



The City of Auburn Hills
City Council Meeting
Minutes

May 23, 2016

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, Mayor Pro Tem Mitchell, Council Members Burmeister, Hammond, Kittle, Knight, Verbeke
Absent: None
Also Present: City Manager Tanghe, Assistant City Manager Grice, Police Chief Olko, Deputy City Clerk Novak, Community Development Director Cohen, Management Assistant Harris, City Engineer Juidici, City Attorney Beckerleg
45 Guests

4. APPROVAL OF MINUTES

4a. Regular City Council – May 9, 2016

Moved by Mitchell; Seconded by Knight.

RESOLVED: To approve the May 9, 2016 City Council meeting minutes.

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

No: None

Resolution No. 16.05.083

Motion Carried (7-0)

4b. City Council Workshop – May 9, 2016

Moved by Verbeke; Seconded by Knight.

RESOLVED: To approve the May 9, 2016 City Council Workshop meeting minutes.

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

No: None

Resolution No. 16.05.084

Motion Carried (7-0)

5. APPOINTMENTS AND PRESENTATIONS

5a. Presentation – Life Saving Award

Chief Olko explained on April 27, 2016 at 5:15 p.m., a 29-year-old Clarkston woman was driving on west bound M-59 near Squirrel Road when she experienced a critical medical episode, causing her to crash into the median wall. Witnessing the crash, William Cowl and Andrew Combs stopped to check on the driver. They found the driver unresponsive. Joseph Azain; retired fire chief of Westland, Timothy Wilson; and off-duty Oakland County Deputy Kyle Lindsay also stopped at the crash. They all assisted in removing the unconscious driver from the vehicle. Finding that the driver was not breathing and had no pulse, Timothy Wilson and Kyle Lindsay began CPR. Rasha Hermez phoned 911.

When Officer Bradley Brasil and Officer Alex Keebaugh arrived on the scene, Timothy Wilson and Kyle Lindsay insisted on continuing CPR. The Auburn Hills Fire personnel arrived on scene and took over medical care for the driver transporting her to McLaren Oakland Hospital. The driver arrived at the hospital with a heartbeat and breathing on her own.

Officer Brasil went to the hospital to follow-up on the crash and to check on the driver's condition. The emergency room doctor told him that the driver would not be alive if these people would not have stopped and started CPR immediately. A few days later, the driver walked out of the hospital on her own.

Chief Olko introduced Kendra Wyke, the driver of the crashed vehicle and asked her to join in recognizing and thanking those who stopped to help.

Chief Olko introduced Joseph Azain (not present), Andrew Combs, William Cowl, Deputy Kyle Lindsay Rasha Hermez and Timothy Wilson, and thanked them and honored them for their quick action. Each received a Citizen Award for Life Savings.

6. PUBLIC COMMENT - none

7. CONSENT AGENDA

7a. Board and Commission Minutes

7a.1. Planning Commission – May 11, 2016

Moved by Verbeke; Seconded by Hammond.

RESOLVED: To approve the Consent Agenda.

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

No: None

Resolution No. 16.05.085

Motion Carried (7-0)

8. OLD BUSINESS

8a. Motion – Approve Revised PUD Step One – Concept Plan / Dutton Corporate Centre

Mr. Cohen explained this is a request from the new property owner, Rich LaLonde, to amend the PUD Concept Plan and Development Agreement for the Dutton Corporate Center. The primary changes include: a larger commercial area along M-24 and increased flexibility in land uses; a new light industrial area, which could include outdoor storage, if approved by City Council, as well a 50 foot tall building; and a larger open space area across from the residents along Bald Mountain Road.

The depth of the new open space area will be one quarter of a mile deep from the residents on Bald Mountain Road and one third of a mile from the proposed Kia Dealership.

One of the PUD goals was to achieve a large open space area across from the residents to buffer the development. In exchange for the increased land use, flexibility and permission to Phase I, Mr. LaLonde will provide:

1. 28.7 acres of dedicated open space with new trails and trees planted no later than December 1, 2018
2. 1.2 acre easement to improve access to the City's tree nursery
3. Completion by December 1, 2016:
 - a) Final paving of Interpark Drive and Technology Court
 - b) Install frontage trees along M-24
 - c) Install pathway and landscaping adjacent to VAST
 - d) Remove the temporary drive at Bald Mountain Road
 - e) Install the Welcome to Auburn Hills sign
4. No oil or gas drilling on the property
5. Submit MDEQ environmental reporting to the City
6. Planting all required replacement trees by December 1, 2021 (5 years)

Staff and Planning Commission recommend approval of the amended PUD as it will jumpstart the stalled project that began in 2009.

Mr. Knight, the Council liaison to the Brownfield Redevelopment Authority, asked where the outline is for the landfill for this property, noting there will need to be special mediation for building on this site. He asked if the landfill site can be superimposed on the site plan so everyone is familiar with the location.

Mr. Cohen showed the outline of the landfill from his PowerPoint presentation.

Regarding the large open space area, Mr. Knight noted it is not part of the landfill and asked if this portion of the property is unbuildable.

Mr. Cohen explained this portion of property is quite low and the main concern is this site is zoned for an industrial or high-tech building, but is across from residential homes. This was the remedy for the local residents, to not allow the construction of an industrial building.

Mr. Knight noted there are special construction requirements if building on the actual landfill.

Mr. Cohen explained the plan is to 'float' the car dealership on the landfill, which has been done at other landfill locations.

Ms. Verbeke asked what the plans are for the open space.

Mr. Cohen stated the idea is to expand the walking trails that were included in the first PUD plan and plant additional trees. There is a woodland mitigation plan in the Woodland Ordinance, which allows the planting of smaller trees to reforest the area as opposed to typical landscaping trees. This will take place by December 1, 2018 or when the first development occurs.

Mr. Burmeister asked about the elevation between the proposed development and residents on Bald Mountain Road.

Mr. Cohen stated he doesn't recall the elevation drop-off, but will forward the information.

Mr. Burmeister stated he would like to see the elevations with Mr. Heilbrun's house included.

Mr. Cohen stated the elevation is lower within the industrial park.

Mr. Knight believes at some point the open space will be developed, and there needs to be an access road from Lapeer Road or the City needs to get a dedicated right-of-way on the left side of Bald Mountain Road. If necessary, the easement will allow Bald Mountain Road to become a class one road at a later date.

Mr. Kittle asked if the developer will be responsible for the well monitoring of the landfill site.

Bennett Donaldson, J.B. Donaldson Company, noted there are many monitoring well points on the property and those not associated with the landfill will be removed. G2, the environmental consultant on this project, will determine which wells remain and which can be removed, as well as those that need monitoring. With Mr. LaLonde purchasing this property, it is his responsibility to continue the monitoring and make reports as required.

Mayor McDaniel explained to Mr. Heilbrun this isn't a public hearing, that was held during the Planning Commission meeting on May 11th and asked if he had any additional comments, other than those he asked at the Planning Commission meeting.

David Heilbrun, 4260 Bald Mountain Road, stated he doesn't recall what he addressed at the May 11th meeting.

Mayor McDaniel asked if Mr. Heilbrun had a specific comment to make, reiterating this isn't a public hearing. City Council is aware of all comments made at the Planning Commission meeting.

Mr. Heilbrun asked if City Council will be approving or disapproving this request, this evening.

Mayor McDaniel stated yes, there will be a decision made for the PUD Step One.

Moved by Kittle; Seconded by Knight.

RESOLVED: To accept the Planning Commission's recommendation and approve the Revised PUD Step One – Concept Plan for the Dutton Corporate Centre.

Ms. Verbeke asked if Mr. Knight's suggestion of road right-of-way property should be addressed, she believes it is a good idea.

Mr. Cohen explained the old plans from 2001/2002 show the previous owner had dedicated Bald Mountain right-of-way, though he isn't sure if it's the full right-of-way Mr. Knight is referring to. Mr. LaLonde is keeping the 100 foot wide buffer, so there will be plenty of room to widen the road if necessary. Mr. Cohen said that can be something to be included in the development agreement or can be addressed now.

Mr. Kittle noted for Mr. Heilbrun, this is step one in the process; each development for this corporate center will be an additional step in the process and need to be reviewed by both the Planning Commission and the City Council.

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

No: None

Resolution No. 16.05.086

Motion Carried (7-0)

8b. Motion – Adoption of Dispatch Resolution and Cessation Notice

Mr. Tanghe noted these are the last few items that need attention, before the transfer of dispatch services from the City of Auburn Hills to Oakland County Sheriff's Division. The resolution, once adopted, makes the Sheriff's Department the Primary Public Safety Answering Point (PSAP) for all 911 calls originating in Auburn Hills, for both the police and fire department.

The cessation notice, directs the City's Public Safety Answering Point to terminate and transition the service to the Oakland County Sheriff's Department.

Ms. Verbeke asked if all the City dispatchers have found other positions with the County or otherwise.

Mr. Tanghe stated to the best of his knowledge, everyone has either has committed somewhere or is in the process seeking other employment. Three dispatchers are transferring internally, a couple to other agencies, one to the County and one is retiring.

Ms. Verbeke asked how many position were available with Oakland County and how many City dispatchers interviewed at the County.

Mr. Tanghe stated there were at least six positions available and he believed five or six applied at the County; not everyone elected to go to the County. There were other that elected to go other local agencies.

Mr. Kittle noted the resolution indicates the term is less than two years.

Mr. Tanghe explained the dates align with the Board of Commissioners and their collective bargaining units.

Ms. Mitchell wanted to recognize all the work put into this from City Manager Tanghe, Police Chief Olko, Fire Chief Manning, and Attorney Beckerleg, and thanked them for thier work. Referring to the Memorandum of Understanding Memo, from Oakland County Sheriff's Office, item '3. *Any issues or complaints received by the Oakland County Sheriff's Office (OCSO) concerning dispatch services for auburn hills, including 911 calls, shall be immediately forwarded by OCSO to an Auburn Hills representative.*' She asked who the Auburn Hills representative will be.

Mr. Tanghe stated the issue or complaint will be forwarded to the Police Department administration.

Moved by Knight; Seconded by Kittle.

RESOLVED: To adopt the Resolution designating Oakland County Sheriff's Department as the Primary Public Safety Answering Point (PSAP) for all 911 calls originating out of Auburn Hills; and authorize the City Manager to execute the Notice of Cessation, which terminates 911 dispatching responsibilities by Auburn Hills effective on or about July 11, 2016.

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

No: None

Resolution No. 16.05.087

Motion Carried (7 - 0)

8c. Motion – Approve Dispatch Memorandum of Understanding and Police and Fire Dispatch Service Agreement with County of Oakland

Mr. Tanghe noted this Memorandum of Understanding is between the City of Auburn Hills and the Oakland County Sheriff's Office (OCSO), in general terms the manner in which the OCSO will provide police and fire dispatch services. There is also a service agreement that spells out the services that will be provided and the expectations by both parties to the contract. The contract runs from July 11, 2016 through March 31, 2018 at which time an extension/renewal would be required.

Ms. Hammond stated she doesn't like this agreement; Oakland County is getting the City's dispatch equipment and software at a very good deal. Should we as a city decide to take back dispatch services, all new equipment and software will need to be purchased. The City has spent a great deal of money updating all of the equipment.

Mr. Kittle noted on page one, item 2a. reads in part 'Police Dispatch Service', several pages later the contract references 'Fire Dispatch Services', asking if this is public safety dispatch or if each should be referenced.

Mr. Tanghe explained there are actually three components, Police, Fire and Emergency Medical, all are included in this one agreement.

Page 3, Mr. Kittle noted the word liability is used several times, including there is a shared liability; asking if this will affect the City's insurance in any way.

Mr. Beckerleg stated no effect on insurance, it is exactly a shared liability. The City is responsible for what it does wrong and the County is responsible for anything that goes wrong on their end.

Continuing with paragraph 11, Mr. Kittle asked when the County will vote on this contract agreement.

Mr. Beckerleg stated within 30 days of the City approving the agreement, but he isn't sure of the specific date.

Mr. Kittle asked if the \$50,000 stipend the City is receiving is for the equipment and software listed in the agreement.

Mr. Tanghe explained the \$50,000 is what the County would have paid in upgrades. The City's equipment has already been updated, so there is no need for an update by using the City's equipment. The equipment that is being transferred to the County is not actually owned by the City; it was funded with surcharge money and other funds, so it is actually owned by the County.

Mr. Kittle asked if there will be any overlap training, when transitioning from Auburn Hills to the County for the dispatchers. He noted paragraph 8 of page 3: *'The municipality agrees that this agreement does not, and is not intended to, obligate or require O.C.S.O., to change, alter, modify, or develop any different any dispatch related codes, policies, practices or procedures; purchase or use any special or additional equipment; or, alternatively, prohibit the O.C.S.O. from implanting any future communication-related changes that the O.C.S.O., in its judgement and discretion, believes to be in its best interest.'*

He recalled from previous conversations that there are some small things the City's dispatchers did differently than what OCSO does, but OCSO has agreed to those items.

Mr. Beckerleg stated that is correct and the whole point behind the Memorandum of Understanding (MOU), is to incorporate the City's procedures and to follow as many as possible. Both Police Chief Olko and Fire Chief Manning, have been working with the County to see how many of the City's procedures can be incorporated into current procedures.

Mr. Kittle stated he was surprised that only one Auburn Hills dispatcher is transferring to Oakland County. He asked how the integration and transition will work switching over.

Police Chief Olko explained the Sheriff's Office has appointed an eight person transition team and the City will also have a transition team. The two teams will meet on a regular basis to mitigate any service issues that may arise in the first six months.

Mr. Kittle thanked the Police Chief Olko for her support and integrity during this transition and asked how many dispatchers must be hired by the County to support the addition of the City to dispatch services.

Police Chief Olko stated she has no idea how many additional dispatchers are needed.

Mayor McDaniel stated there were six active dispatch openings when discussions began with the County. The County purposely held off filling those openings anticipating Auburn Hills' dispatchers to apply for the jobs.

Mr. Tanghe explained the County had potential candidates to fill those positions, but were holding off to allow the Auburn Hills dispatchers the opportunity to apply. He knows one of the City's dispatchers will be working at the County and after these agreements have been completed the recruiting efforts will continue to fill the vacancies.

Mr. Kittle asked if the July 11th date could move, if staffing is not completed.

Mr. Tanghe stated the on or about July 11th date that has been used, but the transition will have to take place on or very close to July 11th.

Ms. Verbeke stated she is surprised that only one dispatcher applied to the County. She asked if the current Oakland County dispatchers are participating in any type of training to get them familiar with Auburn Hills.

Police Chief Olko stated the transition teams are having those discussions at this time; she isn't sure of the specifics, but that is the aim of transition teams.

Mayor McDaniel reiterated Mr. Tanghe's statement, the dispatch equipment going to the County, did not belong to the City.

Moved by Knight; Seconded by Kittle.

RESOLVED: To approve the Memorandum of Understanding between the City of Auburn Hills and the Oakland County Sheriff's office for dispatch services to be performed from July 11, 2016 through March 31, 2018; and the Police and Fire Dispatch Agreement between the City of Auburn Hills and the County of Oakland for the period July 11, 2016 through March 31, 2018; and authorize the City Manager to execute both documents on behalf of the City.

Mr. Knight noted this agreement states the County takes over on July 11th, 2016, there is no room for changes; the dispatch must be up and running through Oakland County Sheriff's Office or they are liable.

Mr. Kittle stated this was a very difficult decision and there was a lot of due diligence put into this decision. He applauds City Council and staff for being pro-active on out-sourcing the dispatch services, which isn't an easy thing to do, watching people lose their jobs. Under the circumstances he thinks the amount of effort that went into the legality, documentation, due diligence, by City Council and the understanding of the police force and the residents it's a marked event; decisions such as this don't happen very often.

VOTE: Yes: Burmeister, Kittle, Knight, Mitchell, McDaniel, Verbeke

No: Hammond

Resolution No. 16.05.088

Motion Carried (6-1)

9. NEW BUSINESS

9a. Motion – Approve Site Plan / Dana Corporation

Mr. Cohen explained this is a request to construct a 46,400 square foot addition to the existing building. It will increase the building size to just over 144,000 square feet. Dana is a tier one auto supplier. The \$3 million addition is being built to accommodate new contracts. It will add 25 jobs, raising the number of employees to 150 people.

Mr. Knight asked if any tax incentives will be sought with this addition.

Bennett Donaldson, J.B. Donaldson Company, stated he isn't aware of any such requests.

Ms. Mitchell noted the fire department had a few concerns with stipulations in their review and asked Mr. Donaldson if those stipulations would be met.

Mr. Donaldson stated an agreement has been reached with the property owner to the east, allowing Dana Corporation to buy a piece of land to accommodate the access road on the east side of the property. That fire access lane has been extended to the north end of the building.

Mr. Kittle asked if this facility will assemble full transmissions.

Mr. Donaldson explained there is a large, long term contract with Jeep. This is a 100% manufacturing operation with no storage and all brand new equipment. Dana has been at this location for 13 years and with this new contract, they will be here for at least another 12 years and an additional 25 jobs.

Moved by Verbeke; Seconded by Mitchell.

RESOLVED: To accept the Planning Commission's recommendation and approve the Site Plan for Dana Corporation subject to staff and consultants conditions.

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

No: None

Resolution No. 16.05.089

Motion Carried (7 - 0)

9b. Motion – Approve PUD Step Two – Site Plan / Summit Place Kia of Auburn Hills

Mr. Cohen explained this request from Rich LaLonde owner of Summit Place Kia is to construct a 25,749 square foot auto dealership with an associated 350 vehicle storage lot. The storage of the vehicles will mostly be placed in the lot behind the building. The parking lot on the east side of the building has about a nine foot differential in grade, lower than the building. The rear of the lot will be heavily screened with evergreen trees. A display will be located in front of the building, with enough room for one or two cars. Lighting was researched and reviewed, and it will be tastefully done and not cause a nuisance to adjacent properties. This is a \$4 million project that will create 25 new jobs.

Richard LaLonde, owner of Summit Place Kia introduced himself.

Mr. Knight asked if there is enough parking lot storage to carry the inventory needed.

Mr. LaLonde stated he hopes he'll be able to double the storage space, reflecting that business is going very well. Typically a dealership carries a 60 day supply of autos. Last month, the dealership sold 160 cars in Waterford, so he carries about 360 on the lot. He expects this new location to enhance the business or he wouldn't be moving. For the first two years, he expects he will have enough space for his inventory.

Mr. Knight thought with the new location business would increase by 25%.

Mr. LaLonde stated when he opened his dealership in Clinton Township, moving from Mt. Clemens, business increased by 40% in the first three months. He confirmed the name is the same as the dealership in Waterford, but Auburn Hills will be added at the end of the name - Summit Place Kia of Auburn Hills.

Ms. Verbeke understands the need for lighting, security and display, but wants to make sure it won't interfere with the residential area.

Mr. LaLonde explained the real benefit is the residents are to the east of the dealership, so the eastern lighting will shine to the west and downwards. North and south will be facing each other and downwards; the front of the building will be facing east, but again downward.

Mayor McDaniel is pleased to hear the business is growing and expanding at such a good rate. He is impressed with the design and how far Kia has come in such a short amount of time.

Mr. LaLonde explained Kia builds a lot of the cars in the U.S., though a resident was surprised with this being the world headquarters for Chrysler, that this would be a place for a Kia dealership.

Mayor McDaniel stated many auto companies have businesses within the City and Auburn Hills welcomes all as an equal opportunity city.

Moved by Burmeister; Seconded by Hammond.

RESOLVED: To accept the Planning Commission’s recommendation and approve the PUD Step Two - Site Plan for Summit Place Kia of Auburn Hills subject to staff and consultants conditions.

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

No: None

Resolution No. 16.05.090

Motion Carried (7 - 0)

9c. Motion – Approve SAD Cost Share

Mr. Tanghe noted the Special Assessment District (SAD) ordinance was recently amended. Historically SAD’s have had a very limited roll in Auburn Hills. There are four road projects that are scheduled for 2017, with two of those being postponed from this year, totaling \$4.7 million. The SAD ordinance was recently amended changing the up to 20% contribution by the City, to the City contributing no more than 50%. Historically the City has borne the entire cost associated with road construction. With the down turn of the economy in 2008, the City has lost over \$1 billion in taxable value. As a result, it is necessary for private property owners who are direct beneficiaries of the improvements, to contribute to the road improvement costs.

Three methodologies were discussed – total road frontage; total acreage; and number of properties. Staff favors and recommends a 50/50 cost sharing method in light of the fact that the City has no history of sharing the cost with the property owners for reconstruction projects. A 50/50 cost sharing methodology is expected to generate far greater cooperation and acceptance. All properties share the cost of the 50%; the total cost will be divided by two, the City and property owners, and the property owners 50% will be divided by the number of property owners.

Policy direction is being sought, which would enable staff to inform property owners of the City’s intention to create SAD’s for the 2017 road projects. Staff can then meet with the property owners and share the methodology of the SAD’s.

Mr. Knight was concerned with the process, noting there may be times when all property owners of a SAD are not the same size and the little guy will be in a more difficult situation, but believes there is room to look at some of those situations on a case-by-case basis. He believes this proposal for a policy is a logical one.

Mr. Tanghe stated Mr. Knight’s scenario was discussed; it is difficult to know the number of employees or deliveries that any one particular business has, regardless of parcel size. That smaller parcel may be at the end of a cul-de-sac and uses more of the road than the flanking larger parcels on either side. The number of variables is too great to determine, and for that reason the most logical methodology is per parcel.

Mr. Kittle noted the key words, fair and equitable, and if there is a situation that doesn’t appear to be fair and equitable, then that can be looked at.

Ms. Mitchell understands the logic in wanting to have consistent values for all of the beneficiaries, however, at the last meeting the percentage options was 0% to 50%. This needs to be approached in a fair and equitable manor, but she would like to see a comprehensive financial report projection, to better understand what that 50% contribution will do to the five year forecast. She isn’t sure if 50% is the right percentage, but wants to understand the logic used and make sure the methodology is consistent. She knows this may not be establishing a legal precedence, but may be establishing an expectation and she wants to be in a position to defend the expectation. She asked if any assessments were done to arrive at the 50% or if this is more of an equal partnership.

Mr. Tanghe explained the fact is the City has always paid 100% so this was a meet-you-in-the-middle formula, of sharing the cost 50/50. The City could elect to collect 0% or anywhere between 0% and 50%. A conclusion is necessary to initiate the SAD’s and appears to be a solid methodology. Using different percentages for different projects in different areas of the City, would be difficult to defend. The only variable will be the payback times; the larger costing projects would have a longer payback time, than a less costly project. The longest payback schedule being recommended is 10 years; each project will be reviewed and approved by City Council, including the payback terms.

Ms. Mitchell would like to see a consistent approach for all the projects in any particular year. The rationale she would use is the financial projection and what the City can afford to contribute. Yes the City has been paying 100%, but the City has been pretty consistent with giving companies abatements; the City has been giving a whole lot to companies. Depending on finances, the City can do more or less. She would like to see projections; she doesn’t feel she has enough detail to do that right now.

Mr. Kittle explained using Munetrix at the budget workshop, all of the four proposed projects were built into the expense side of the forecast. The North Atlantic/Continental project was the only one that was included in revenue generated from a SAD and that was primarily due to the size, \$3 million versus three combined not reaching \$2 million. That demonstrated the impact of a 50% share. If this is done, it will improve the revenue side.

Mr. Tanghe confirmed, yes, if the City's finances change, in future years the percentage shared with property owners can also be changed. He is trying to stay on target for the 35% fund balance in 2020.

Mr. Knight suggested before this program is implemented, that a map indicating which roads will require a SAD.

Mr. Tanghe stated that is possible, but the intent is to look at commercial/industrial type roads that are specifically serving those who are fronting on those roads. Policy direction from City Council is needed to proceed with the four proposed road projects for 2017.

Mr. Knight stated the map would show justification of why these four projects are the first of the new SAD policy. The property owners of these first four projects could see how and where the new SAD ordinance will affect many other property owners as roads are being repaired; not just these four projects being singled out.

Mayor McDaniel asked Mr. Beckerleg is a precedence is being set by implementing a 50% SAD for these four projects.

Mr. Beckerleg confirmed, this action is not setting a precedence.

Mayor McDaniel stated the 0% to 50% contribution by the City has been adopted by ordinance at the last Council meeting.

Mr. Tanghe is looking for direction for the 2017 proposed road projects, which will be a 50-50 share between the City and property owners.

Moved by Kittle; Seconded by Hammond.

RESOLVED: To adopt a 50/50 cost share methodology for road improvements, with 50% of the total project costs being shared equally among all properties located within a SAD project, and the other 50% being contributed by the City; and authorize the City Manager and staff to proceed utilizing this cost-sharing approach, for the four 2017 proposed projects.

Ms. Mitchell stated she will not support this motion, the approach used arriving at 50% is too casual. She would like more structure and a better definition as to why 50% is being used.

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

No: Mitchell

Resolution No. 16.05.091

Motion Carried (6-1)

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Kittle:

- Looking at the SAD, it may be time to review the abatement policy; giving an abatement on one hand and then charging to improve roads – pick one. If abatements weren't given, the City may better be able to afford the road projects without requiring the SAD.
- Hoorah for Dutton Corporate Park, it has been sitting as is for 10 years or so.
- The Five Points apartment complex is growing a life of its own from what he is reading in the newspaper. The meeting with the developer was merely a conceptual meeting to gauge the interest of the City. He hopes the developer listened to what Council was saying and the development, if it proceeds, is not what is being shown in the newspaper.

Mayor McDaniel stated there will be discussions and there will be opportunities for Council and staff to have their vision known. Nothing has been approved.

- He had the opportunity to walk Squirrel Road with staff and noted the checklist was quite lengthy. He hopes the work will be completed by the end of May.
- The Beautification Advisory Commission held the perennial exchange that was very well attended. The Commission took a bus tour of the City and many of the Commissioners were pleasantly surprised by many of the areas within City.
- Asked for an update of the Taylor Road extension.
- Asked other Council Members if they need email training with the new Outlook. He will drop by one day for some quick training; deleting messages is quite time consuming.

Mayor McDaniel asked if he was using the web version and stated by holding the shift key down, you can select more than one email at a time to delete.

Ms. Verbeke:

- Reminded everyone of the Memorial Day Parade.
- After the perennial exchange Saturday, she attended the ribbon cutting and re-grand opening of Domino's Pizza on University Drive at Pontiac Drive. It was a very nice celebration, full of family fun.

Ms. Hammond:

- Apologized for missing the last Council meeting; her sister-in-law passed away and then her mother-in-law passed away.

- Cars are turning on Auburn Road where they shouldn't be, instead of using the detour route. She suggested an officer patrol the area frequently.

Mr. Knight:

- Attended two business open houses last week.
- Reminded everyone of the picnic after the Memorial Day Parade, being held at the American Legion post on Churchill.
- Southbound Squirrel Road at the paver circle, there is a large pothole.
- Asked about all the tire marks left on the roadway downtown and if those are created because of the heavy equipment and trucks.

Mr. Grice stated that is correct, due to the weight of the vehicles.

- Entering the City along University Drive, there is a gorgeous Oakland University sign that is being obscured by a 'Do Not Enter' sign. He asked if the 'Do Not Enter' sign can be moved.
- The grass cutting on S. Squirrel Road is better, but the City cites those whose grass is taller than eight inches, and 50 feet from the road, the grass exceeds eight inches.

Ms. Mitchell:

- Thanked those residents that came out and talked with her during her May Coffee Chat.

Mayor McDaniel:

- The painting on the University Drive bridge is completed and looks very good.
- At the old golf dome on Joslyn Road, there is a new business called "Xceleration Sports LLC" who have invested quite a bit of money in the property. TA great dedication ceremony for military veterans who suffer from PTSD was held, and the great participation from the community raised approximately \$3,500.

11. CITY ATTORNEY'S REPORT - none

12. CITY MANAGER'S REPORT

- Attended the celebration of the Montplast expansion on Pond Run.
- The fire millage Town Hall meetings with the public have been completed. Residents can find more information in the upcoming water bills as well as a mailing to all residents in June. Information can also be found on the main page of the City's web site www.auburnhills.org.
- Congratulated Oakland University William Beaumont Medical School, who graduated its second class of physicians.
- Congratulated Oakland Community College, reaching a milestone, celebrating its 50th commencement.

13. EXECUTIVE SESSION - Land Sale

Moved by Mitchell; Seconded by Verbeke.

RESOLVED: Adjourn to Executive Session.

VOTE: Yes: Burmeister, Hammond, Knight, Mitchell, McDaniel, Verbeke

No: Kittle

Resolution No. 16.05.092

Motion Carried (6-1)

Adjourned to Executive Session at 8:47 p.m.

Ms. Mitchell did not attend the Executive Session due to a previous engagement.

Regular City Council reconvened at 9:48 p.m.

Moved by Verbeke; Seconded by Hammond.

RESOLVED: To accept the offer from BRIK Holdings, LLC to purchase the land at 1570 North Opdyke, Sidwell No. 14-14-376-030, in the amount of \$235,229, under the terms and conditions as set forth in the purchase agreement. Furthermore, authorize the City Manager to execute the purchase agreement on behalf of the city and all subsequent documentation in order to effectuate the closing of the real estate transaction.

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

No: None

Resolution No. 16.05.093

Motion Carried (6 - 0)

Moved by Kittle; Seconded by Knight.

RESOLVED: To accept the offer from Mr. Mike Mattera to acquire the three single-family residential lots located at the northwest corner of Bessie and S. Squirrel Roads, as referenced on the survey as Parcels A, B and C, at the following price: Parcels A & B, \$10,500 each; and Parcel C, \$8,500; for a total purchase price of \$29,500; and authorize the City Manager to execute a purchase agreement and all other documents necessary to effectuate the closing of the real estate transaction.

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

Resolution No. 16.05.094

Motion Carried (6 - 0)

14. ADJOURNMENT

Hearing no objections, the meeting adjourned at 9:50 p.m.

Kevin R. McDaniel, Mayor

Terri Kowal, City Clerk