

PROPOSED

MINUTES OF THE REGULAR MEETING OF THE HIGHLAND PARK CITY COUNCIL

DECEMBER 19, 2016

Council convened at 7:01 p.m. with Council President Patrick presiding.

Present: Council Pro Tem McDonald, Councilmember Woodard, Councilmember Lewis, Councilmember McClary and Council President Patrick. (5).

Absent: (0)

A quorum being present, Council was declared in session.

APPROVAL OF AGENDA

Moved by Councilmember Lewis

Supported by Councilmember Woodard

To approve the agenda with the following changes. 1. Remove item # VII-b Blue Star resolution from the agenda and add a resolution for J. Keith Construction keeping the same agenda # VII-b. 2. Add a resolution from the Charter Commission requesting to hire consultant services. Yeas (5), Nays (0), Absent (0).

APPROVAL OF MINUTES

Moved by Councilmember Lewis

Supported by Council Pro Tem McDonald

To approve the minutes from the Workshop Meeting held December 5, 2016. Yeas (5), Nays (0), Absent (0).

*

Moved by Councilmember Woodard

Supported by Councilmember McClary

To approve the minutes from the Regular Meeting held December 5, 2016. Yeas (5), Nays (0), Absent (0).

CITY ADMINISTRATOR:

**RESOLUTION TO APPROVE AN OPEN PURCHASE ORDER FOR SNOW REMOVAL SERVICES WITH
PLATINUM LANDSCAPE & TREE SERVICE**

Moved by Councilmember McClary

Supported by Councilmember Lewis

WHEREAS, Platinum Landscape & Tree Service ("Platinum") is a Michigan corporation that provides snow removal services; and,

WHEREAS, Platinum has the professional equipment, experience, and human resources to remove voluminous snow accumulations on major municipal roads, including emergency routes; and,

WHEREAS, the City of Highland Park needed the assistance of a professional contractor such as Platinum for an emergency snow removal on December 11th and 12th, 2016 (see attached invoices) for major roads service on Oakland, Hamilton, Brush, John R., Second, Third, Manchester, Glendale and Sears at \$10,000 per occurrence for a total of \$20,000 for 2 occurrences; and,

WHEREAS, the City is requesting that an open purchase order be established so that the City may acquire the services of Platinum on an as-needed basis for snow removal on major streets at a base price of \$8,500 per occurrence.

NOW THEREFORE B IT RESOLVED that the City Council approves an open purchase order to acquire the services of Platinum Landscape & Tree Service on an as needed basis. Yeas (5), Nays (0), Absent (0).

MAYOR:

12-19-V

The following letter of support of the project spearheaded by Ms. Shamayim (Shu) Harris and the Avalon Village Team was submitted by the Mayor.

Please accept this letter as my official support of the project spearheaded by Ms. Shamayim (Shu) Harris and the Avalon Village Team. As Mayor of this great City, I am excited to see the individual efforts of people in our community creating such positive energy and progress for the City. This project has proven what can be accomplished by one person determined to turn blight into something positive and uplifting.

Additionally, I believe that the inspiration, and passion surrounding this project will be infectious, leading to more economic and community growth for our City.

I would ask that you join me in supporting and working with the Avalon Village project as an additional catalyst for positivity and growth in the City of Highland Park.

**Moved by Councilmember McClary
Supported by Councilmember Woodard**

To receive and file the above letter of support. Yeas (5), Nays (0), Absent (0).

COMMUNITY DEVELOPMENT:

12-19-VI-a

The following resolution was submitted.

**RESOLUTION TO APPROVE THE CONTRACT FOR DEMOLITION TO LUKE'S EXCAVATING FOR BID PACK
EMERGENCY DEMOLITION 02-2016**

**Moved by Councilmember McClary
Supported by Councilmember Lewis**

**WHEREAS, properties located at various addresses are owned by the City of Highland Park;
and**

**WHEREAS, some properties owned by the City of Highland Park are dilapidated & unsafe and
therefore must be demolished; and**

**WHEREAS, The Department of Community & Economic Development solicited bid proposals
for demolition services for bid pack # Emer. 02-2016; and**

**WHEREAS, The City Council has accepted, read and reviewed the bid proposals in an open
meeting to the public and;**

**WHEREAS, The Department of Community & Economic Development Project Manager
reviewed and tabulated each bid, presented the findings to the Administration and City Council and
found Luke's Excavating to be the lowest, responsible and qualified bidder;**

**NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Highland Park that; The
City Council authorizes a Resolution approving the contract for bid pack #Emer-02-2016 to Luke's
Excavating located at 40700 Woodward Ave. Bloomfield Hills, MI 48304 for \$72,050. Yeas (5), Nays (0),
Absent (0).**

12-19-VI-b

The following resolution was submitted.

Moved by Councilmember Lewis

Supported by Council Pro Tem McDonald

**RESOLUTION TO APPROVE THE CONTRACT FOR DEMOLITION TO J. KEITH CONSTRUCTION FOR BID
PACK #20**

WHEREAS, properties located at various addresses re owned by the City of Highland Park; and

WHEREAS, some properties owned by the City of Highland Park are dilapidated & unsafe and therefore must be demolished; and

WHEREAS, state & local law requires that demolition is completed by a licensed demolition contractor; and

WHEREAS, The Department of Community & Economic Development solicited bid proposals for demolition services for bid pack #20; and

WHEREAS, The City Council has accepted, read and reviewed the bid proposals in an open meeting to the Public;

WHEREAS, The Department of Community of Economic Development Project Manager reviewed and tabulated each bid, presented the findings to the Administration and City Council and found J. Keith Construction to be the lowest, responsible and qualified bidder;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Highland Park that; The City Council authorizes a resolution approving the contract for bid pack #20 to J. Keith Construction, located 1010 Antietam, Detroit, MI 48207 for a bid price of \$103,564.00. Yeas (5), Nays (0), Absent (0).

*

12-19-VI-c

The following resolution was submitted.

Moved by Councilmember McClary

Supported by Councilmember Lewis

**RESOLUTION TO APPROVE PURCHASE OF RESIDENTIAL VACANT LOT LOCATED AT 210 RICHTON
HIGHLAND PARK, MI 48203**

WHEREAS, In accordance with Section 3-1 of the Charter of the City of Highland Park, "the City shall have power to manage and control the finances, rights, interests, buildings, and property" of the City; and

WHEREAS, the City of Highland Park holds in its inventory a surplus of City owned parcels that are not producing a taxable, habitable and general benefit to the City owned parcels and return them to productive use; and

WHEREAS, it is the goal of the City to decrease the number of City owned parcels and return them to productive use; and

WHEREAS, the City of Highland Park is the owner of the property located at 210 Richton, parcel ID number 43 017 01 0061 002; and

WHEREAS, the City received an offer to purchase 210 Richton from Jerome Woodward of Highland Park, MI; and

WHEREAS, Jerome Woodward meets the criteria approved by the City Council for the Offer to Purchase program and agrees to comply with the provisions of the City's Policy & Procedure regarding such purchase;

NOW HEREBY BE IT RESOLVED that the Highland Park City Council approve the sale of the vacant lot located at 210 Richton, Highland Park MI at the cost of \$250.00 to Jerome Woodward. Yeas (5), Nays (0), Absent (0).

12-19-VI-d

The following resolution was submitted.

Moved by Councilmember McClary

Supported by Councilmember Woodard

**RESOLUTION TO APPROVE PURCHASE OF RESIDENTIAL VACANT LOT LOCATED AT 12311 THIRD
HIGHLAND PARK, MI 48203**

WHEREAS, In accordance with Section 3-1 of the Charter of the City of Highland Park, "the City shall have power to manage and control the finances, rights, interests, buildings, and property" of the City; and

WHEREAS, the City of Highland Park holds in its inventory a surplus of City owned parcels that are not producing a taxable, habitable and general benefit to the City and its residents; and

WHEREAS, it is the goal of the City to decrease the number of City owned parcels and return them to productive use; and

WHEREAS, the City of Highland Park is the owner of the property located at 12311 Third, parcel ID number 43 012 04 0067 001; and

WHEREAS, the City received an offer to purchase 12311 Third from Clementine Guider of Highland Park, MI; and

WHEREAS, Clementine Guider meets the criteria approved by the City Council for the Offer to Purchase program and agrees to comply with the provisions of the City's Policy & Procedure regarding such purchases;

NOW HEREBY BE IT RESOLVED that the Highland Park City Council approve the sale of the vacant lot located at 12311 Third, Highland Park, MI at the cost of \$250.00 to Clementine Guider.

Councilmember Woodard withdrew his support after questioning the CED Director.

Moved by Councilmember Lewis
Supported by Councilmember Woodard

To table the above resolution. Yeas (5), Nays (0), Absent (0).

*

12-19-VI-e

The following resolution was submitted.

Moved by Councilmember Lewis
Supported by Councilmember Woodard

**RESOLUTION TO APPROVE PURCHASE OF RESIDENTIAL VACANT LOTS LOCATED AT 21 AVALON AND 27
AVALON HIGHLAND PARK MI 48203**

WHEREAS, In accordance with Sections 3-1 of the Charter of the City of Highland Park, "the City shall have power to manage and control the finances, rights, interest, buildings, and property" of the City; and

WHEREAS, the City of Highland Park holds in its inventory a surplus of City owned parcels that are not producing a taxable, habitable and general benefit to the City and its residents; and

WHEREAS, it is the goal of the City to decrease the number of City owned parcels and return them to productive use; and

WHEREAS, the City of Highland Park is the owner of the properties located at 21 Avalon and 27 Avalon; and

WHEREAS, the City received an offer to purchase 21 Avalon and 27 Avalon from Shamayim Harris of Highland Park, MI; and

WHEREAS, Shamayim Harris meets the criteria approved by the City Council for the Offer to Purchase program and agrees to comply with the provisions of the City's Policy & Procedure regarding such purchases;

NOW HEREBY BE IT RESOLVED that the Highland Park City Council approve the sale of the vacant lots located at 21 Avalon and 27 Avalon Highland Park MI at the cost of \$1,000 to Shamayim Harris. Yeas (5), Nays (0), Absent (0).

*

12-19-f

The following resolution was submitted.

Moved by Councilmember McClary
Supported by Council Pro Tem McDonald

**RESOLUTION TO APPROVE PURCHASE OF RESIDENTIAL VACANT LOTS LOCATED AT 52 AVALON, 56
AVALON AND 60 AVALON HIGHLAND PARK, MI 48203**

WHEREAS, In accordance with Section 3-1 of the Charter of the City of Highland Park, “the City shall have power to manage and control the finances, rights, interests, buildings, and property” of the City; and

WHEREAS, the City of Highland Park holds in its inventory a surplus of City owned parcels that are not producing a taxable, habitable and general benefit to the City and its residents; and

WHEREAS, it is the goal of the City to decrease the number of City owned parcels and return the, to productive use; and

WHEREAS, the City of Highland Park is the owner of the properties located at 52 Avalon, 56 Avalon and 60 Avalon; and

WHEREAS, the City received an offer to purchase 52 Avalon, 56 Avalon and 60 Avalon from Shamayim Harris of Highland Park; MI and

WHEREAS, Shamayim Harris meets the criteria approved by the City Council for the Offer to Purchase program and agrees to comply with the provisions of the City’s Policy & Procedure regarding such purchases;

NOW HEREBY BE IT RESOLVED that the Highland Park City Council approve the sale of the vacant lots located at 52 Avalon, 56 Avalon and 60 Avalon, Highland Park MI at the cost of \$1,500.00 to Shamayim Harris. Yeas (5), Nays (0), Absent (0).

12-19-VII-g

The following resolution was submitted.

Moved by Council Pro Tem McDonald

Supported by Councilmember McClary

RESOLUTION TO APPROVE PURCHASE OF RESIDENTIAL VACANT LOTS LOCATED AT 36 AVALON, 44 AVALON AND 48 AVALON HIGHLAND PARK, MI

WHEREAS, in accordance with Section 3-1 of the Charter of the City of Highland Park, “the City shall have power to manage and control the finances, rights, interests, buildings, and property” of the City; and

WHEREAS, the City of Highland Park holds in its inventory a surplus of City owned parcels that are not producing a taxable, habitable and general benefit to the city and its residents; and

WHEREAS, it is the goal of the City to decrease the number of City owned parcels and return them to productive use; and

WHEREAS, the City of Highland Park is the owner of the properties located at 36 AVALON, 44 AVALON and 48 AVALON; and

WHEREAS, the City received an offer to purchase 36 AVALON, 44 AVALON, and 48 AVALON from Shamayim Harris of Highland Park, MI; and

WHEREAS, Shamayim Harris meets the criteria approved by the City Council for the Offer to Purchase program and agrees to comply with the provisions of the City's Policy & Procedure regarding such purchases;

NOW HEREBY BE IT RESOLVED that the Highland Park City Council approve the sale of the vacant lots located at 36 AVALON, 44 AVALON and 48 AVALON, Highland Park MI at the cost of \$1,500.00 to Shamayim Harris. Yeas (5), Nays (0), Absent (0).

*

12-19-VII-h

Moved by Councilmember McClary

Supported by Councilmember Woodard

RESOLUTION TO APPROVE PURCHASE OF A COMMERCIAL STRUCTURE LOCATED AT 12920 SECOND HIGHLAND PARK MI 48203

WHEREAS, in accordance with Section 3-1 of the Charter of the City of Highland Park, the City shall have power to manage and control the finances, rights, interests, buildings, and property" of the City; and

WHEREAS, the City of Highland Park holds in its inventory a surplus of City owned parcels that are not producing a taxable, habitable and general benefit to the City and its residents; and

WHEREAS, it is the goal of the City to decrease the number of City owned parcels and return them to productive use; and

WHEREAS, the City of Highland Park is the owner of the property located at 12920 Second, parcel ID number 43 012 02 0183 000; and

WHEREAS, the City received an offer to purchase 12920 Second from Shamayim Harris of Highland Park; MI; and

WHEREAS, Shamayim Harris meets the criteria approved by the City Council for the Offer to Purchase program and agrees to comply with the provisions of the City's Policy & Procedure regarding such purchases;

NOW HERBY BE IT RESOLVED that the Highland Park City Council approve the sale of the vacant commercial structure located at 12920 Second, Highland Park MI at the cost of \$1,744.00 to Shamayim Harris. Yeas (5), Nays (0), Absent (0).

*

12-19-i

The following resolution was submitted.

Moved by Councilmember McClary

Supported by Councilmember Lewis

RESOLUTION TO APPROVE THE SALE OF 105 PILGRIM TO THE HIGHLAND PARK ACADEMY OF GLOBAL LITERACY 7 MILITARY SCIENCE (HPA-GLMS)

WHEREAS, in accordance with Section 3-1 of the Charter of the City of Highland Park, "the City shall have power to manage and control the finances, rights, interests, buildings, and property" of the City; and

WHEREAS, the City of Highland Park holds in its inventory a surplus of City owned parcels that are not producing a taxable, habitable and general benefit to the City and its residents; and

WHEREAS, it is the goal of the City to decrease the number of City owned parcels and return them to productive use; and

WHEREAS, the City of Highland Park desires to support the creation of a High School for the students in the City of Highland Park; and

WHEREAS, the City has received, reviewed and supports the educational program for the HPA-GLMS; and

WHEREAS, the City has received an offer to purchase the Ford School located at 105 Pilgrim with provisions for reversion after 99 years or upon closure, whichever comes first;

NOW HEREBY IT RESOLVED that the Highland City Council approves the sale of 105 Pilgrim to HPA-GLMS for a fee of \$2,000

FURTHERMORE, in the event that the school closes or the operation ceases to continue for any other unforeseen cause; the property will revert back to the City of Highland Park.

**** Councilmember Lewis withdrew her support.**

Supported by Council Pro Tem McDonald

Yeas (4), Nays (1) Councilmember Lewis, Absent (0).

12-19-j

A RESOLUTION TO APPROVE A LEASE AGREEMENT OF FORD SCHOOL BETWEEN THE CITY OF HIGHLAND PARK AND THE HIGHLAND PARK ACADEMY OF GLOBAL LITERACY & MILITARY SCIENCE (HPA-GLMS) PARCEL IS 43004040634000/43000404058500 105 PILGRIM ALSO KNOWN AS 131 PILGRIM WAS ON THE AGENDA, HOWEVER NO ACTION WAS TAKEN.

WATER:

12-19-VII

The following resolution was submitted.

Moved by Councilmember Lewis

Supported by Councilmember McClary

**RESOLUTION AUTHORIZING THE EXECUTION OF THE ADMINISTRATIVE CONSENT ORDER BETWEEN
THE CITY OF HIGHLAND PARK AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY**

WHEREAS, The City of Highland Park was notified on April 11, 2016 by the Michigan Department of Environmental Quality with a Significant Deficiency Violation Notice indicating the City of Highland Park was in violation of the Michigan Safe Drinking Water Act, 1976 PA 399 as amended (SDWA); and

WHEREAS, The City Highland Park was notified on November 10, 2016 of the Michigan Department of Environmental Quality's requirement to execute the Office of Drinking water and Municipal Assistance's Administrative Consent Order (hereinafter "ACO") a copy is attached; and

WHEREAS, the City of Highland Park and the Highland Park Water Department received the proposed Administrative Consent Order from the Michigan Department of Environmental Quality on November 10, 2016; and

WHEREAS, the Highland Park City Council and the Highland Park Water Department are satisfied that the ACO incorporates timelines that have been negotiated and that are acceptable; and

WHEREAS, the City of Highland Park and the Highland Park Water Department agrees to comply with and be bound by the terms of the ACO; and

BE IT RESOLVED, that the Highland Park City Council APPROVES the execution of the ACO attached to this resolution and to comply with its terms. Yeas (4), Nays (1), Council President Patrick Absent (0).

COUNCIL AFFAIRS:

Moved by Councilmember Lewis

Supported by Councilmember McClary

To reconsider the resolution authorizing the execution of the administrative consent order between the City of Highland Park and the Michigan Department of Environmental Quality. Yeas (4), Nays (1) Council President Patrick, Absent (0).

Moved by Councilmember Lewis

Supported by Councilmember Woodard

To DENY the resolution authorizing the execution of the administrative consent order between the City of Highland Park and the Michigan Department of Environmental Quality. Yeas (4), Nays (1) Councilmember McClary, Absent (0).

12-19-VIII-a

The following resolution was submitted.

Moved by Councilmember McClary

Supported by Councilmember Lewis

**** Councilmember McClary requested to withdraw his motion. Request was approved.**

Moved by Councilmember Lewis

Supported by Council Pro Tem McDonald

**RESOLUTION REQUESTING CHARTER CONSULTANT SERVICES FOR THE CHARTER COMMISSION CITY OF
HIGHLAND PARK STATE OF MICHIGAN.**

**WHEREAS, the City of Highland Park has established a Charter Commission of the City of
Highland Park, MI in November 2014;**

**WHEREAS, the City of Highland Park is not required to hold public hearings for the 2016/2017
consulting services and**

**WHEREAS, the City Charter Commission for the City of Highland Park, wishes to request the
hire of M & M Advisory, LLC, the commission also request funds from the 2016-2017 budget of
\$9,000.00 for services to have a completed draft charter document by March 31, 2016/2017 with a
possible extension of services after the complete draft document is submitted to The Highland Park
CHARTER COMMISSION we are requesting these funds from the 2016/2017 budget which was
certified by the City of Highland Park Auditor/Treasurer/Finance Director and City Attorney.**

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK,
MICHIGAN, as follows:**

**BE IT RESOLVED, that the City Council of the City of Highland Park, Michigan hereby adopts the
consulting contract between The Highland Park CHARTER COMMISSION and M & M ADVISORY, LLC in
the amount of a \$3,000.00 retainer and \$2,000.00 monthly payment March 31, 2017. The motion for
adopting the foregoing resolution must be acted upon by motion and seconded, and upon a vote
being taken. Yeas (5), Nays (0), Absent (0).**

*

12-19-VIII-b

Moved by Councilmember McClary

Supported by Councilmember Lewis

The following request was submitted for approval.

At your last Council meeting, Council approved the rezoning extension of the TOD on Victor Street from Woodward to Brush. The TOD previously extended from Woodward to John R. That approval needs an adjustment reducing the extension of the TOD to extend only 146-150 Victor just short of Brush Street. This adjustment will conclude previous Planning Commission and City Council designations and avoid and future confusion of zoning designations. Therefore be it resolved that the previous Council vote to extend the TOD on Victor from Woodward to Brush Street be revised to only extend to 146-150 Victor as provided in Chapter 1216.01 of the HP Zoning Ordinance. Yeas (5), Nays (0), Absent (0).

ADJOURNMENT:

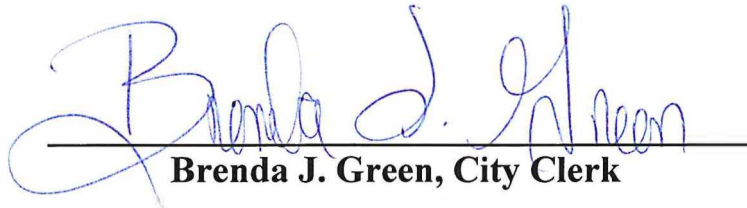
Moved by Councilmember McClary

Supported by Councilmember Lewis

To adjourn this meeting at 10:28 p.m.; motion carried. Yeas (5), Nays (0), Absent (0).

CERTIFICATE

I, hereby certify that the attached is a copy of the proposed minutes of a Regular Meeting held on the 19th day of December 2016 and that said proposed minutes are available for public inspection at the address designated on the posted public notice.



Brenda J. Green, City Clerk