

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

October 22, 2012

Council convened at 6:10 p.m. with Council President Christopher Woodard presiding.

Present: Council Pro Tem Lewis, Councilmember Moore, Councilmember Patrick and President Woodard. (4)

Absent: Councilmember McClary (1)

A quorum being present, Council was declared in session.

The Clerk read the following notice.

I, Council President Woodard do hereby call a Special Meeting to be held on Monday, October 22, 2012 at 6:00 p.m. pursuant to Section 5-3 (b) of the Highland Park City Charter.

The purpose of the meeting:

- 1. Public Hearing to consider granting a Personal Property Tax Exemption Certificate as amended to BUDCO located at 13700 Oakland Blvd.**
- 2. Request approval of the new personal property tax exemption application P.A. 328 of 1998 which has been amended for BUDCO.**
- 3. Request the approval of the contract for A & H to perform emergency repair of the water main break on Gerald Street.**
- 4. Quotes for the installation of lights in the parking lot for the Ernest T. Ford Field house.**
- 5. Offer to purchase requests from Keith Hoye, Park Geriatric Village, Doug Hollie and Joseph Newcomb.**

6. **Resolution to approve amendments to Chapter 658 and enact an emergency curfew ordinance for minors during the Halloween season.**
7. **Resolution to approve and enact an emergency ordinance regulating fuel dispensed into and retained in portable containers.**

PUBLIC HEARING:

10-22-12-1

The Clerk stated this was the place and time to hold a public hearing to consider granting a Personal Property Tax Exemption Certificate under P.A. 328 of 1998 as amended to BUDCO, located a 13700 Oakland, Highland Park, Mi 48203.

Representatives from BUDCO answered questions from councilmember's and citizens.

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

To close the Public Hearing. Yeas (5), Nays (0), Absent (1).

COMMUNITY DEVELOPMENT:

10-22-12-2

The Community and Economic Development Director would like to request the approval of a resolution for the new personal property tax exemption application P.A. 328 of 1998 which has been amended for BUDCO.

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

WHEREAS, BUDCO, located at 13700 Oakland has submitted an application seeking a new personal property exemption from the City of Highland Park; and

WHEREAS, pursuant to P.A. 328 of 1998 as amended, after a duly noticed public hearing, the City Council of the City of Highland Park, an eligible distressed area as defined in Section 11 of the State Housing Development Authority Act of 346

of 1966, by Resolution established a District named the Oakland Park Industrial Development District; and

WHEREAS, the applicant BUDCO, an eligible business has filed an application for Exemption of New Personal Property to be located in the Oakland Park Industrial Development District; and

WHEREAS, BEFORE ACTING ON SAID APPLICATION, THE City Council of the City of Highland Park held a public hearing on October 22, 2012 at 12050 Woodward, City of Highland Park at 6:00 p.m. at which the Applicant, the Assessor and a representative of the affected taxing units who had been given written notice of the hearing, were afforded an opportunity to be heard on said application; and

WHEREAS, the City Council having heard from the Director of Economic Development and the Assessor and those representatives of the taxing units which wished to be heard; now

THEREFORE BE IT RESOLVED by the City Council of the City of Highland Park that the City Council hereby finds and determines that the grant of the Exemption of New Personal Property currently in force under P.A. of 1998 as amended, shall not have the effect of substantially impeding the operation, or impairing the financial soundness of the taxing unit which levies as valorem property taxes in the City of Highland Park and the New Personal Property Exemption when issued shall be and remain in force and effective for a period of 5 years, beginning December 31, 2012 and ending December 30, 2017; and

The application submitted by BUDCO is for an Exemption of New Personal Property that will be located in the following described parcel of real estate situation within the City of Highland Park in an Industrial Development District, named Oakland Park, IDDI. Yeas (4), Nays (0), Absent (1).

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10-22-12-3

Community and Economic Development Director would like to request the approval of the contract for A & H to perform emergency repair of the water main break on Gerald Street. This project will be funded by CDBG dollars. This project is estimated to cost between \$5,700 to \$7,000.

Bid Tabs for Water Main Repair:

CPI	A & H
\$6,500.00	\$5,700.00

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

To approve the bid tab submitted by A & H in the amount of \$5,700.00 to perform emergency repair of the water main break on Gerald Street. Yeas (4), Nays (0), Absent (1).

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10-22-12-4

The following communication was received from the CED Director.

Community and Economic Development Director would like to present the information for the installation of lights for the Recreation Center parking lots at 10 Pitkin.

DTE would install * sodium lights for free but the yearly usage would be \$2,500.00. This would break down to approximately \$208.34 for monthly usage.

If LED light were installed, the purchase of each light would be \$1,838.23 * 8= \$14,705.9-. However, the yearly usage would be approximately \$360.00. This would break down to approximately \$30.00 for monthly usage.

Additionally, two quotes were provided for the installation of lights on the walls of 10 Pitkin. The hope is to be able to have the lights bright enough to reach across the street. These would also generate a higher electric bill.

Please note that CDBG funds could be used to pay for the installation of the lights but not for the monthly light bill.

Bid Tabs for 10 Pitkin Lights Pack information.

Builder Direct

Hoover Electric Plumbing

\$4,800.00

\$4,963.00

Installation of Led Lights:

Walker Miller Energy Services, LLC

\$14,705.90

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

To refer the above communication to the CED Director for a recommendation and contract. Yeas (4), Nays (0), Absent (1).

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10-22-12-5

The following communication was received from Community Development.

Re: offer to purchase

We have Keith Hoye Jr who wants to purchase 3 vacant lots and they rent an apartment across the street from the lots. Yes, I have an application the date is June 11, 2012 the lots are for Gardening in the total cost of \$1,000.00. The lots if it goes under the next door neighbor program are 250 dollars per lot. The properties are 31 Candler, 40 Church, 32 Church and 30 Church.

We have a for-profit company called Park Geriatric Village Inc. who would like to purchase 5 lots for parking and or beautification the total cost of the lots will be \$1250.00. The properties are 13818 Second, 13838 Second, 92 Pasadena and 114 Ford.

Doug Hollie would like to purchase 162 Puritan after review our records the property back taxes equal up to \$1440.60 and the administration fees for the purchase of the property will be \$489.80. We have come to the purchase price of \$1930.00. The breakdown for administration fees is 10 hours of Gregoire Eugene-Louis salary, 5 hours for Robert Hudson salary and 5 hours of Legal salary. We will set up an arrangement with Mr. Hollie to rehab the property per the city inspector specifications within the timeline given by the city inspector. Property will then be transferred into owner's name.

Joseph Newcomb would like to purchase 16418 Hamilton for \$5,000.00 we have come to an agreement with Mr. Newcomb to rehab the property per the city inspector specifications within the timeline given by the city inspector. Property will then be transferred into owner's name.

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

To table the offer to purchase requests from Keith Hoye and Park Geriatric Village. Yeas (4), Nays (0), Absent (1).

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

WHEREAS, the property located thereof is owned by the City of Highland Park; and

WHEREAS, the City of Highland Park passed the ordinances allowing for commercial and residential lots sale; and

WHEREAS, the proposed purchaser meets the criteria as approved by the City Council for the lot sale program; and

WHEREAS, the purchaser, Doug Hollie, agrees to comply with the provisions of the program and the City ordinance regarding such purchase to rehab the property per the city inspector's specifications; and

WHEREAS, the back taxes of the property equals \$1,440.60 and administration fees for the purchase of the property amounts to \$489.80; and

NOW BE IT RESOLVED that the Highland Park City Council approves the sale of 162 Puritan for the total sum of \$1,930.00. Yeas (4), Nays (0), Absent (1).

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

WHEREAS, the property located thereof is owned by the City of Highland Park; and

WHEREAS, the City of Highland Park passed the ordinance allowing for commercial and residential lots sale; and

WHEREAS, the purchaser, Joseph Newcomb, agrees to comply with the provisions of the program and the City ordinance regarding such purchase to rehab the property per the city inspector's specifications; and

NOW, BE IT RESOLVED that the Highland Park City Council approves the sale of 16418 Hamilton for the total sum of \$5,000.00. Yeas (4), Nays (0), Absent (1).

10-22-12-6

POLICE DEPARTMENT:

**RESOLUTION TO APPROVE AMENDMENTS TO CHAPTER 658
OF THE GENERAL OFFENSES CODE AND ENACT AN EMERGENCY
CURFEW ORDINANCE FOR MINORS DURING THE HALLOWEEN
SEASON**

Moved by Council Pro Tem Lewis
Supported by Councilmember Patrick

WHEREAS, the days preceding Halloween, on Halloween, and immediately following Halloween have been an occasion for a substantial increase in arson, nuisance, and vandalism within commercial, residential, and other public areas within the City of Highland Park;

WHEREAS, acts of arson, nuisance, and vandalism have been committed in part, by minors in previous years between the dates of October 29th and November 1st;

WHEREAS, there is an significant need for effectively governing the conduct of such minors within the City of Highland Park for the objective and purpose of alleviating and eliminating such problems;

WHEREAS, the peace, health, safety, and welfare o the People of the City of Highland Park, as well as society as a whole, will benefit from curfew regulations with regard to minors during the days and hours set forth in Section 658.03;

NOW, THEREFORE, BE IT RESOLVED THAT; The City Council for the City of Highland Park approve of and enact an ordinance to Amend Title VI, Chapter 658 of the City of Highland Park General Offenses Code to amend Section 658.02, add Sections 658.03 and 658.04, and expand Section 658.99 establishing a curfew for minors, and penalties resulting from the violation thereof, between October 29, 2012 and November 1, 2012.

FURTHER BE IT RESOLVED, that the Highland Park School District be notified. Yeas (4), Nays (0), Absent (1).

10-22-12-7

**RESOLUTION TO APPROVE AND ENACT AN EMERGENCY
ORDINANCE REGULATING FUEL DISPENSING INTO AND RETAINED
IN PORTABLE CONTAINERS**

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

WHEREAS, the days preceding Halloween, and on Halloween, have been an occasion for a substantial increase in arson and other willful acts related to the destruction of commercial, residential, and city-owned property within the City of Highland Park;

WHEREAS, acts of arson and the willful and malicious setting of fires, which endanger the peace, health, safety, and welfare of the People of the City of Highland Park, have been committed in previous years between the dates of October 27th and October 31st by various individuals;

WHEREAS, during the duration set forth above, such individuals have dispensed, retained, and transported flammable and combustible fuels in portable containers for the purpose of igniting such fires and destroying such property;

WHEREAS, there is a significant need to reduce and prevent such individuals from obtaining and transporting flammable and combustible fuels for the purpose of committing arson or other willful and malicious setting of fires;

WHEREAS, the peace, health, safety, and welfare of the People of the City of Highland Park, as well as society as a whole, benefit from regulations placed on the dispensing and retention of fuel in portable containers during this target period;

NOW THEREFORE, BE IT RESOLVED THAT; The City Council for the City of Highland Park approve of and enact an ordinance to Amend Title XVI, Chapter 1620 of the City of Highland Park Fire Prevention Code to add Sections 1620.04, 1620.05 and 1620.06 as well as expand Section 1620.99 regulating fuel dispensed into, and retained in, portable containers between October 27, 2012 and October 31, 2012. Yeas (4), Nays (0), Absent (1).


ADJOURNMENT:

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

To adjourn the meeting; motion carried meeting adjourned at 7:35 p.m.

CERTIFICATE

I, hereby certify that the attached is a copy of the proposed minutes of a Special Meeting held on the 22nd day of October 2012 and that said proposed minutes are available for public inspection at the address designated on the posted public notice.


Brenda J. Green, City Clerk