



CITY OF AUBURN HILLS

Regular City Council Meeting Minutes

July 23, 2018

CALL TO ORDER: Mayor McDaniel at 7:00 p.m.
LOCATION: City Council Chamber, 1827 N. Squirrel Road, Auburn Hills, MI 48326
Present: Mayor McDaniel, Council Members Burmeister, Hammond, Kittle, Knight, Moniz, and Verbeke
Absent: None
Also Present: City Manager Tanghe, City Attorney Hill, Assistant City Manager Grice, City Clerk Pierce, Police Chief Baker, Deputy DPW Director Stahly, Director of Community Development Cohen, City Engineer Judici, Management Assistant Intern Benoit

20 Guests

4. APPROVAL OF MINUTES

4a. Regular City Council Minutes – July 9, 2018

Moved by Hammond, Seconded by Moniz.

RESOLVED: To approve the City Council Minutes of July 9, 2018.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Moniz, Verbeke

No: None

Resolution No. 18.07.102

Motion Carried (7 - 0)

5. APPOINTMENTS AND PRESENTATIONS

5a. Presentations of scholarships by Helping Hands, Presented by Dan Wahl

Dan Wahl presented scholarships to three deserving students, two from the Avondale High School and one student from the Lake Orion High School.

5b. Motion – To confirm the reappointment of Planning Commission members:

Mayor requested the reappointment of the Planning Commission members.

5b1. Greg Ouellette

5b2. Chauncey Hitchcock

5b3. Eric Mendieta

Moved by Burmeister, Seconded by Knight.

RESOLVED: To confirm the reappointments of Greg Ouellette, Chauncey Hitchcock, and Eric Mendieta to the Planning Commission, each for an additional three-year term ending on July 31, 2021.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Moniz, Verbeke

No: None

Resolution No. 18.07.103

Motion Carried (7 - 0)

5c. Motion – To confirm the reappointment of Zoning Board of Appeals members:

Mayor requested the reappointment of the Zoning Board of Appeals members.

5c1. Greg Ouellette

5c2. Trina Burrell

Moved by Moniz, Seconded by Verbeke.

RESOLVED: To confirm the reappointments of Greg Ouellette and Trina Burrell to the Zoning Board of Appeals, each for an additional three-year term ending on July 31, 2021.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Moniz, Verbeke

No: None

Resolution No. 18.07.104

Motion Carried (7 - 0)

6. PUBLIC COMMENT

Mr. Bowman shared that he is running for office in the 29th District. He encouraged everyone to exercise their democratic right to vote.

7. CONSENT AGENDA

All items listed are considered to be routine by the City council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

7a. Board and Commission Minutes

7a1. Beautification Advisory Commission – June 20, 2018

7a2. Planning Commission – July 11, 2018

RESOLVED: To receive and file the Board minutes.

7b. Motion – To approve a resolution in support of the Giddings Road Improvements

RESOLVED: To approve the Resolution in support of Giddings Road improvements. (Attachment A)

Moved by Verbeke, Seconded by Hammond.

RESOLVED: To approve the Consent Agenda Items 7a and 7b.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Moniz, Verbeke

No: None

Resolution No. 18.07.105

Motion Carried (7 - 0)

7c. Motion – To approve the incentive for Robertson Brothers' Riverside Townes Project

Ms. Hammond voiced her concern regarding the appearance of businesses wanting to receive incentives since they do not qualify for abatements. She wants to ensure that a precedence is not set.

Mr. Knight questioned the percentage of the entire investment and shared Ms. Hammond's concerns regarding setting a precedent moving forward with new businesses. He shared the observation that if the percentage is under 3% then it might be worth supporting, but he is also concerned that the City could be setting themselves off in the wrong direction.

Mr. Jim Clark of Roberson Homes, 6905 Telegraph, Bloomfield Hills, MI shared the total investment of this project is \$3,814,000.00 for brand new condominiums in the downtown area. The goal would be to close within the next 30 days and to start work this year.

Mayor McDaniel shared that the payment of this project has a quick payback and this project ~~help~~ helped to put more residents in the downtown area.

Mr. Tanghe shared that incentives are not being shared with all developers. This reduction was presented to this developer to help reduce the water and sewer connection by 50% in order to have an owner occupied development in the downtown area. This needs to be seen as a residential investment in the downtown area.

Moved by Knight, Seconded by Burmeister.

RESOLVED: To authorize the DPW to reduce the water and sewer capital fees by 50% for the Riverside Townes project located at 3321 Squirrel Court. The current estimated total of the charges is \$42,000 as defined in the chart herein, with a \$21,000 credit being given at the time of permit application for the work to be performed. Furthermore, this is not a cash incentive or payment to Robertson Brothers Homes but a reduction given as a credit against water and sewer fees.

VOTE: Yes: Burmeister, Kittle, Knight, McDaniel, Moniz, Verbeke
No: Hammond

Resolution No. 18.07.106

Motion Carried (6 - 1)

8. OLD BUSINESS

9. NEW BUSINESS

9a. Motion – To approve the Site Plan and Tree Removal Permit / Alps Electric, Inc.

Mr. Cohen presented the request for a 12,215 square foot addition with 221 parking spaces for an expansion at 1500 Atlantic Blvd. Upon approval the construction would begin in the Fall of 2018 with completion of the project Fall of 2019.

Jim Bulter the President of PEA was present to answer any questions.

Moved by Moniz, Seconded by Hammond.

RESOLVED: To accept the Planning Commission’s recommendation and approve the Site Plan and Tree Removal Permit for Alps Electric subject to the conditions of the administrative review team.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Moniz, Verbeke
No: None

Resolution No. 18.07.107

Motion Carried (7 - 0)

9b. Motion - To approve the Site Plan, Special Land Use Permits, and Tree Removal Permit / FANUC America Corporation

Mr. Cohen presented a 461,525 square foot light industrial project. If approved, this project will be the third largest industrial building in Auburn Hills. Due to the fact that this property is heavily wooded, 420 replacement trees will be planted on site and 76 trees are being planted off site. For the trees that cannot be replaced due to space issues, \$487,420 being paid to the City’s tree fund.

Bruce Brickman General Development Company was present to answer any questions.

Mr. Moniz shared a concern from a resident that questioned the condition of the road from the new construction of the project. Mr. Brickman and Mr. Cohen confirmed that the contractor would take care of the condition of the road and upgrade the road from a Class B to a Class A once the road is reconstructed in 2020.

Moved by Hammond, Seconded by Verbeke.

RESOLVED: To accept the Planning Commission’s recommendation and approve the Site Plan, Tree Removal Permit, and Special Land Use Permits for landbank parking and light industrial use for FANUC America Corporation subject to the conditions of the administrative review team.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Moniz, Verbeke
No: None

Resolution No. 18.07.108

Motion Carried (7 - 0)

9c. Motion – To approve the Mass Grading and Tree Removal Permit / JB Donaldson Company

Mr. Cohen presented the repair of a useable building pad on 10.49 acres. It is expected that no outside fill will be used to level the site, however if bad soil is found during the process it was be removed properly and new soil will be brought in. There will be 711 replacement trees on site or funding put into the City's tree fund.

Ms. Verbeke sought clarification regarding the removal of all the trees or certain area. Mr. Cohen clarified that the entire site has to be mass graded to create a level pad, due to the significant grade.

Moved by Moniz, Seconded by Knight.

RESOLVED: To accept the Planning Commission's recommendation and approve the Mass Grading and Tree Removal Permit for JB Donaldson Company subject to the conditions of the administrative review team.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Moniz, Verbeke
No: None

Resolution No. 18.07.109

Motion Carried (7 - 0)

9d. Motion – To approve the Mobilitie Small Cell License Agreement

Mr. Grice presented the small cell transmitter agreement in the City rights of way. This agreement would allow the installation of the small cell transmitters, two on a new pole installation and one to be attached to an existing DTE pole.

A representative from Mobilitie was available to answer any questions.

There was discussion regarding the locations, clarification of the process and if multiple companies can use the same transmitters. These issues were clarified by Mr. Grice and the representative from Mobilitie with specific clarification to the issue that other carriers are not allowed to use the small cell tower but if a larger cell was to be installed then other companies could share.

Moved by Burmeister, Seconded by Knight.

RESOLVED: To approve the Small Cell License Agreement between the City of Auburn Hills and Mobilitie, LLC., and authorize staff to begin the permitting process for the proposed small cell installations.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Moniz, Verbeke
No: None

Resolution No. 18.07.110

Motion Carried (7 - 0)

10. COMMENTS AND MOTIONS FROM COUNCIL

Ms. Hammond –

- Reminded everyone that the Concert in the park series is still happening
- Shared National Night out is August 7th as well as it being Election Day.

Mr. Knight

- Shared that there will be pavement at the bank soon.
- Invited Council and their families to the Optimist Club annual picnic on the 2nd Friday night, located by the Den and Fieldstone buildings.

Mr. Kittle

- Stated that he would like to see a motion made to not allow letters to be sent to residents without the approval of City Manager or City Administration. He shared that another letter was received regarding the backflow issue. He shared that there needs to be better consistency when communication is sent out to the residents regarding issues of property values, water service and other services provided by the City. Mayor McDaniel commented that he had not seen the letter and sought clarification as to the fact of this needing to be a policy issue. Mr. Tanghe stated that he only recently heard about the issue and was understanding that the letter was a reminder to those that had not yet reported the results of the testing. Mr. Tanghe shared his concern regarding creating a policy that states he has to read all the communications sent from the 12 departments within the City. Mayor McDaniel stated that he agrees that it is a sensitive issue, however he is not wanting to take quick action on a policy issue over one concern. He stated that the City Manager should have time to address the issue appropriately before a policy is implemented. Mr. Tanghe would like to address this issue without creating a policy quickly, policy should be well thought out. He stated that he would like to work with the department heads and indicate the importance of how communications are sent out for those issues that are sensitive to residents. Mr. Kittle stated that he wants to create an awareness of the communication issue and the need to make it better.
- Shared that in the future he will be recommending that the backflow issue be outsourced so that it is not a task by the DPW. He shared that the task is a requirement by the MDEQ, and is a burden to local government.

Ms. Verbeke

- Shared her concern with the flow of traffic once Top Golf opens on December 22.

Mr. Burmeister

- Shared that Pontiac road is looking great.

Mayor McDaniel

- Shared the activities of National Night Out.
- Commented that the Police department has partnered with Families against Narcotics, to join the Hope not Handcuffs Program. He shared that this program success is completed by volunteers that are referred to as angels. A training will be held, Tuesday August 21st, 6:30-8:30 at the Police Department. www.familiesagainstnarcotics.org
- Reminded people that the Primary Election is August 7th.

11. CITY ATTORNEY'S REPORT

12. CITY MANAGER'S REPORT

Mr. Tanghe

- Shared the new Rental Home registration packet going out and highlighted the schedule of when the program will be rolled out to the public. He stated that staff has reviewed the document and made changes to ensure that the communication was clear as well as the expectation within the new ordinance. The City attorney will review the packet before it is sent to the public.

13. ADJOURNMENT

Hearing no objections, the Mayor adjourned the meeting at 8:20PM

Kevin R. McDaniel, Mayor

Laura M. Pierce, City Clerk

ATTACHMENT A

Resolution

Be it resolved that

CONTRACT No. 18-5260, Control Section STU 63000, Job Number 202835A

By and between the

MICHIGAN DEPARTMENT OF TRANSPORTATION

and the

CITY OF AUBURN HILLS

is hereby accepted.

The following Officials are authorized to sign the said contract:

Thomas A. Tanghe, City Manager

Ronald J. Melchert, DPW Director

Moved by: Council Member Verbeke

Supported by: Council Member Hammond

ADOPTED: AYES: Burmeister, Hammond, Kittle, Knight, McDaniel, Moniz, Verbeke

NAYES: None

ABSENT: None

I hereby certify that the foregoing is a true and correct copy of a resolution made and adopted at a regular meeting of the Auburn Hills City Council, on the 23rd day of July, 2018.

Signed _____

Laura M. Pierce, City Clerk

City of Auburn Hills