



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
MINUTES

FEBRUARY 20, 2023

CALL TO ORDER: Mayor McDaniel at 7:00 PM.

LOCATION: Council Chamber, 1827 N. Squirrel Road, Auburn Hills MI

Present: Mayor McDaniel, Council Members Carrier, Hawkins, Knight, Marzolf, Verbeke

Absent: Council Member Cionka

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Police Chief Gagnon, Asst Fire Chief Robinson, City Planner Keenan, Construction Coord. Lang, Director of Senior Services Adcock, DPW Director Baldante, Mgr of Municipal Properties Wisser, Accountant Winter, Management Assistant Hagge

14 Guests

4. APPROVAL OF MINUTES

4a. City Council Workshop Minutes, February 6, 2023.

Moved by Knight, Seconded by Hawkins.

RESOLVED: To approve the City Council Workshop Minutes of February 6, 2023.

VOTE: Yes: Carrier, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 23.02.015

Motion Carried (6- 0)

4b. City Council Regular Meeting Minutes, February 6, 2023.

Moved by Verbeke, Seconded by Carrier.

RESOLVED: To approve the City Council Regular Meeting Minutes of February 6, 2023.

VOTE: Yes: Carrier, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 23.02.016

Motion Carried (6- 0)

5. APPOINTMENTS AND PRESENTATIONS

5a. Motion – To confirm the reappointment of Steven Goodhall and Robert Waltenspiel to the Tax Increment Finance Authority Board of Directors.

Moved by Carrier, Seconded by Knight.

RESOLVED: To confirm the reappointment of Steven Goodhall and Robert Waltenspiel to the Tax Increment Finance Authority for a term ending February 28, 2027.

VOTE: Yes: Carrier, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 23.02.017

Motion Carried (6- 0)

5b. Motion – To confirm the appointment Joseph Hopper to the Brownfield Redevelopment Authority.

Moved by Knight, Seconded by Carrier.

RESOLVED: To confirm the appointment of Joseph Hopper to the Brownfield Redevelopment Authority for a term ending December 31, 2024.

VOTE: Yes: Carrier, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 23.02.018

Motion Carried (6- 0)

6. PUBLIC COMMENT

Mike Mansour commented on the upcoming anniversary of Hawk Woods. He offered his assistance with planning any celebratory events.

Representative Donni Steele, District 54, provided an introduction to Council.

7. CONSENT AGENDA

7a. Board and Commission Minutes

7a1. Tax Increment Finance Authority, January 10, 2023

7a2. Auburn Hills Building Authority, January 24, 2023

7a3. Planning Commission, February 8, 2023

7a4. Tax Increment Finance Authority, February 14, 2023

RESOLVED: To receive and file the Board and Commission Minutes.

7b. Motion – To extend the 2019-2021, 2022 Green Meadows Landscape Contract for an Additional Year (2023) of Mowing and Guardrail Services.

RESOLVED: To award a one-year contract extension for the General Mowing and Guardrail Trimming Contract to Green Meadows Landscape, Inc. at a rate of \$44 per acre for mowing services and \$0.065 per linear foot for guardrail maintenance. Budget funding was approved by the City Council as part of the 2023 Adopted Annual Budget depicted in the table. (Attachment A)

7c. Motion – To accept the Senior Center Matching Grant Agreement for Local Fiscal Recovery Fund Distribution Between Oakland County and the City of Auburn Hills.

RESOLVED: To accept and enter into the Local Fiscal Recovery Fund Distribution Agreement with Oakland County for the Oakland County Senior Center Matching Grant, and to authorize the Mayor to sign the Agreement on behalf of the City. (Attachment B)

7d. Motion – To amend 2023 General Fund departments and other Funds for changes in insurance costs.

RESOLVED: To amend each General Fund department as shown in the detail with a net increase of appropriations of \$17,370, an increase in appropriations for TIFA A Fund of \$2,677, and an increase in appropriations for Fleet Fund of \$35,054. Further, decrease the appropriations for the Water/Sewer fund \$3,202, the Major Road Fund \$8,905, the Local Road Fund \$8,808, and the Golf Course Fund \$8,990. (Attachment C)

7e. Motion – To approve the revised Resolution of Support for the Reconstruction of Brown Road.

RESOLVED: To approve the Revised Resolution of Support for the Reconstruction of Brown Road, and to support the Board of Road Commissioners for Oakland County actively seeking Transportation Economic Development Fund – Category “A” funds for the rehabilitation and reconstruction of Brown Road, Giddings Road, and Silverbell Road, and hereby directs that the application for funding

be submitted to the Michigan Department of Transportation, Office of Economic Development. (Attachment D)

7f. Motion – To allow the Director of Public Works to execute the cost share agreement for traffic control device #396 with the Road Commission for Oakland County.

RESOLVED: To allow the Director of Public Works to execute the cost share agreement for traffic control device number 396 located at the intersection of Opdyke Road and Hempstead Road with the Road Commission for Oakland County.

7g. Motion – To authorize the conveyance of the land from the City of Auburn Hills to the Avondale School District at 200 S. Squirrel Road.

RESOLVED: To authorize the conveyance of 200 square feet of land located at 200 S. Squirrel Road, as legally described in the attached Quit Claim Deed, for and in consideration of \$10.00, from the City of Auburn Hills to the Avondale School District and to authorize the Mayor and City Clerk to execute the deed on behalf of the City.

7h. Motion – To approve a one-year Special Land Use Permit extension to allow for the outside and overnight storage of commercial vehicles / Integral Blue

RESOLVED: To approve a one-year Special Land Use Permit extension for Integral Blue, to allow for the outside and overnight storage of ten (10) commercial vehicles subject to the representations made by Integral Blue and the conditions of the City’s Administrative Review Team at the time of the October 18, 2021 approval. The vehicles shall be stored in the designated parking spaces along the west side of the building. The type of vehicles stored outside and overnight is limited to company-branded vehicles such as pick-up trucks, vans, and SUVs, which are similar to passenger vehicles. The outdoor and overnight storage of trailers, box trucks, flatbed trucks, and equipment or any other type of construction vehicles and equipment is prohibited. Said vehicles shall not be placed in the parking lot (outside of the building) for a prolonged period of time during the day as the parking lot is designed for the parking of passenger vehicles. Integral Blue may seek annual extensions directly from the City Council via an application with the Community Development Department. The City Council may grant annual extensions provided it finds the company has complied with the conditions of the Special Land Use Permit.

7i. Motion – To approve a one-year Special Land Use Permit extension to allow for the outside and overnight storage of commercial vehicles / LA Exhibits

RESOLVED: To approve a one-year Special Land Use Permit extension for LA Exhibits, to allow for the outside and overnight storage of up to three (3) commercial vehicles subject to the representations made by LA Exhibits and the conditions of the City’s Administrative Review Team at the time of the February 21, 2022 approval. The vehicles shall be stored in the designated parking spaces behind the building and on the east side of the easternmost dumpster enclosure. The type of vehicles stored outside and overnight is limited to company-branded vehicles such as vans, pick-up trucks, and SUVs, which are similar to passenger vehicles. LA Exhibits may seek annual extensions directly from the City Council via an application with the Community Development Department. The City Council may grant annual extensions, provided it finds the company has complied with the conditions of the Special Land Use Permit.

7j. Motion – To approve a one-year Special Land Use Permit extension to allow for the outside and overnight storage of commercial vehicles / Fastenal

RESOLVED: To approve a one-year extension of the Special Land Use Permit for Fastenal, to allow for the outside and overnight storage of six (6) commercial vehicles subject to the representations made by Fastenal and the conditions of the City’s Administrative Review Team at the time of the February 21, 2022 approval. The type of vehicles stored by Fastenal is limited to company-branded pickup trucks, which are similar to passenger vehicles. The storage of box trucks, trailers, equipment,

or any other type of commercial vehicle, materials, and equipment will be prohibited. Fastenal may seek annual extensions directly from the City Council via an application with the Community Development Department. The City Council may grant annual extensions, provided it finds the company has complied with the conditions of the Special Land Use Permit.

7k. Motion – To approve a one-year Special Land Use Permit extension to allow for the outside and overnight storage of commercial vehicles / Concraft

RESOLVED: To approve a one-year Special Land Use Permit extension for Concraft to allow for the outside and overnight storage of twelve (12) commercial vehicles subject to the representations made by Concraft and the conditions of the City’s Administrative Review Team at the time of the February 21, 2022 approval. The vehicles shall be stored in the designated parking spaces behind the building. The type of vehicles stored outside and overnight is limited to ten vans, one box truck, and one stake truck. The box truck and stake truck shall be parked in the identified spaces near the building. Concraft may seek annual extensions directly from the City Council via an application with the Community Development Department. The City Council may grant annual extensions, provided it finds the company has complied with the conditions of the Special Land Use Permit.

7l. Motion – To approve a one-year Special Land Use Permit extension to allow for the outside and overnight storage of commercial vehicles / TMG Event Marketing

RESOLVED: To approve a one-year Special Land Use Permit extension for TMG Event Marketing for the outside and overnight storage of six (6) commercial vehicles subject to the representations made by TMG Event Marketing and the conditions of the City’s Administrative Review Team at the time of the June 20, 2022 approval. The vehicles shall be stored in the designated area on the north side of the property. The type of vehicles stored outside and overnight is limited to two semi-trucks with trailers, two fifth-wheel trailers, and two “Tag” trailers. The outside storage area shall be clearly outlined with striping. When the semi-truck/trailers are stored on the site, they shall be parked in the front of each row (west side), with the remaining trailers parked behind. Vehicles shall be stored within the designated area as far to the east as possible. TMG Event Marketing may seek annual extensions directly from the City Council via an application with the Community Development Department. The City Council may grant annual extensions, provided it finds the company has complied with the conditions of the Special Land Use Permit.

Moved by Verbeke, Seconded by Marzolf.

RESOLVED: To approve the Consent Agenda.

VOTE: Yes: Carrier, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 23.02.019

Motion Carried (6- 0)

8. OLD BUSINESS

9. NEW BUSINESS

9a. Motion – To approve the Site Plan and Tree Removal Permit / UL Solutions

Mr. Keenan explained the request from Cunningham-Limp Company to construct an 83,061-square-foot high-tech research and testing facility located at the southeast corner of Dutton Road and Bald Mountain Road. The site is located behind TUV SUD and will be accessed by a private road off of Dutton. He noted that Cunningham-Limp plans to sell the land to UL Solutions and build the facility. UL Solutions will own the building and land.

Ms. Verbeke commented on the emergency vehicle access drive and the detention pond. Mr. Keenan confirmed that the plan includes a gated emergency vehicle only access drive from Bald Mountain Road to the site. The swing gate style will give it a more appealing look. He noted that there will be a Knox box for the Fire Department at this gate. A second gate will be located at the facility. He pointed out that nothing has changed related to the existing detention pond and natural buffer.

Sam Ashley, Cunningham-Limp, explained that there is additional screening that has been put in place around the perimeter of the property. The bike path will be diverted into the property in order to preserve the large trees. In response to a question from Mr. Hawkins, Mr. Ashley stated that there are no anticipated back up issues with employees leaving both buildings.

Moved by Carrier, Seconded by Hawkins.

RESOLVED: To accept the Planning Commission’s recommendation and approve the Site Plan and Tree Removal Permit for UL Solutions subject to the conditions of the City’s Administrative Review Team.

VOTE: Yes: Carrier, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 23.02.020

Motion Carried (6- 0)

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Marzolf

- Expressed excitement about the kitchen improvements at the Community Center.

Mr. Knight

- Suggested a study session be held to discuss the river walk as it is a positive enhancement to the downtown. Mr. Marzolf noted that this would be a good topic for discussion in the Recreation Master Plan.

Mr. Carrier

- Thanked Mr. Hopper for his service.

Mayor McDaniel

- Congratulated Mr. Beckerleg on 36 years of service with Secret Wardle.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

13. CLOSED SESSION

13a. Discussion of Attorney’s Opinion Letter

Moved by Verbeke, Seconded by Carrier.

RESOLVED: To meet in closed session to discuss a written attorney’s opinion letter pursuant to MCL 15.268(1)(h) of the Open Meetings Act.

VOTE: Yes: Carrier, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 23.02.021

Motion Carried

Council recessed to Closed Session at 7:25 PM.

The meeting reconvened in Open Session at 8:08 PM.

14. ADJOURNMENT

Hearing no objections, the Mayor adjourned the meeting at 8:08 PM.

Kevin R. McDaniel, Mayor

Laura M. Pierce, City Clerk

ATTACHMENT A

General Ledger Number	Budgeted Amount
101-266-802.000	\$72,681.84
251-735-802.000	\$22,225.28
252-736-800.199	\$25,574.84
253-737-800.199	\$23,789.92
202 452 935.000	\$9618.48
203 453 935.000	\$891.84

ATTACHMENT B

RESOLUTION TO AUTHORIZE THE CITY OF AUBURN HILLS MAYOR SIGN THE AGREEMENT FOR LOCAL FISCAL RECOVERY FUND DISTRIBUTION BETWEEN OAKLAND COUNTY AND THE CITY OF AUBURN HILLS

WHEREAS, The City of Auburn Hills submitted an application to the Oakland County Seniors Matching Grant opportunity for the addition of cooking equipment for the City of Auburn Hills Community Center in the amount of \$125,000.

WHEREAS The grant funding is part of a 5-million-dollar investment for senior centers in Oakland County.

WHEREAS The Grant Program requires a local match of 50%.

WHEREAS The Grant Program requires that the City of Auburn Hills to enter into an agreement for Local Fiscal Recovery Fund Distribution.

NOW THEREFORE BE IT RESOLVED that the City of Auburn Hills authorizes the City of Auburn Hills Mayor, Kevin R. McDaniel to sign the agreement on behalf of the city.

BE IT FURTHER RESOLVED that the City of Auburn Hills acknowledges and certifies compliance with all grant program requirements, including commitment to long-term maintenance and all project cost overruns.

BE IT FURTHER RESOLVED that the City of Auburn Hills shall make a local match through financial commitment for the project for \$125,000.

BE IT FURTHER RESOLVED that Karen S Adcock, Director of Senior Services, will be authorized to sign all grant-related documents on behalf of the City of Auburn Hills.

AYES: 6 (Carrier, Hawkins, Knight, Marzolf, McDaniel, Verbeke)

NAYES: None

ABSENT: 1 (Cionka)

RESOLUTION ADOPTED

I HEREBY CERTIFY, that the foregoing is a resolution duly made and passed by the City Council of the City of Auburn Hills at their regular meeting held on the 20th day of February, 2023, at 7:00 PM, with a quorum present.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this ____ day of _____, 2023

Laura M. Pierce, City Clerk
City of Auburn Hills

ATTACHMENT C

GL Number	General Fund Department	2023 Budget	Appropriations Increase/(Decrease)	2023 Amended Budget
101-371-957.001	BUILDING SERVICES	0.00	1,627	1,627
101-265-957.001	FACILITIES	0.00	333	333
101-336-957.002	FIRE - ADMIN	38,996.00	(6,328)	32,668
101-339-957.001	FIRE - SUPPRESSION	14,760.00	(9,881)	4,879
101-261-957.001	GENERAL ADMIN	13,333.00	(11,435)	1,898
101-261-957.002	GENERAL ADMIN	88,322.00	(3,549)	84,773
			(14,984)	
101-266-957.001	GROUNDS	0.00	2,192	2,192
101-770-957.001	PARKS	3,116.00	(1,691)	1,425
101-305-957.002	POLICE - ADMIN	59,223.00	37,024	96,247
101-301-957.001	POLICE - PATROL	0.00	10,570	10,570
101-686-957.001	SMART (SENIORS)	2,041.00	(1,227)	814
101-686-957.002	SMART (SENIORS)	859.00	(265)	594
			(9,342)	
Net Increase to General Fund Departments			17,370	
202-452-957.001	MAJOR ROADS	11,842.00	(9,033)	2,809
202-452-957.002	MAJOR ROADS	4,290.00	128	4,418
Net Decrease to Major Road Fund			(8,905)	
203-453-957.001	LOCAL ROADS	11,802.00	(9,006)	2,796
203-453-957.002	LOCAL ROADS	3,431.00	198	3,629
Net Decrease to Local Road Fund			(8,808)	
251-735-957.002	TIFA A	4,851.00	2,677	7,528
Net Increase to TIFA A Fund			2,677	
584-753-957.002	FIELDSTONE GOLF COURSE	20,590.00	(8,990)	11,600
Net Decrease to Fieldstone Golf Course Fund			(8,990)	
592-535-957.002	SEWER	6,759.00	625	7,384
592-535-957.001	SEWER	7,229.00	(5,684)	1,545
592-536-957.002	WATER	13,551.00	4,075	17,626
592-536-957.001	WATER	3,589.00	(2,218)	1,371
Net Decrease to Water/Sewer Fund			(3,202)	
661-594-957.002	FLEET	10,484.00	(2,590)	7,894
661-594-957.661	FLEET	43,964.00	37,644	81,608
Net Increase to Fleet Fund			31,852	
Account Key				
957.001	PHYSICAL DAMAGE INSURANCE			
957.002	LIABILITY INSURANCE			
957.661	AUTO LIABILITY			

ATTACHMENT D

CITY OF AUBURN HILLS RESOLUTION OF SUPPORT FOR THE RECONSTRUCTION OF BROWN ROAD

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, at 7:00 p.m. on the 20th day of February, 2023, the following resolution was offered by Councilperson Verbeke and supported by Councilperson Marzolf:

WHEREAS, the Michigan Department of Transportation (MDOT) administers the Transportation Economic Development Fund - Category "A" program to promote increased economic potential and improve the quality of life through support of job creation and retention in Michigan; and

WHEREAS, eligible recipients include all county road commissions in the State of Michigan; and

WHEREAS, General Motors is investing \$4 billion to convert the Orion Assembly plant to produce electric trucks using the General Motors developed Ultium Platform, which gives the company the flexibility to build vehicles for every customer and segment. This investment is expected to create more than 2,350 new jobs at Orion and retain approximately 1,000 current jobs when the plant is fully operational. General Motors estimates the new jobs at Orion will be filled by a combination of General Motors transferees and new hires. Electric truck production, including the Chevrolet Silverado EV and electric GMC Sierra, will begin at Orion in 2024. The Orion investment will drive significant facility and capacity expansion at the site, including new body and paint shops and new general assembly and battery pack assembly areas. Production of the Chevrolet Bolt EV and EUV will continue during the plant's conversion. Site work has already begun.; and

WHEREAS, the Reconstruction of Brown Road project includes the total removal of existing pavement and replacement with 10" of hot mix asphalt and the replacement of curb and gutter on Brown Road from Jamm Road to South Giddings Road, Giddings Road from Brown Road to Silverbell Road and Silverbell Road from Giddings Road to M-24 (Lapeer Road). The project will include the addition of a left-turn lane on Brown Road from approximately N. Atlantic Boulevard to the existing left turn lane at Giddings Road. Construction of right turn lanes at GM gate 3, GM gate 4 and GM haul way yard gate. There will be installation of traffic signals at GM gate 1, GM gate 3 and GM gate 4 as well as a right turn flare at GM gate 1; and

WHEREAS, the Board of County Road Commissioners for Oakland County, Michigan, the Charter Township of Orion, the City of Auburn Hills, and the Federal Surface Transportation Program will enter into a local cost participation agreement for \$5,000,000 in local match for the project; and

WHEREAS, the Board of County Road Commissioners for Oakland County, Michigan will serve as lead agency, issue construction permits for work in the road right-of-way, coordinate the design of the project and provide staff to inspect and administer the construction activities; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Auburn Hills supports the Board of Road Commissioners for Oakland County, Michigan actively seeking Transportation Economic Development Fund - Category "A" funds for the rehabilitation and reconstruction of Brown Road; Giddings Road; and Silver Bell Road and hereby

directs that the application for funding be submitted to the Michigan Department of Transportation, Office of Economic Development.

AYES: 6 (Carrier, Hawkins, Knight, Marzolf, McDaniel, Verbeke)

NAYES: None

ABSENT: 1 (Cionka)

ABSTENTIONS: None

STATE OF MICHIGAN)

COUNTY OF OAKLAND)

I, Laura M. Pierce, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 20th day of February, 2023, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this ____ day of _____, 2023.

Laura M. Pierce
City Clerk