

**MINUTES OF THE
REGULAR MEETING OF THE HIGHLAND PARK CITY COUNCIL**

NOVEMBER 17, 2014

Council convened at 7:05 p.m. with Council President Christopher Woodard presiding.

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

Absent: None (0)

A quorum being present, Council was declared in session.

APPROVAL OF AGENDA:

**Moved by Council Pro Tem Lewis
Supported by Councilmember Patrick**

To approve the agenda as submitted. Yeas (5), Nays (0), Absent (0).

PUBLIC HEARING:

**The Clerk stated this was the place and time to hold a Public Hearing regarding
Brownfield Plan for Oakland Tech Park Parcel X for proposed Warehouse distribution
building.**

**Moved by Councilmember McClary
Supported by Councilmember Patrick**

**Due to an error in the publication notice this public hearing will be
rescheduled for December 1, 2014 at 7:00 p.m. Yeas (5), Nays (0), Absent (0).**

BID PROPOSALS:

The Clerk stated this was the place and time to open proposals to write the RFP to select an outside vendor to provide water and wastewater services.

One Proposal was received.

Huron Consulting
Steve Goldsmith
550 W. Van Buren St.
Chicago, Illinois 60607

Moved by Council Pro Tem Lewis
Supported by Councilmember McClary

To open the one proposal received from Huron Consulting. Yeas (3), Nays (2)
Councilmember Patrick and Councilmember Moore, Absent (0)

Moved by Councilmember McClary
Supported by Council Pro Tem Lewis

To refer the proposal from Huron Consulting to the Finance Director. Yeas (3),
Nays (2), Councilmember Patrick and Councilmember Moore, Absent (0).

TABLED ITEM:

Moved by Councilmember Patrick
Supported by Council Pro Tem Lewis

To remove the following the Proposed Ordinance to amend Part VIII, by repealing Ordinance 512 of 1959 and Ordinance 1099 of 1982 of their entirety, and substituting, Chapter 874 into the City of Highland Park Municipal Code to allow for street vendors from the table. Yeas (5), Nays (0), Absent (0).

Moved by Councilmember Patrick
Supported by Council Pro Tem Lewis

To schedule a Public Hearing for this ordinance on December 1, 2014 following the first scheduled public hearing. Yeas (5), Nays (0), Absent (0).

MAYOR:

The following resolution was submitted for approval.

A RESOLUTION ACCEPTING A PROPOSAL FROM LAKESHORE GLOBAL AT 7310 WOODWARD AVENUE, DETROIT, MI 48202 FOR A WATERMAIN REPAIR AT CORNER OF JOHN R AND MCLEAN IN THE CITY OF HIGHLAND PARK, MICHIGAN

Moved by Council Pro Tem Lewis
Supported by Councilmember McClary

BE IT RESOLVED that the Highland Park City Council does hereby accept a proposal from Lakeshore Global to repair a hydrant leak for an amount not to exceed one thousand eight hundred dollars (\$1,800.00) or to install a new break away hydrant for an amount not to exceed seven thousand (\$7,000.00). Yeas (5), Nays (0), Absent (0).

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The following resolution was submitted for approval.

A RESOLUTION ACCEPTING A PROPOSAL FROM CPI EXCAVATING LOCATED AT 41900 EXECUTIVE DRIVE, HARRISON TWP, MI 48045 FOR A SERVICE REPAIR AT 369 GLENDALE IN THE CITY OF HIGHLAND PARK, MICHIGAN

Moved by Councilmember McClary
Supported by Councilmember Moore

BE IT RESOLVED, that the Highland Park City Council does hereby accept a proposal from CPI Excavating to perform a water main repair at 369 Glendale in Highland Park, MI. for an amount not to exceed Five Thousand Dollars (\$5,000.00). Yeas (5), Nays (0), Absent (0).

CITY CLERK:

The Clerk submitted a New Business License application from Bowers AFC, Inc.

The Clerk submitted a new business license application for the 2014/15 year for approval from Bowers AFC, Inc. to be located at 142 E. Grand.

Moved by Councilmember Patrick
Supported by Council Pro Tem Lewis

TO DENY the request to approve the new business license application for 2014/15 year from Bowers AFC, Inc. to be located at 142 E. Grand. Yeas (5), Nays (0), Absent (0)

COMMUNITY DEVELOPMENT:

The following resolution was submitted for approval.

**RESOLUTION AUTHORIZING EXECUTION OF AN AMENDMENT
(EXTENSION) OF THE LONG TERM LEASE OF 1406 E. AVON, ROCHESTER
HILLS, MICHIGAN (COMMONLY REFERRED TO AS THE "TREE FARM")
PARCEL NUMBER 15-24-100-050**

WHEREAS, David Lanciault Managing Partner of Storage Operations LLC (Lessee) desire an Extension to lease approximately 32,49 acres of City owned property at 1406 E. Avon, Rochester Hills, Michigan Parcel Number 15-24-100-050 from the City of Highland Park for a housing development; and

WHEREAS, Lessee has a 270 day due diligence period that commenced on the mutual execution date of the Lease Agreement to inspect at his expense the property including but not limited to a Phase 1 environmental report, survey and title commitment, and other items listed in paragraph 13 of the Property Lease Agreement; and

WHEREAS, Lessee has encountered some unforeseen environmental issues that require additional investigation and cannot be completed within the original due diligence period and therefore needs to extend it for 180 days from the current expiration date of the due diligence period; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Highland Park that;

The City Council authorizes the execution of an Amendment (extension) of the long term lease for 1406 E. Avon, Rochester Hills, Michigan extending the Due Diligence Period by 180 days from the current due diligence period expiration date. (Copy of Lease Amendment attached hereto and incorporated herein by reference as it set out in full). All other terms shall remain in full force and effect.

NOVEMBER 2014 AMENDAMEN TO PROPERTY LEASE

Lessee through its due diligence process has become aware of potential serious contamination issues on the property known as the Tree Farm. Specifically, migrating volatile methane gas has been found, ground water contamination appears to be present plus metals and other materials are buried with dead trees. These issues, while serious may be mitigated. It is the Lessees intention to remove these environmental impediments with the aid of State of Michigan DEQ. The initial processing with the State takes 90 days and physical work cannot commence in the winter conditions of ice and snow. Consequently, work may start in the spring of 2015. Lessor and Lessee agree that it is in each party's interest to properly resolve these issues. Additional time is necessary to accomplish this. Lessor and Lessee have agreed, by way of this extension, to extend the Inspection Period by 180 days from the current Due Diligence Inspection expiration date.

Moved by Council Pro Tem Lewis
Supported by Councilmember McClary

To table the above request. Yeas (4), Nays (1) Councilmember Patrick, Absent (0).

Moved by Council Pro Tem Lewis
Supported by Councilmember Patrick

To bring the request for an amendment of the long term lease for the Tree Farm back to the table. Yeas (5), Nays (0), Absent (0).

Moved by Council Pro Tem Lewis
Supported by Councilmember Patrick

To approve the amendment of the long term lease for the Tree Farm. Yeas (5), Nays (0), Absent (0).

FINANCE:

The following resolution was submitted for approval.

WHEREAS, the City of Highland Park facilities were damaged as a result of the flood waters on August 11, 2014;

WHEREAS, the City is seeking claims for loss due to sewer backup and flood in the City Hall Building located at 12050 Woodward Ave., Ernest T. Ford Fieldhouse located at 10 Pitkin and the Fire Station located at 25 Gerald Ave;

WHEREAS, the Mayor's office negotiated a contract with Holmes Adjusting Service, Inc. to provide services on behalf of the City to resolve he claim that was filed with AIG Insurance Company/Lexington;

NOW, THEREFORE BE IT RESOLVED, that the Highland Park City Council approves the contract for services for Holmes Adjusting Service Inc.,

BE IT FINALLY RESOLVED that a copy of this resolution become a part of the official records of the City of Highland Park

Moved by Councilmember McClary
Supported by Council Pro Tem Lewis

To approve the above resolution. Yeas (3), Nays (2) Councilmembers Moore and Patrick, Absent (0).

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The following resolution was submitted for approval.

WHEREAS, the Highland Park City Council approved a Plan of Readjustment on August 28, 2014;

WHEREAS, in accordance with the Plan of Readjustment the City is required to make recommendation to restructure the healthcare benefits for retired City employee;

WHEREAS members of the Highland Park City Council held a workshop meeting on October 6, 2014 to review and discuss the proposed plan with BenStaff Inc.;

WHEREAS, the Mayor's office and the Finance Department are requesting the City Council to approve a contract with the firm BenStaff, Inc. in the amount of \$12,000 to analysis the retiree files and the union contracts;

NOW THEREFORE BE IT RESOLVED that the Highland Park City Council approves the quote for services by Ben Staff, Inc.;

BE IT FINALLY RESOLVED that a copy of this resolution becomes a part of the official records of the City of Highland Park;

Moved by Council Pro Tem Lewis
Supported by Councilmember Moore

To approve the above resolution. Yeas (4), Nays (1) Councilmember Patrick, Absent (0).

ADJOURNMENT:

Moved by Councilmember McClary
Supported by Council Pro Tem Lewis

To adjourn this meeting; motion carried meeting adjourned at 9:15 p.m.