

**PROPOSED MINUTES OF THE VIRTUAL & IN-PERSON
REGULAR MEETING OF THE HIGHLAND PARK CITY COUNCIL**

AUGUST 18, 2025

Council convened at 7:00 p.m. with Council President Thomas presiding.

Present: Council Pro Tem Robinson, Councilwoman Manica, Councilwoman Martin, Councilman Ash-Shafii, Council President Thomas (5).

Absent: (0).

A quorum being present, Council was declared in session.

APPROVAL OF AGENDA

Moved by Councilwoman Manica
Supported by Council President Thomas

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

APPROVAL OF MINUTES

Moved by Councilwoman Manica
Supported by Council President Thomas

To approve the minutes of the In-Person and Virtual Regular meeting held August 4, 2025. Yeas (3) Thomas, Manica and Martin, Nays (1) Robinson, Dissent (1) Ash-Shafii, Absent (0).

**COMMUNITY DEVELOPMENT
08-18-25 V**

The following resolution was submitted for approval.

Moved by Councilwoman Manica
Supported by Council President Thomas

**RESOLUTION TO APPROVE SPECIAL LAND USE FOR 14001 WOODWARD AVENUE
(TEQUILA DOWNS)**

WHEREAS, Eddie Korkis submitted a Special Land Use application on behalf of the project known as Tequila Downs, for a proposed Adult Cabaret regulated use at 14001 Woodward Avenue, Highland Park, Michigan (Parcel IDs: 43-009-01-0007-301 & 43-009- 01-0002-000); and

WHEREAS, the subject site, located in the Central Business District (CBD), complies with the locational and eligibility requirements for regulated uses as specified in Chapter 1227 of the City of Highland Park Zoning Ordinance; and

WHEREAS, the Highland Park Planning Department conducted a full technical review and found the proposed use to be compliant with all Special Land Use review standards under Section 1214.06 and Section 1227.04 of the Zoning Ordinance, pending resubmission of a Final Site Plan addressing noted deficiencies; and

WHEREAS, a public hearing was duly noticed and held before the Highland Park Planning Commission on April 9, 2025, in accordance with public notice requirements of the Zoning Ordinance; and

WHEREAS, following the duly noticed public hearing and citizen input, the Planning Commission voted to recommend denial of the Special Land Use application to the City Council; and

WHEREAS, the City Council has reviewed the application, technical analysis, and staff recommendations related to the proposed Adult Cabaret at 14001 Woodward Avenue; and

NOW, THEREFORE, BE IT RESOLVED, that the Highland Park City Council hereby APPROVES the Special Land Use request for 14001 Woodward Avenue (PCE-SP-24- 0003), subject to the following conditions:

1. Final Site Plan Approval is granted administratively upon compliance with all technical corrections and requirements identified by:
 - Planning Department
 - Engineering Department
 - Fire Department
 - Police Department
2. All applicable local ordinances and licensing procedures for regulated adult uses shall be met prior to operation.
3. The Planning Department is granted authority to issue Final Site Plan approval upon confirmation that the above requirements have been fulfilled.

To deny approval of the above resolution. Yeas (4), Nays (0), Absent (0), Abstain (1) Ash-Shafii.

PUBLIC WORKS
08-18-25 VI a

The following resolution was submitted for approval.

A RESOLUTION AUTHORIZING THE DEPARTMENT OF PUBLIC WORKS TO AWARD A CONTRACT TO CENTURY CEMENT COMPANY FOR THE 2025 SINKHOLE/CATCH BASIN REPAIRS

Moved by Councilman Ash-Shafii
Supported by Councilwoman Manica

WHEREAS, since 2019, the Department of Public Works (DPW), in conjunction with the City Engineering Department, has continuously assessed all of the public roadways in the City, and

identified and repaired roads, sinkholes and catch basins throughout the City that posed a potential threat to the infrastructure as well as to the safety of the residents and users; and

WHEREAS, DPW would like to repair twenty-three (23) sinkholes/catch basins in 2025, as per attached listing; and

WHEREAS, the number of sinkhole repairs may be increased if conditions warrant and ACT 51 funds are available; and

WHEREAS, on July 23, 2025, DPW received bids for the 2025 Sinkhole Project; and

WHEREAS, the Engineering Department assisted DPW by reviewing all received bids and obtained clarification from Century Cement Company to verify bid accuracy; and

WHEREAS, DPW, with assistance from the Engineering Department, determined Century Cement Company, was the most responsive bidder for the 2025 Sinkhole/Catch Basin Repair project; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves the contract award to Century Cement Company for repair of approximately twenty-three (23) or more identified sinkholes, contingent upon available DPW funds from the FY2026 budget and through ACT 51 funds, and in accordance with the final contractual discussions related to said project. Yeas (5), Nays (0), Absent (0).

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08-18-25 VI b

The following resolution was submitted for approval.

RESOLUTION TO APPROVE ISSUANCE OF AN RFP FOR POTHOLE REPAIR SERVICES

Moved by Councilman Ash-Shafii

Supported by Councilwoman Manica

WHEREAS, potholes are a common nuisance in all of Michigan, including Highland Park; and

WHEREAS, potholes are dangerous for drivers, motorcyclists, bicyclists, and pedestrians; and

WHEREAS, potholes have resulted in damage to vehicles, accidents, and pedestrian injuries;

WHEREAS, the City wishes to provide for the safety and general welfare of its citizens and the public at large; and

WHEREAS, there is an immediate need to fill a significant number of potholes throughout the City, primarily in residential areas; and

WHEREAS, DPW has insufficient staff to keep up with filling the potholes, especially with maintenance, grass cutting and other maintenance requirements; and

WHEREAS, the City wishes to issue an RFP for a contractor who has the ability to provide material,

labor and equipment necessary to meet the demands of the services required in a cost-effective and timely manner; and

WHEREAS, the selected contractor Will also provide traffic control during repair; and

WHEREAS, all costs will be covered under Act 51 funding; and

NOW THEREFORE, BE IT RESOLVED by the City that DPW be allowed to solicit bids for pothole repair services. Yeas (5), Nays (0) Robinson, Absent (0).

WATER
08-18-25 VII a

The following resolution was submitted for approval.

A RESOLUTION APPROVING THE COMMENCEMENT OF PUMPED WATER METERING PERIOD AND REVISED FINAL DATE OF INSTALLATION FOR THE FINAL WATER MASTER METER

Moved by Councilman Ash-Shafii
Supported by Councilwoman Manica

WHEREAS, it is necessary for the City of Highland Park Water Department to address all water supply connections as identified in the 2024 EGLE Administrative Compliance Agreement ACA-399-02-2024(ACA) Section 3.7 and the Highland Park Settlement Agreement, Item No. 7 dated October 18, 2023, both fully executed on April 24, 2024; and

WHEREAS, as part of the ACA Section 3.7 and Highland Park Settlement Agreement, Item No. 7, the City of Highland Park must provide water master meters on all open points of connection between the City and the Great Lakes Water Authority (GLWA) water systems; and

WHEREAS, technical representatives of Highland Park, GLWA, the State of Michigan Department of Environment, Great Lakes, and Energy (EGLE), and the Detroit Water and Sewerage Department (DWSD), confirmed three (3) open connections were required at Hamilton Avenue & McNichols Road (HP-05), John R. Street & McNichols Road (HP-06), and Hamilton Avenue & Webb Street (HP-07); and

WHEREAS, with the installation and operation of Hamilton Avenue & McNichols Road (HP-05) and Hamilton Avenue & Webb Street (HP-07) completed on June 23, 2025, and closure of all other emergency water connections between GLWA and the City completed, the technical team's date for commencement of the pumped water metering period shall be July 9, 2025; and

WHEREAS, based on submitted construction schedule agreed upon by technical representatives of Highland Park, GLWA, the State of Michigan Department of Environment, Great Lakes, and Energy (EGLE), the final water master meter located at John R. Street & McNichols Road (HP-06), is scheduled to be installed and operational by November 30, 2025; and

NOW, THEREFORE, BE IT RESOLVED, the City of Highland Park City Council approves the commencement of metering period starting July 9, 2025, with HP-05 & HP-07 completion extended from April 26, 2025, to June 23, 2025 and the revised final date of installation for HP-06, the final water master meter, to November 15, 2025. Yeas (4), Nays (1) Robinson, Absent (0).

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08-18-25 VII B

The following resolution was submitted for approval.

A RESOLUTION APPROVING THE WATER DEPARTMENT TO SUBMIT FOR THE CFSEM GRANT FOR EQUIPPING HIGHLAND PARK HOUSEHOLDS WITH CERTIFIED LEAD-REDUCING FILTERS DURING CRITICAL INFRASTRUCTURE UPGRADES

Moved by Councilman Ash-Shafii
Supported by Councilwoman Manica

WHEREAS, it is necessary for the City of Highland Park Water Department to address all water supply connections as identified in the 2024 EGLE Administrative Compliance Agreement ACA-399- 02-2024(ACA) Section 3.7 and the Highland Park Settlement Agreement, Item No. 7 dated October 18, 2023, both fully executed on April 24, 2024; and

WHEREAS, as part of these agreements, the City of Highland Park submitted a tentative plan for the repair and replacement of existing water infrastructure to EGLE for Fiscal Years 2026 to 2030; and

WHEREAS, to continue to provide water filters and replacement cartridges to all residential customers in the City of Highland Park during the planned water infrastructure projects to ensure water provided meets and exceeds the standards set forth by both state and federal guidelines; and

WHEREAS, the City of Highland Park received an invitation only opportunity this past Friday, August 8th, to submit a full grant application from Community Foundation for Southeast Michigan (CFSEM), with additional information available at <https://cfsem.org>, for Equipping Highland Park Households with Certified Lead-Reducing Filters During Critical Infrastructure Upgrades; and

NOW, THEREFORE, BE IT RESOLVED, the City of Highland Park City Council approves the submittal of the CFSEM Grant for Equipping Highland Park Households with Certified Lead-Reducing Filters During Critical Infrastructure Upgrades on or before the deadline of August 29, 2025. Yeas (5), Nays (0), Absent (0).

Moved by Councilman Ash-Shafii
Supported by Council Pro Tem Robinson

To extend the moratorium on the rental ordinance indefinitely. Yeas (3) Robinson, Martin and Ash-Shafii, Nays (2) Thomas and Manica, Absent (0).

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Moved by Councilman Ash-Shafii
Supported by Council Pro Tem Robinson

To terminate the employment of the McKenna Group effective immediately. Yeas (2) Robinson and Ash-Shafii, Nays (3), Thomas, Manica and Martin, Absent (0).

* Councilman Ash-Shafii left the meeting at 8:27 p.m.


ADJOURNMENT

Moved by Councilwoman Manica

To adjourn the meeting, meeting adjourned at 8:38 p.m.

CERTIFICATE

I hereby certify that the attached is a copy of the minutes of the In-Person and Virtual Regular Meeting held the 18th day of August 2025 and that said minutes are available for public inspection at the address designated on the posted public notice.



Cidia Wicker-Brown, Deputy City Clerk