



CITY OF AUBURN HILLS

City Council Workshop Minutes

OCTOBER 3, 2022

CALL TO ORDER: Mayor McDaniel at 5:00 PM

LOCATION: Admin Conference Room, City Hall, 1827 N. Squirrel Rd, Auburn Hills, MI 48326
Present: Mayor McDaniel, Council Members Carrier, Cionka, Hawkins, Knight, Marzolf, and Verbeke
Absent: None
Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Police Chief Gagnon, Fire Chief Massingill, Community Development Director Cohen, City Planner Keenan, Management Assistant Hagge

0 Guests

The workshop topic included the Landfill Closure Plans and Marijuana Dispensaries.

Mr. Cohen explained that the landfill is set to close by 2024. There is a host agreement which states what should be done with the land once it is closed. This includes a walking trail to the top with benches for the scenic view, landscape berms and a parking lot. He explained that Republic Services wishes to not install some of the improvements required under the host agreement for public safety and maintenance reasons. Instead, Republic Services is proposing to compensate the City.

Mr. Cohen presented a brief history of the landfill. Rob Moore, Environmental Manager, with Republic Services, explained that the height of the landfill is set in the host agreement. There are regulations on how much of a slope is required for the height.

Mr. Moore explained that the agreement was in place twenty years ago. Since that time, Republic Services has expressed concerns with allowing people to enter the site. He noted that the landfill will generate gas for 20+ years after closing and discussed the leachate collection system. He also noted the hazards to the public related to the steep slopes and ground settlement. He explained that the berms create a slope stability issue as well.

Discussion ensued regarding the previous committee discussions on the landfill closure. It was noted that, once closed, this was meant to be a place for the community to enjoy. The intent was to make it not look like a landfill. Commitments were made at that time and they should be honored. Council inquired as to how the company determined the amount of restitution to the City. Rob stated that the amount was based on the engineers estimate which is about 4-5 years old. Seeing an increase in project costs, it was suggested that a new estimate and due diligence be done.

Mr. Moore noted that safety is the main driver on this. He explained that the older landfills which have been converted to parks are no longer collecting gas or leachate. Council discussed various ideas for the site considering the scenic view from the top. It was suggested a pollinator garden full of wildflowers be

considered as it would require little to no maintenance.

Council requested that Mr. Moore provide an estimate for a simple landscape of wildflowers on the landfill. Mr. Moore pointed out that the drawing is part of the permit with the State. Any modifications would have to be submitted to the State.

Mr. Beckerleg explained that in 2019, the City adopted an ordinance prohibiting marihuana establishments in the City. A petition was submitted to allow at least four retail marihuana establishments in the City, which will be on the November ballot. He explained that the number of establishments cannot be reduced, but the language can be supplemented to mitigate the impact of the petition. If adopted, he explained that it would allow establishments to be located anywhere in the City including residential areas, except the areas within a certain distance of a park, school, or church.

He explained that an ordinance can be adopted to limit the number of marihuana establishments allowed in the City to only four and regulate the location of those who did not acquire pre-qualification status. He pointed out that the proposed ordinance would only be effective if the petition is approved by the voters in November.

Discussion ensued regarding the licensing process, tax revenue, the prohibited locations and the proposed allowable location. It was noted that the proposed location would have the least impact to the community.

The meeting adjourned at 6:52 PM.

Kevin R. McDaniel, Mayor

Laura M. Pierce, City Clerk