitted by Garan, Lucow, Miller, PC for legal services in the amount of \$15,511.61.

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

- B. Approval for payment of an invoice submitted by Dizik, Faber, Kaplan for legal services in the total amount of \$6,500.

CM-02-67-2026

Motion by Radner, seconded by Whitehead, CARRIED, to approve payment of an invoice submitted by Dizik, Faber, Kaplan for legal services in the total amount of \$6,500.

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

8. BIDS

- A. Request approval to award the bid for the 2026 Joint and Crack Sealing Project M-788 to Michigan Joint Sealing, Inc. of Farmington Hills, MI.

CM-02-68-2026

Motion by Radner, seconded by Edgar, CARRIED, to award the bid for the 2026 Joint and Crack Sealing Project M-788 to Michigan Joint Sealing, Inc. of Farmington Hills, MI. for the total amount of \$110,660.00.

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

At the January 20, 2026 regular meeting of the Oak Park City Council, the request to bid the 2026 Joint and Crack Sealing Project, M-788 was approved. The project was advertised and thirty-nine (39) contractors viewed the documents. On February 9, 2026, two (2) bids were received and opened. The low bidder, Michigan Joint Sealing Inc. of Farmington Hills, MI, submitted a bid of \$110,660.00. The City has successfully worked with this contractor in the past.

- B. Request to approve the professional services proposal from Testing Engineers & Consultants (TEC) of Troy, MI to provide construction testing for the not-to exceed amount of \$62,280.00.

CM-02-69-2026

Motion by Edgar, seconded by Crawford, CARRIED, to approve the professional services proposal from Testing Engineers & Consultants (TEC) of Troy, MI to provide construction testing for the not-to exceed amount of \$62,280.00.

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

The Engineering Division recently solicited professional services proposals from local engineering consultants to provide construction materials testing for the 2026 construction season. Eight (8) proposals were submitted by the February 2, 2026 deadline. This work will include sampling and testing the construction materials on the 2026 Water Main Replacement Project, M-785, the Capital Avenue Rehabilitation Project, M-786, and the Catch Basin Line Replacement Project, M-792. The lowest qualified proposal was from Testing Engineers & Consultants (TEC) for the not-to-exceed value of \$62,280.00. We have worked with TEC on past projects and are comfortable with their

work. This award falls under the professional services exception to the sealed bidding requirements, Sec. 2-379.

- C. Request to award the bid for the Capital Avenue Rehabilitation Project, M-786 to Eminent Contracting, LLC, of Detroit, MI for a total amount of \$1,005,607.00.
CM-02-70-2026

Motion by Radner, seconded by Crawford, CARRIED, to award the bid for the Capital Avenue Rehabilitation Project, M-786 to Eminent Contracting, LLC, of Detroit, MI for a total amount of \$1,005,607.00.

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

At the January 5, 2026, regular meeting of the Oak Park City Council, the request to bid the 2026 Capital Avenue Rehabilitation Project, M-786, was approved. The project was advertised and one hundred twenty-one (121) contractors viewed the documents. On January 29, 2026, eleven (11) bids were received and opened. The low bidder, Eminent Contracting LLC. of Detroit, MI, submitted a bid of \$1,005,607.00 for the replacement of deteriorated concrete patches on Capital Avenue from Rosewood to Coolidge. The city has contacted the references and met with Eminent for a pre-award meeting. The staff is comfortable with this award.

9. ORDINANCES

- A. First reading of proposed Zoning Map Amendments for the City of Oak Park to change the zoning of the property at 24850 Greenfield Rd., Parcel ID 52-25-30-101-040, from PCD, Planned Corridor Development District to B-2, General Business District.
CM-02-71-2026

Motion by Radner, seconded by Crawford, CARRIED, to approve the first reading of the proposed Zoning Map Amendments for the City of Oak Park to change the zoning of the property at 24850 Greenfield Rd., Parcel ID 52-25-30-101-040, from PCD, Planned Corridor Development District to B-2, General Business District.

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

Municipal Services Director Marrone indicated that the Planning Commission conducted a Public Hearing regarding proposed changes to the City of Oak Park Zoning Map at their February 2, 2026, meeting. The proposed map amendment would rezone the property at 24850 Greenfield Rd. from PCD, Planned Corridor Development District to B-2, General Business District, consistent with the goals and policies of the City of Oak Park Master Plan.

The applicant proposes converting the former Rite Aid Pharmacy into an automatic carwash tunnel with fully enclosed car vacuuming spaces. The site will be redesigned to accommodate stacking, parking, and additional outdoor vacuuming areas. The project includes a carwash tunnel, seven (7) enclosed car vacuum spaces, eleven (11) outdoor car vacuum spaces, eight (8) off-street parking spaces, thirty-six (36) stacking spaces, and a pay station with canopy

overhang. The site design features significant landscape improvements, including an expanded landscape buffer between the property and the adjacent residential district to the east, and substantial greenbelt landscaping along Ten Mile Rd. and Greenfield Rd.

The use of an automobile wash is not permitted in the current PCD, Planned Corridor Development District. The applicant requests rezoning the property to B-2, General Business District. The use of an automobile wash is permitted in the B-2 District by Conditional Land Use (CLU).

At the meeting, the Planning Commission voted to approve and recommend the City Council adoption of the rezoning map amendments with the following conditions:

- The rezoning shall expire two years after adoption of the rezoning, unless substantial construction on the approved automobile wash development of the property pursuant to building and other required permits issued by the city commences within the two-year period and proceeds diligently to completion. Unless extended by the City Council for good cause, if the property owner applies in writing for an extension of the rezoning at least 30 days prior to the expiration date, grant an extension of up to one year.
- If a rezoning becomes void, then the zoning classification of the property shall revert to its previous zoning classification. The reversion process shall be initiated by the City Council requesting that the Planning Commission proceed with consideration of rezoning of the land to its former zoning classification. The procedure for considering and making this reversionary rezoning shall be the same as applies to all other rezoning requests, including the notice and hearing as required by the Michigan Zoning Enabling Act (Public Act 110 of 2006), and this ordinance. No building or other permits shall be issued or valid during the process described in this subsection.

During the same meeting, the Planning Commission approved the Site Plan Review for the proposed development. The proposed rezoning will be consistent and compatible with existing and future land uses in the area. Ms. Marrone also discussed a rezoning trip generation analysis which concludes that the proposed car wash is expected to generate fewer trips than the previous Rite Aid and will reduce the crash potential by following the best access management practices. It also indicates that the proposed development will increase traffic on Greenfield Road and 10 Mile Road by 1.3% which is less than the acceptable standard of 5% and will have a negligible impact on both roadways.

The property owner and developer were on hand to present the project.

10. CITY ATTORNEY

- A. Appeal of a Public Record Request Determination that No Responsive Documents were available (Freedom of Information Act Request) Joshua Hunter of Berkley, Michigan.

CM-02-72-2026

Motion by Radner, seconded by Edgar, CARRIED, to uphold the city's Public Record Request Determination that No Responsive Documents were available regarding the (Freedom of Information Act Request) of Joshua Hunter of Berkley, Michigan.

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

Appeal of a Determination by the City that it did not have any responsive documents.

Joshua Hunter, resident of Berkley, Michigan, has filed an appeal of the City's response to his Request for the documents below and also contends that the City's response did not provide him with notice of his appeal rights under MCL 15.235(5)(d)-(e). This provision requires a written notice denying a request for a public record to contain a full explanation of the requesting party's right to submit an appeal or seek judicial review and notice of the right to seek attorney fees and damages if, after judicial review, the court determines that the public body has not complied with this section and orders disclosure of all or a portion of the public record.

Pursuant to Section 8 of the City's FOIA Procedures, when a requestor believes that all or a portion of a public record has not been disclosed or has been improperly exempted from disclosure, they may appeal to the City Council by filing an appeal of the denial with the Office of the City Manager. Within 10 business days of receiving the appeal the City Council will respond in writing by: Reversing the disclosure denial; Upholding the disclosure denial; or Reversing the disclosure denial in part and upholding the disclosure denial in part; or Under unusual circumstances, issue a notice extending for not more than 10 business days the period during which the City Council shall respond to the written appeal. Unusual circumstances include, but are not limited to: the need to examine or review a voluminous amount of separate and distinct public records or the need to collect the requested records from numerous departments located apart from the office receiving or processing the request.

DOCUMENTS REQUESTED:

The current City Attorney's executed and filed Oath of Office held by the City Clerk pursuant to Section 5.10 of the Oak Park City Charter. This section of the Charter requires every elected and appointed officer of the City to take the oath of office prescribed by Section 2 of Article XVI of the Constitution of the State. The provisions in the City Charter refer to Section 2 of Article XVI of the 1908 version of the State Constitution. The Michigan Constitution was amended in 1963 and no longer contains an Article XVI. As such, the City responded to the Request by advising Mr. Hunter that it did not have any responsive documents.

11. CITY MANAGER

A. Resident Services

1. 2025 Resident Request Presentation

Resident Services Coordinator Ciechorski presented statistical information regarding citizen requests for the year 2025.

B. Department of Public Works

1. Approval of Pay Application No. 8 and Change Order No. 6 for the Event Hub Project in the amounts of \$286,799.68, and \$0.00 respectively.

CM-02-73-2026

Motion by Whitehead, seconded by Radner, CARRIED, to approve Pay Application No. 8 and Change Order No. 6 for the Event Hub Project in the amounts of \$286,799.68, and \$0.00 respectively.

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

Deputy City Manager DeCoster reviewed Pay Application No. 8 and Change Order No. 6 for the Event Hub Project. The Construction Manager, Architect, and City Administration have all approved this payment. The Change Order is for construction / field changes associated with the project. Our Construction Manager, Frank Rewold & Sons, Inc. (FRS), will disperse these funds to the various contractors. This payment is for the period ending January 31, 2026. The Door / Window, Electrical, and Carpentry contractors are continuing their work inside the Event Hub. Exterior work will resume in the Spring. The project is approximately 55% complete.

C. Public Safety

1. Request to approve the Oakland County P25 Simulcast System interlocal agreement between Oakland County and the City of Oak Park.

CM-02-75-2026

Motion by Radner, seconded by Whitehead, CARRIED, to approve the Oakland County P25 Simulcast System interlocal agreement between Oakland County and the City of Oak Park..

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

Public Safety Director Cooper explained that since approximately 2004, the County has operated and maintained a County-wide interoperable public safety communications system for use by the County and for use by governmental entities and private public safety entities located within Oakland County ("2004 System"). The County was the owner of the 2004 System. To properly operate, manage, maintain, and repair the 2004 System, the County entered into interlocal agreements with the governmental entities using the 2004 System--delineating the relationship and responsibilities of the parties. The 2004 System is now at the end of life and, since 2020, the County has been constructing and implementing a new public safety P25 Simulcast System, which is integrated with the Michigan Public Safety Communications System. The P25 Simulcast System replaces the 2004 System. To properly operate, manage, maintain, and repair the P25 Simulcast System, the Parties must enter into an Interlocal Agreement that will terminate the interlocal agreement concerning the 2004 System and delineate the relationship and responsibilities of the Parties regarding the operation, management, maintenance, and repair of the P25 Simulcast System.

D. Recreation

1. Change Order and Budget Amendment for the City Master Plan to Include Recreation Master Plan Services

CM-02-76-2026

Motion by Edgar, seconded by Radner, CARRIED, to approve the change order and budget amendment for the City Master Plan to Include Recreation Master Plan Services.

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

Deputy City Manager Owczarak explained that on July 23, 2025, the City issued a Request for Proposals (RFP) for consulting services to update the City's Master Plan. The update will incorporate a housing assessment in accordance with the Michigan Planning Enabling Act (Act 33 of 2008) and House Bill 5557. In addition, the project will provide strategic recommendations for future development opportunities, including potential senior housing and independent living options on the City Campus, as well as redevelopment strategies for underutilized or vacant properties throughout the City. At the November 17, 2025 City Council meeting, Council awarded the contract to Giffels Webster in the amount of \$69,885. During that process, it was noted that the City is nearing the end of its current five-year Recreation Master Plan, which expires in 2027. The last Recreation Master Plan update was completed on January 2022 and was awarded to SmithGroup for \$119,235. Both the City Master Plan and the Recreation Master Plan are required to be updated every five years. It is recommended advancing the Recreation Master Plan update by one year so that both plans can align on the same five-year cycle. Although the plans address different subject areas, they share similar data collection, public engagement, and planning components. Coordinating the updates may create efficiencies and potential cost savings through economies of scale. The City of Oak Park is seeking to prepare a new Five-Year Parks & Recreation Master Plan to replace the current plan prior to its 2027 expiration. Completion and adoption of the new plan before the February 1 2027 submission deadline will be essential to maintain the City's eligibility for Michigan Department of Natural Resources (MDNR) grants without interruption.

E. Elevate Oak Park

1. Update on progress of the Community Center Project.

CM-02-77-2026

Deputy City Manager DeCoster indicated that with the recent Construction Manager (Barton Malow Builders) and Architectural firm (Neumann Smith) professional service contracts awarded for the Community Center Project, our team has been meeting weekly with members of Barton Malow Builder and Neumann Smith to continue to move the project forward. Mr. DeCoster provided an update that focused on building demolition as well as a preliminary site map for the project. Site demolition is scheduled to begin in March 2026 and the recommended location of the Community Center is on the existing Ice Arena site.

Motion by Whitehead, seconded by Edgar, CARRIED, to confirm the proposed location of the new Community Center at the current Ice Arena site.

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

12. CALL TO THE AUDIENCE

Ken Sherman, 23840 Jerome, spoke in opposition to the El Car Wash and would like to see a moratorium on car washes just like storage units. He spoke about the number of vacant buildings in the city currently and is pleased to see the windows being installed at the Event Hub.

Hope Ellis, 14115 Victoria, spoke in opposition to the car wash, although she appreciates the environmental aspects.

Peter Werbe, 23861 Roanoke, spoke in opposition to the car wash, although he appreciates the environmental aspects of the car wash.

Steve Gold, 15660 Leslie, complimented the success of Winterfest and praised DPW for their work on water main breaks. He spoke in support of El Car Wash.

Fraya Weberman, 10144 Ludlow, Huntington Woods, had many compliments for the city on the re-imagining of the City. She praised the Water Tower District, Linear Park, and the Event Hub. She spoke in opposition to El Car Wash.

Don Jones, 24660 Westhampton, promoted his event planned for Labor Day.

13. CALL TO THE COUNCIL

14. ADJOURNMENT

There being no further business to come before the City Council, Mayor McClellan adjourned the meeting at 9:18 PM.

T. Edwin Norris, City Clerk