

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

APRIL 5, 2021

Council convened at 7:02 p.m. with Council President Clyburn presiding.

Present: Council Pro Tem Patrick remotely from Highland Park, MI; Councilmember Jackson remotely from Highland Park, MI; Councilmember Bates remotely from Highland Park, MI; Councilmember Armstrong remotely from Highland Park, MI and Council President Clyburn remotely from Highland Park, MI (5).

Absent: (0).

A quorum being present, Council was declared in session.

APPROVAL OF AGENDA

Moved by Council Pro Tem Patrick
Supported by Councilmember Armstrong

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

APPROVAL OF MINUTES

Moved by Councilmember Armstrong
Supported by Council Pro Tem Patrick

To approve the minutes of the Virtual Workshop meeting held March 15, 2021. Yeas (5), Nays (0), Absent (0).

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Moved by Council Pro Tem Patrick
Supported by Councilmember Armstrong

To approve the minutes of the Virtual Regular meeting held March 15, 2021. Yeas (5), Nays (0), Absent (0).

BID OPENING
04-05-21 V

The clerk stated this was the date and time to open bids for 2021 Highland Park Cross Connection Program.

*Councilmember Jackson left the meeting.

One (1) bid was received.

PAY ITEM	UNIT	COST PER UNIT
Program Development	Lump Sum	N/C - Included
Annual Program Administration	Lump Sum	\$8,889.00
Device Inspection Fee	Lump Sum	\$67.00

Moved by Council Pro Tem Patrick
Supported by Councilmember Bates

To refer the received bid to the Water Department for a recommendation. Yeas (4), Nays (0), Absent (1) Jackson*.

*Councilmember Jackson returned to the meeting.

CITY ADMINISTRATOR
04-05-21 VI a

Moved by Council Pro Tem Patrick
Supported by Councilmember Bates

To receive and file the Mobis North America Industrial Facilities Tax Exemption Calendar of Events, Yeas (5), Nays (0), Absent (0).

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04-05-21 VI b

Moved by Council Pro Tem Patrick
Supported by Councilmember Bates

To receive and file the Brownfield Plan for Redevelopment Hamilton Park Calendar of Events, Yeas (5), Nays (0), Absent (0).

COMMUNITY DEVELOPMENT
04-05-21 VII a

The following resolution was submitted for approval.

RESOLUTION CALLING A PUBLIC HEARING ON APPLICATION FOR INDUSTRIAL FACILITIES TAX EXEMPTION CERTIFICATE

Moved by Councilmember Jackson
Supported by Councilmember Armstrong

WHEREAS, the City Council of the City of Highland Park, County of Wayne, State of Michigan, (the “City”) by resolution has established or will establish an industrial development district (the “District”) at the request of Oakland Park LLC. XI, pursuant to Act 198, Public Acts of Michigan, 1974, as amended (“Act 198”); and

WHEREAS, the City has received an application from Mobis North America, LLC (“Mobis”), for an Industrial Facilities Exemption Certificate to operate a facility located in the City; and

WHEREAS, Mobis has indicated in its application that capital expenditures for the facility will be in an estimated amount of \$7,500,000 and will result in the creation of at least 294 new jobs within 2 years of completion; and

WHEREAS, Act 198 requires the City to afford the applicant, the assessor of the City and affected taxing units an opportunity for a hearing before acting on the application of Mobis.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby calls a public hearing for Monday, April 26, 2021 at 6:00 p.m. prevailing Eastern Time to be held electronically via Zoom (at the link provided in the attached notice), to afford the applicant, the assessor of the City and affected taxing units an opportunity to comment on the application of Mobis for an industrial facilities exemption certificate.
2. The City Clerk is hereby directed to provide notice to the assessor of the City and the legislative body of each taxing unit that levies ad valorem property taxes within the District. The notice shall be substantially in the form appearing as Exhibit A.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

Yeas (5), Nays (0), Absent (0).

*

04-05-21 VII b

The following resolution was submitted for approval.

RESOLUTION CALLING A PUBLIC HEARING ON THE ESTABLISHMENT OF AN INDUSTRIAL DEVELOPMENT DISTRICT

Moved by Councilmember Armstrong
Supported by Councilmember Bates

WHEREAS, the City Council desires to establish an Industrial Development District (the "Proposed District"), tentatively described in Exhibit A attached hereto and made a part hereof pursuant to Act 198, Public Acts of Michigan, 1974, as amended ("Act 198"); and

WHEREAS, Act 198 requires the City Council to give written notice to all owners of real property located in the Proposed District by certified mail before establishing the district; and

WHEREAS, Act 198 requires the City Council to afford all owners of real property located in the Proposed District and other residents of the City an opportunity to be heard before establishing the district.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby calls a public hearing for Monday, April 26, 2021, at 6:00 o'clock p.m. prevailing Eastern Time, to be held electronically via Zoom (at the link provided in the attached notice), to afford all owners of real property located in the Proposed District, as well as other residents and taxpayers of the City, an opportunity to comment on the establishment of the district.
2. The City Clerk is hereby authorized and directed to provide notice to all owners of real property located in the Proposed District of the hearing via certified mail, such notice being substantially in the form as provided in Exhibit B, at least ten (10) days before the date of the hearing. The City Clerk is further authorized and directed to give such additional notices required by Act 198.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

Yeas (5), Nays (0), Absent

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04-05-21 VII c

The following resolution was submitted for approval.

**RESOLUTION OF INTENT CALLING HEARING REGARDING ESTABLISHMENT
OF BROWNFIELD REDEVELOPMENT AUTHORITY**

Moved by Council Pro Tem Patrick
Supported by Councilmember Jackson

WHEREAS, the City is authorized by the provisions of Act 381, Public Acts of Michigan, 1996, as amended ("Act 381"), to create a Brownfield Redevelopment Authority; and

WHEREAS, a proposed resolution incorporating a Brownfield Redevelopment Authority pursuant to Act 381 has been presented to the City Council; and

WHEREAS, it is necessary to conduct a public hearing in connection with the consideration of such proposed resolution as required by Act 381.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council determines that it is necessary for the best interests of the public to create a brownfield redevelopment authority pursuant to Act 381 in order to promote the revitalization of environmentally distressed areas in the City, and the City Council hereby declares its intention to create and provide for the operation of a Brownfield Redevelopment Authority pursuant to Act 381.
2. There shall be a public hearing on Monday, the 26th of April, 2021, at 6:00 p.m., prevailing Eastern Time, to be held electronically via Zoom (at the link provided in the attached notice) to consider adoption by the City Council of a resolution creating a Brownfield Redevelopment Authority.
3. The City Clerk shall cause notice of said public hearing to be published in *The Michigan Chronicle*, a newspaper of general circulation in the City, before the public hearing. The notice of the hearing shall be in substantially the following form:

NOTICE OF PUBLIC HEARING
ON THE FORMATION OF A BROWNFIELD REDEVELOPMENT AUTHORITY

CITY OF HIGHLAND PARK
COUNTY OF WAYNE, MICHIGAN

TO ALL INTERESTED PERSONS IN THE CITY OF HIGHLAND PARK:

PLEASE TAKE NOTICE that the City Council of the City of Highland Park, County of Wayne, Michigan, will hold a public hearing to consider the adoption of a resolution establishing a brownfield redevelopment authority for the City of Highland Park, pursuant to Act 381, Public Acts of Michigan, 1996, as amended, on Monday, the 26th day of April, 2021, at 6:00 p.m., prevailing Eastern Time via Zoom at the following link: www.zoom.us/join and entering meeting ID 361 243 988 or by telephone in the U.S. dial: (for best quality, use the number closet to your current location):

(346) 248-7799 or
(669) 900-6833 or
(253) 215-8782 or
(301) 715-8592 or
(312) 626-6799 or
(929) 205-6099

The area within which the brownfield redevelopment authority shall exercise its powers shall include all property in the City of Highland Park. At the public hearing, all

citizens, taxpayers, officials from taxing jurisdictions whose millage may be subject to capture under a brownfield plan and property owners of the City of Highland Park desiring to address the City Council shall be afforded an opportunity to be heard in regard to the establishment of the brownfield redevelopment authority.

4. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

Yeas (5), Nays (0), Absent (0).

04-05-21 VII d

The following resolution was submitted for approval.

RESOLUTION TO APPROVE THE APPLICATION TO THE COUNTY OF WAYNE FOR REIMBURSEMENT OF CODE ENFORCEMENT FUNDS FOR 2019 & 2020

Moved by Council Pro Tem Patrick
Supported by Councilmember Armstrong

WHEREAS, the City of Highland Park currently operates Code Enforcement for community health, safety and welfare. A portion of wages is paid to the Code Enforcement officer and is eligible for CDBG reimbursement; and

WHEREAS, Wayne County has agreed to Reimburse the City of Highland Park for 2019 & 2020 in the amount of \$20,000 for per year upon submission of request from the City.

WHEREAS, the County has confirmed upon proper receipt of this request, they will refund the city, combined for both years, a total of \$40,000.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the City of Highland Park request payment in the amount of \$40,000 for reimbursement of services rendered under the Community Development Block Grant (CDBG) Program. Yeas (5), Nays (0), Absent (0).

*

04-05-21 VII e

The following resolution was submitted for approval.

RESOLUTION TO APPROVE THE APPLICATION TO THE COUNTY OF WAYNE FOR \$20,000 IN CDBG FUNDING FOR CODE ENFORCEMENT IN 2021

Moved by Council Pro Tem Patrick
Supported by Councilmember Armstrong

WHEREAS, the City of Highland Park currently operates Code Enforcement for the health, safety and welfare. A portion of wages is paid to the Code Enforcement officer and is eligible for CDBG funding; and

WHEREAS, Wayne County has agreed to fund the City of Highland Park for 2021 in the amount of \$20,000 for 2021 upon submission of request from the City, and

WHEREAS, the County has confirmed upon proper receipt of this request, they will fund the city for the year 2021 to a total of \$20,000.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the City of Highland Park request funding of \$20,000 for the Community Development Block Grant (CDBG) Program. Yeas (5), Nays (0), Absent (0).

*

04-05-21 VII f

The following resolution was submitted for approval.

**RESOLUTION TO APPROVE THE REQUEST FOR CDBG FUNDS TO DEMOLISH
UP TO 93 CITY OWNED STRUCTURES**

Moved by Council Pro Tem Patrick
Supported by Councilmember Bates

WHEREAS, City of Highland Park is a sub-recipient of the Wayne County Community Development Block Grant (CDBG) program; and

WHEREAS, the City has accumulated an inventory of 93 dangerous buildings which threaten the health, safety, welfare and are blightful and undesirable; and

WHEREAS, Wayne County is the potential revenue source of up to \$2,790,000 to pay for demolition through the use of CDBG funds; and

WHEREAS, the City desires to apply to Wayne County for monies to demolish as many as 93 structures.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the application for CDBG funds in the amount of \$2,790,000 for the City owned 2021 demolition project. Yeas (5), Nays (0), Absent (0).

**CITY COUNCIL
04-05-21 VIII a**

The following resolution was submitted for approval.

HIGHLAND PARK CITY COUNCIL BUDGET AMENDMENT RESOLUTION

Moved by Council Pro Tem Patrick
Supported by Councilmember Jackson

WHEREAS, the Highland Park City Council as mandated by the Highland Park City Charter in both *Section 8-8 Operating Appropriations- Expenditures and Transfers(Subsection b)* AND IN *Section 8-10 Budget Control* has the legal authority to amend the Fiscal Year 2020-2021 municipal budget, and

WHEREAS, the Highland Park City Council wishes to exercise the aforementioned authority with Budget Amendment listed below:

Transfer Budgeted Funds in the amount of \$20,000.00 (a decrease) from the Legal Department budget AND appropriate that \$20,000.00 to the City Council budget under Legal Expenses (an increase).

WHEREAS, the Highland Park City Council requires that this Budget Amendment be executed upon the affirmative vote of this resolution, unless ‘vetoed’ by the Mayor, in which City Charter guidelines will be followed, and

WHEREAS, the Highland Park City Council expects this Budget Amendment to be reflected in the City of Highland Park 2020-2021 Fiscal Budget and copies of this amendment be provided to the Highland Park City Council, NOW,

THEREFORE, BE IT RESOLVED, that the Highland Park City Council adopts the 2020-2021 Budget Amendment as stated above. Yeas (5), Nays (0), Absent (0).

*

04-05-21 VIII b

The following resolution was submitted for approval.

RESOLUTION TO FILL VACANCIES FOR THE CITIZENS DISTRICT ADVISORY COUNCIL (CDAC) IN THE CITY OF HIGHLAND PARK

Moved by Councilmember Armstrong
Supported by Councilmember Bates

WHEREAS, in accordance with Section 7-18(1) of the City of Highland Park Charter, the City of Highland Park shall establish CDAC’s to meet with residents in their respective districts and discuss ideas pertinent to those neighborhoods and to share ideas amongst various

CDAC's and with City officials to promote a more efficient and enjoyable city, and,

WHEREAS, the Highland Park City Council adopted the CDAC Ordinance on October 5, 2020, and,

WHEREAS, the Highland Park City Council established the CDAC's by Resolution on December 21, 2020, and,

WHEREAS, three (3) appointments made by the City Council and two (2) appointments made by the Mayor for beginning January 1, 2021 are now vacant and need to be filled, **NOW**,

THEREFORE, BE IT RESOLVED THAT, the Highland Park City Council approves the appointments for the vacancies to the CDAC's for the City of Highland Park as follows:

City Council Appointments:

District 2 Precinct 3
Maurice Turner 3-year term ending December 31, 2023

District 2 Precinct 4
Andre Wright 3-year term ending December 31, 2023

District 3 Precinct 6
Harold Morton 3-year term ending December 31, 2023

Mayor Appointments:

District 1 Precinct 1
Janelle Edwards 3-year term ending December 31, 2023

Yeas (5), Nays (0), Absent (0).

*

04-05-21 VIII c

Moved by Council Pro Tem Patrick
Supported by Councilmember Armstrong

To approve the Marijuana Business License Application. Yeas (4) Clyburn, Patrick, Bates and Armstrong, Nays (1) Jackson, Absent (0).

ENGINEERING

04-05-21 IX

The following resolution was submitted for approval.

RESOLUTION AUTHORIZING THE SUBMISSION FOR FEDERAL AID FUNDING FROM WAYNE COUNTY FEDERAL AID COMMITTEE FOR FY 2024 STP-U ROAD REPAIR WITHIN THE CITY

Moved by Councilmember Jackson
Supported by Councilmember Bates

WHEREAS, the Engineering Department received a notice of available infrastructure funding from the Wayne County Federal Aid Committee for community request of local matching funding for eligible roads within the City of Highland Park; The City of Highland Park received \$1.8 million in funding through the FY2020 STP-U program; is awaiting funding for 1.24 million through FY2021 STP-U program, and

WHEREAS, as part of the application the City of Highland Park may be able to receive up to 81.85% percent federal aid and 18.15% local match for road repair. The City of Highland Park to submit final plans to Michigan Department of Transportation (MDOT) for obligation by February 1st, 2024 and proof of 18.15% local match. If funding cannot be matched, a grace period of one month will be provided to the city. Thereafter, the funding may be reallocated to alternate city projects; and

WHEREAS, the Engineering Department is requesting an approval to submit for funding for the federal aid eligible road due on March 30, 2021; and

BE IT RESOLVED, that the Highland Park City Council APPROVES the submission of the Wayne County Federal Aid Committee FY2024 STP-U Funding project application and commitment, attached to this resolution and will comply with its terms. Yeas (5), Nays (0), Absent (0).

*

MAYOR
04-05-21 X

Mayor Yopp submitted the Proposed Budget FY 21/22.

Moved by Council Pro Tem Patrick
Supported by Councilmember Jackson

To receive and file Mayor Yopp's Proposed Budget FY 21/22. Yeas (5), Nays (0), Absent (0).

PUBLIC WORKS
04-05-21 XI a

The following resolution was submitted for approval.

**RESOLUTION TO PURCHASE ROAD SALT FROM DETROIT SALT COMPANY
UNDER MIDEAL CONTRACT**

Moved by Councilmember Jackson
Supported by Councilmember Bates

WHEREAS, the State of Michigan MiDEAL program is an extended purchasing program which allows Michigan cities (Highland Park is currently a dues-paying member) to use state contracts to buy goods and services; and

WHEREAS, the City of Highland Park is responsible for the health and welfare of its citizens as well as the maintenance of its roads; and

WHEREAS, the spreading of road salt is found to be useful in minimizing the negative impact of ice and snow buildup during the winter months; and

WHEREAS, in previous years, the City has used approximately 500 tons of road salt to assist in maintaining the winter roads; and

WHEREAS, Detroit Salt Company has been a provider of road salt to the City for a number of years and is a MiDeal contractor; and

WHEREAS, Detroit Salt has agreed to reserve up to 500 tons of salt for the City of Highland Park during the winter of 2021/2022 at a price of \$58.13/ton or up to \$29,065 for 500 tons; and

NOW, THEREFORE, BE IT RESOLVED that the City approves the purchase of up to 500 tons of road salt at \$58.13/ton from Detroit Salt Company for the 2021/2022 winter season. Yeas (4) Clyburn, Patrick, Jackson and Bates, Nays (1) Armstrong, Absent (0).

*

04-05-21 XI b

The following resolution was submitted for approval.

**RESOLUTION TO APPROVE CONTRACT WITH CENTURY CEMENT FOR
REPAIRS TO ROADS, SINKHOLES AND CATCH BASINS**

Moved by Council Pro Tem Patrick
Supported by Councilmember Jackson

WHEREAS, on December 21, 2020, the City approved a resolution to solicit contractors for repairs of roads and sinkholes; and

WHEREAS, the City Engineering Department in conjunction with the Department of Public

Works assessed all of the public roadways in the City and identified 183 repairs to roads, sinkholes and catch basins throughout the City that may pose a threat to the infrastructure as well as to the safety of the residents and road users; and

WHEREAS, the City received four bids in response to an RFQ, with bids ranging from \$5.1 million to \$1.7 million, with Century Cement being the lowest bidder; and

WHEREAS, the City desires to issue a contract to Century Cement, who successfully completed the repair of the worst 69 sinkholes in the City during 2020, to make the required repairs in accordance with the attached, prioritized list (the worst repairs by District) in an amount not to exceed a total of \$400,000, with an option to amend the contract by issuing an addendum; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City approves issuing a contract to Century Cement to repair roads, sinkholes and catch basins in an amount not exceeding \$400,000 with an option of amending the contract by issuing an addendum, for an additional \$400,000.00, should the funds become available. Yeas (5), Nays (0), Absent (0).

**TREASURER
04-05-21 XII**

The following resolution was submitted for approval.

**RESOLUTION TO EXTEND THE CITY OF HIGHLAND PARK INCOME TAX
FILING DEADLINE TO CONFORM WITH THE STATE OF MICHIGAN INCOME
TAX FILING DEADLINE**

Moved by Council Pro Tem Patrick
Supported by Councilmember Armstrong

WHEREAS, the State of Michigan is in conformity with IRS Notice 2021-59 - Extension of April 2021 Michigan Income Tax Filing Deadlines (attached); and

WHEREAS, the City of Highland Park income tax filing deadline is currently April 30, 2021, for all taxpayers.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approve the City of Highland Park's income tax filing deadline from April 30, 2021, to May 31, 2021, in conformity with the State of Michigan's income tax filing extension. Yeas (5), Nays (0), Absent (0).

COUNCIL AFFAIRS

Moved by Council Pro Tem Patrick
Supported by Councilmember Jackson

To distribute the draft of the 2030 Master Plan to the public. Yeas (5), Nays (0), Absent (0).

ADJOURNMENT

Moved by Council Pro Tem Patrick
Supported by Councilmember Bates

To adjourn the meeting, motion carried, meeting adjourned at 8:13 p.m.

CERTIFICATE

I hereby certify that the attached is a copy of the minutes of the Virtual Regular Meeting held the 5th day of April 2021 and that said minutes are available for public inspection at the address designated on the posted public notice.



Cidia Wicker-Brown, Deputy City Clerk