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: Assistant City Manager Grice, City Attorney Beckerleg, City Clerk Pierce, Fire Chief Taylor, Police Chief Baker, Police Lieutenant Gagnon, Community Development Director Cohen, Finance Director/Treasurer Schulz, Deputy Finance Director/Deputy Treasurer Farmer, Director of Authorities Skopek, DPW Director Melchert, Mgr. of Public Utilities Deman, City Engineer Cousino, Management Intern Hagge

32 Guests

4. APPROVAL OF MINUTES

4a. City Council Minutes, October 21, 2019

Moved by Hammond, Seconded by Verbeke.

RESOLVED: To approve the City Council Minutes of October 21, 2019 as presented.

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

No: None

Resolution No. 19.11.160 Motion Carried (7 - 0)

5. APPOINTMENTS AND PRESENTATIONS

5a. Promotion of Sergeant Jeremy Stubbs to the rank of Lieutenant, by Chief Baker

Chief Baker presented Sergeant Jeremy Stubbs to Council for the promotion to Lieutenant. Chief Baker shared that this promotion will help with the needs and command issues of the department. This addition will help to strengthen the ability to adequately supervise the calls for service and train, coach and mentor the current staff of officers.

5b. Third Quarter Investment Report Presentation, by Mary Donovan, Insight

Ms. Donovan presented the current market conditions and the portfolio performance structure. She shared that the market has changed since the Fall season and the environment has changed. This is due to multiple factors; slowing Global economy, tariffs and trade relation issues that the Country is in the midst of. The Federal Reserve has decreased the interest rates 3 times, bringing the target rate down. The manufacturing sector of the US economy is in recession but the consumer sector is strong. A long term strategy for the duration of the portfolio has been made in response to the change in market conditions.

6. PUBLIC COMMENT

Brenda Carter was present to thank City Council for their continued support and to commend the Council for the successful economic and residential development that is taking place in the City.

7. CONSENT AGENDA

Mr. Knight removed Item 7c (List of Authorized Depositories) from the Consent Agenda.
7a. Board and Commission Minutes
   7a1. Brownfield Redevelopment Authority, October 15, 2019
   7a2. Planning Commission, October 16, 2019
   7a3. Beautification Advisory Commission, October 16, 2019
   7a4. Beautification Advisory Commission, September 11, 2019
   RESOLVED: To receive and file the Board and Commission Minutes.

7b. Motion – To approve List of Authorized Broker/Dealers
   RESOLVED: To adopt the resolution approving the attached list of authorized broker/dealers used by the Investment Manager on behalf of the City. (Attachment A)

7d. Motion – To amend the City’s Investment Policy as indicated as of November 4, 2019.
   RESOLVED: To amend the City’s Investment Policy as reviewed and approved as of November 4, 2019 with the amendments indicated in the draft policy.

7e. Motion - To receive and file the 3rd Quarter 2019 Cash Management Summary and Executive reports.
   RESOLVED: To receive and file the AndCo Consulting 3rd Quarter 2019 Cash Management Summary and Executive reports.

Moved by Moniz, Seconded by Knight.
   RESOLVED: To approve the Consent Agenda Items 7a, 7b, 7d, 7e.
   VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Moniz, Verbeke
         No: None
   Resolution No. 19.11.161 Motion Carried (7 - 0)

7c. Motion – To approve the List of Authorized Depositories

Mr. Knight stated that he would like to see the bank Insight added to the list of authorized depositories.
Ms. Schulz stated that there are four components that are looked at when selecting an institution to be added to the list.

Moved by Knight, Seconded by Moniz.
   RESOLVED: To adopt the resolution herein approving the list of authorized depositories for City funds. (Attachment B)
   VOTE: Yes: Burmeister, Hammond, Knight, McDaniel, Moniz, Verbeke
         No: None
         Absent: 1 (Kittle)
   Resolution No. 19.11.162 Motion Carried (6 - 0)

8. OLD BUSINESS
9. NEW BUSINESS
9a. Motion – To approve the Special Land Use Permit / Jax Kar Wash.

Mr. Cohen presented the need for a Special Land Use Permit. He stated that approval would allow the construction of an LED automatic copy sign located at 3553 E. Walton Blvd. The sign will remain in the same location of the current sign placement. The sign meets all the ordinance requirements. Due to there being no residential areas close by, the sign will operated from 6AM – 10PM. The size of this sign will decrease from 24’ to 10’ in height.

Mr. Haitham Sitto of Jax Kar Wash was present for questions. He stated that the sign will be used for Amber Alerts and the lights will adjust to the natural lighting of the day. There will be no scrolling or
flashing of the sign. Ms. Hammond clarified that the lights can be turned down if the lights are too bright, Mr. Sitto stated that the additional features on this sign allow for that to happen.

Mr. Beckerleg confirmed that this special land use permit can be reviewed or revoked if the owners violate any of the items discussed. It would be brought back before council for a review of the special land use approval.

**Moved by Hammond, Seconded by Kittle.**

**RESOLVED:** To accept the Planning Commission’s recommendation and approve the Special Land Use Permit for Jax Kar Wash’s Automatic Changeable Copy Sign subject to the conditions of the City’s Administrative Review Team. The City Council will allow the sign to operate from 6:00 a.m. until 10:00 p.m. daily since no negative impact is anticipated to residential areas.

**VOTE:**

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

No: Verbeke

Resolution No. 19.11.163  
Motion Carried (6 - 1)

**9b. Motion – To approve the Special Land Use Permit / American Tower.**

Mr. Cohen presented the need for a Special Land Use Permit for the approval of American Tower, the existing wireless communication facility, to remain permanently. Due to the concerns of development in the downtown area, permanent approval has never been granted. With the new development of the Parkways and Fountain Circle, it was stated that this should no longer be a concern. The industry standards require a five year inspection of the towers. It was discussed that per Federal Law, the height of a cell tower can be increased administratively by 10ft, but anything over that, needs City Council approval. Mr. Cohen stated that almost every cell tower that is adopted is granted permanency.

Mr. David Tracy of the American Tower Corporation was present to answer any questions. Mr. Tracy clarified that this tower was originated by Verizon but now there are multiple carriers on this one tower. It was discussed that the City has the ability to keep the tower in compliance.

**Moved by Kittle, Seconded by Moniz.**

**RESOLVED:** To accept the Planning Commission’s recommendation and approve the Special Land Use Permit for American Tower to allow the existing wireless communication facility to remain located at 3511 Auburn Road for 20 years subject to compliance with all federal, state, and local laws and other requirements.

**VOTE:**

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

No: None

Resolution No. 19.11.164  
Motion Carried (7 - 0)

**9c. Motion – To approve the Special Land Use Permit, Site Plan and Tree Removal Permit / Church of God in Christ.**

Mr. Cohen presented the request from the Church of God in Christ to construct a one-story 32,948 square foot building to be located at the northeast corner of Baldwin Road and Collier Road. The investment to build this facility is 6 million dollars.

Ms. Verbeke stated that historically entrances or exits of facilities were not allowed to take place on residential roads. Mr. Cohen clarified that Collier Road is not considered a residential road. He stated that the exits are there to provide the Fire Department the ability to access the site and also for people to be able to get in and out of the site. Ms. Verbeke stated she appreciates all the work that has been done
however, there have been times in the past where the same situation has come before Council and it has been turned down.

Mr. Courtney Drew, Mr. Ghassan Abdelnour and Mr. John Thompson were present to answer any questions. Mr. Abdelnour stated that after meeting with the Fire Department and the Police Department, it was recommended that there be an exit onto Collier Road but to also allow access on both sides of the facility. Chief Baker stated that in looking at the layout, he does not anticipate traffic flow concerns. Chief Taylor confirmed that it was the Fire Department that requested the radius on terms of the wheel base of the new ladder truck. Mr. Kittle questioned the tree selection and the fact that they are slow growing trees. Mr. Drew stated that the church is wanting to make the neighbors happy with the design of the facility so they will be accommodating. Mr. Thompson discussed the importance of the layout and design for the purpose of emergency services being called to the facility, in a worst case scenario.

Moved by Verbeke, Seconded by Kittle.
RESOLVED: To postpone this item until time that the Fire Department can come back with a suggestion or recommendation on a breakaway gate on Collier Rd.
VOTE: Yes: Verbeke
No: Burmeister, Hammond, Kittle, Knight, McDaniel, Moniz

Resolution No. 19.11.165
Motion Failed (1 - 6)

Moved by Hammond, Seconded by Burmeister.
RESOLVED: To accept the Planning Commission’s recommendation and approve the Special Land Use Permit, Site Plan, and Tree Removal Permit for The Church of God In Christ subject to the conditions of the City’s Administrative Review Team.
VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Moniz
No: Verbeke

Resolution No. 19.11.166
Motion Carried (6 - 1)

9d. Public Hearing / Motion – To approve the Brownfield Plan for 3180 Auburn Road.
Mr. Skopek presented the Public Hearing for the approval of a Brownfield Plan for 3180 Auburn Road. He shared that this is a City owned parcel containing a vacant, deteriorating building just west of the Clinton River. A Phase I and Phase II environmental study has been done on this site and there has been some contamination found on the property however, due care has been undertaken to delineate the extent of the contamination.

Mr. Skopek explained that the Brownfield Redevelopment Authority was able to utilize local Brownfield Redevelopment loan fund dollars to fund certain activities on the site. For the future redevelopment of the site, the plan may be amended to include additional activities and to describe the anticipated capture of Tax Increment Revenues.

Mayor McDaniel opened the Public Hearing at 8:39PM. Hearing no comment, he closed the Public Hearing at 8:39PM.

Moved by Moniz, Seconded by Knight.
RESOLVED: To adopt the attached resolution approving the Brownfield Plan for 3180 Auburn Road, in accordance with Public Act 381. (Attachment C)
VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Moniz, Verbeke
No: None

Resolution No. 19.11.167
Motion Carried (7 - 0)
10. COMMENTS AND MOTIONS FROM COUNCIL
Ms. Hammond – Wished everyone luck on Election Day.

Mr. Knight – Discussed that he would like the Council Chamber lighting adjusted so he can see the faces of the presenters. He thanked DPW on the raised manhole on Squirrel Road. He also stated that he appreciates the speed signs on Squirrel Road. He shared that he greatly appreciates the contributions from Ms. Hammond to the Council.

Mr. Kittle – Stated that Election Day is tomorrow.

Ms. Verbeke – Good luck to everyone on the ballot.

Mr. Moniz – Good luck to everyone on the ballot.

Mr. Burmeister – Shared that 3250 Auburn Road is starting to become an eyesore and would like it looked into.

Mayor McDaniel – Stated that he is thankful for the interest of people that are wishing to participate and make sure the community is a great place for everyone to be.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

13. CLOSED SESSION

13a. Motion - To meet in closed session for the City Manager’s Performance Evaluation pursuant to MCL 15.268 8(a) of the Open Meetings Act.

Moved by Verbeke, Seconded by Moniz.

RESOLVED: To meet in closed session for the City Manager’s Performance Evaluation pursuant to MCL 15.268 8(a) of the Open Meetings Act.

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

Resolution No. 19.11.168  
Motion Carried (7 - 0)

The meeting recessed to closed session at 8:45 PM.
The meeting reconvened in open session at 9:52 PM.

Moved by Kittle, Seconded by Knight.

RESOLVED: For the City Manager to have a 4% raise effective January 1, 2020 and a 4% bonus to be paid in December, 2019.

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

Resolution No. 19.11.169  
Motion Carried (7 - 0)

14. ADJOURNMENT

Hearing no objections, the Mayor adjourned the meeting at 9:55PM.
ATTACHMENT A

RESOLUTION:

WHEREAS, Section 7.0 of the City of Auburn Hills Investment Policy states that “The City Treasurer/Finance Director shall maintain a listing of financial institutions and broker/dealers authorized to provide investment services,” approved annually by City Council for investment and depository purposes,

NOW THEREFORE BE IT RESOLVED, that the Auburn Hills City Council approve the attached brokers/dealers as legal pass-through agents for all public monies effective to December 31, 2020.

Insight Investment
Broker Dealer List
Prepared for the City of Auburn Hills
October 14, 2019

Primary dealers or affiliated firms
Barclays Capital
BMO Capital Markets
BNP Paribas Securities
BoA Securities
Cantor Fitzgerald & Co.
Citigroup Global Markets
Credit Suisse Securities (USA)
Daiwa Capital Markets America
Deutsche Bank Securities
Goldman Sachs & Co.
HSBC Securities (USA)
Jefferies
JP Morgan Securities
Mizuho Securities USA
Morgan Stanley & Co.
NatWest Markets Securities
Nomura Securities International
RBC Capital Markets
SG Americas Securities
TD Securities (USA)
UBS Securities
Wells Fargo Securities

Non-primary dealer firms
ANZ Securities
Blaylock Van
Credit Agricole Securities (USA)
FTN Financial Securities
Incapital
INTL FCStone Financial
Keybanc Capital Markets
MUFG Securities Americas
NAB Securities
Oppenheimer & Co.
Piper Jaffray & Co.
Raymond James & Associates
Robert W. Baird & Co.
Scotia Capital (USA)
SMBC Nikko Securities America
Stifel Nicolaus & Company
SunTrust Robinson Humphrey
US Bancorp Investments

The approved list of broker/dealers includes affiliates of designated firms and is subject to change without notice.
ATTACHMENT B

RESOLUTION:

WHEREAS, Section 4.23 of the Auburn Hills Charter states that "The City Council shall select annually one or more depositories in which funds of the City shall be deposited" and

WHEREAS, Section 7.0 of the City of Auburn Hills Investment Policy states that "The City Treasurer/Finance Director shall maintain a listing of financial institutions and brokers/ dealers authorized to provide investment services," approved annually by City Council for investment and depository purposes, and

WHEREAS, the currently approved list of legal depositories has expired,

NOW THEREFORE BE IT RESOLVED, that the Auburn Hills City Council approve the following financial institutions as legal depositories for all public monies effective to December 31st, 2020.

Bank of America  Oxford Bank  Genisys Credit Union
Fifth Third Bank  Chemical Bank  Michigan Schools &Government Credit Union
Horizon Bank  TCF National Bank  PARDA Federal Credit Union
JPMorgan Chase  Citizens Bank, N.A.  Alliance Catholic Credit Union
Huntington National Bank  Wells Fargo Bank, N.A.  Mercantile Bank of Michigan
Michigan State University Federal Credit Union
Comerica Bank  Cornerstone Community Financial Credit Union
ATTACHMENT C

CITY OF AUBURN HILLS
RESOLUTION

APPROVING BROWNFIELD PLAN FOR
3180 AUBURN 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, MI 48326 at 7:00 p.m. On the 4th day of November, 2019.

The following resolution was offered by __________ Moniz _________ and supported by __________ Knight _________:

WHEREAS, the City of Auburn Hills (the City) has created a Brownfield Redevelopment Authority (the Authority) pursuant to PA 381 of 1996, as amended (the Act); and

WHEREAS, the Authority met and considered the Brownfield plan submitted by City of Auburn Hills for the property consisting of parcel with Sidwell Number 02-14-36-102-006; and

WHEREAS, the Authority has reviewed the Brownfield plan in accordance with the Act; and

WHEREAS, the Authority, following review of the plan, approved the same and recommended approval to the City Council; and

WHEREAS, the notices required by the Act have been given; and

WHEREAS, The City Council, in accordance with the Act, met and conducted a public hearing on November 4, 2019, in order to review the plan; and

WHEREAS, during the public hearing conducted by the City Council on November 4, 2019, all persons, including the affected taxing jurisdictions, were allowed an opportunity to comment on the brownfield plan and present their view and recommendations.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Auburn Hills City Council that:

1. The City Council of the City of Auburn Hills hereby approves the Plan and determines that the Plan, in accordance with the Act, constitutes a public purpose.
2. Furthermore, the Plan meets the requirements of Section 13 of the Act.
3. Furthermore, that the costs of eligible activities proposed are reasonable and necessary to carry out the purposes of the Act.

AYES: 7
NAYS: None
ABSENT: None
ABSTENTIONS: None
STATE OF MICHIGAN)   
COUNTY OF OAKLAND)   
   )ss

I, the undersigned, the duly appointed City Clerk for 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 4th day of November, 2019.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this ___ day of ______, 2019.

Laura Pierce, City Clerk