



The City of Auburn Hills
City Council Meeting
Minutes

October 26, 2015

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 Kittle, Council Members Burmeister, Hammond, Knight, Mitchell, Verbeke
Absent: None
Also Present: City Manager Tanghe, Assistant City Manager Grice, Police Lt. Miarka, Fire Chief Manning, City Clerk Kowal, City Assessor Lohmeier, DPW Director Melchert, Mgr. of Public Utilities Michling, Assistant City Planner Keenan, City Manager Assistant Mariuz, City Engineers Juidici & Stevens, City Attorney Beckerleg.
14 Guests

4. APPROVAL OF MINUTES

4a. Regular City Council – October 12, 2015

Moved by Knight; Seconded by Mitchell.

RESOLVED: To approve the October 12, 2015 City Council meeting minutes.

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

No: None

Resolution No. 15.10.202

Motion Carried (7-0)

4b. City Council Workshop – October 12, 2015

Moved by Verbeke; Seconded by Hammond.

RESOLVED: To approve the October 12, 2015 City Council Workshop meeting minutes.

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

No: None

Resolution No. 15.10.203

Motion Carried (7-0)

5. APPOINTMENTS AND PRESENTATIONS

5a. Motion – Confirm Reappointment of Al Travnikar to the Downtown Development Authority

Mayor McDaniel thanked Mr. Travnikar for serving on the Authority, noting he is a great asset to the Authority and has been a very involved member.

Al Travnikar looks forward to continuing his service to the community.

Responding to Mr. Knight, Mayor McDaniel stated he isn't sure why there is only this one reappointment.

Mr. Grice explained Mr. Travnikar had a one-year term, in order to have board members terms staggered.

Moved by Mitchell; Seconded by Burmeister.

RESOLVED: Confirm the reappointment of Al Travnikar to the Downtown Development Authority Board of Directors for a term ending October 31, 2019.

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

No: None

Resolution No. 15.10.204

Motion Carried (7-0)

6. PUBLIC COMMENT - none

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

7a.1. Beautification Advisory Commission – September 16, 2015

7a.2. Planning Commission – September 22, 2015

7a.3. Tax Incentive Review Committee – October 5, 2015

7a.4. Public Safety Advisory Committee – October 6, 2015

7b. Motion – Approve Police Vehicle Changeover

RESOLVED: To accept the bid of Great Lakes Emergency Products for the 2016 vehicle changeovers, and authorize the City Manager to convey acceptance by purchase order in the amount of \$27,423.00.

Moved by Verbeke; Seconded by Knight.

RESOLVED: To approve the Consent Agenda

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

No: None

Resolution No. 15.10.205

Motion Carried (7-0)

8. OLD BUSINESS - none

9. NEW BUSINESS

9a. Motion – Approval of Rezoning from B-2 General Business District to I-1 Light Industrial District / NWC Opdyke/Featherstone (a.k.a. BKG Featherstone)

9b. Motion –Approval of Site Plan / NWC Opdyke/Featherstone (a.k.a. BKG Featherstone)

Mr. Keenan explained this is a request for approval to rezone two parcels totaling 7.2 acres located at the northwest corner of Opdyke and Featherstone Roads, from B-2, General Business to I-1, Light Industrial district. The Light Industrial zoning will be consistent with the non-residential adjacent parcels, with the exception of the R-1 zoning in neighboring Pontiac. That residential area should be well protected from the light industrial use because of the required screening and buffer. Light industrial zoned properties next to residential zoning districts is not an unusual occurrence, as depicted on the City's zoning map.

The rezoning of these parcels to I-1, Light Industrial district, will also help fill the demand for additional industrial land which was identified in the 2015 Industrial Property Analysis Report and is more appropriate for this location.

This is also a request to construct a 108,250 sq. ft. light industrial building on the rezoned 7.2 acre parcel. Approximately 52,000 sq. ft. of the building will be used for office space, 10,825 sq. ft. for manufacturing operations and 45,465 sq. ft. for warehouse purposes. The building is designed to accommodate one large business or two separate, medium sized businesses.

Staff is very appreciative of the developer who listened to the recommendations and created a solid buffer from the residential area by proposing a landscape buffer six to eight feet wider than required; heavily landscaped with evergreen trees and the installation of a five foot high vinyl fence along the property line. The loading area is positioned away from the residential area and includes a screened wall, 13.6 feet tall. Green space has been increased to 29% up from the required 20%.

Construction is expected to begin in November 2015 with completion in July 2016. The overall cost is estimated at \$9.5 million.

Mr. Burmeister asked what zoning the Pontiac Silverdome has.

Mr. Keenan stated the Silverdome has Special Purpose zoning, which allows for industrial, commercial and green; any of those could replace the Silverdome.

Mr. Kittle questioned the conclusion of the 2015 Industrial Property Analysis Report Mr. Keenan referenced regarding the need for additional industrial land.

Mr. Kenan explained the report states the City is running out of light industrial properties for new construction, of which there have been demands.

Mr. Kittle noted businesses are coming into the City and building their own buildings; there are also 1d properties with vacant buildings noted in the report. He asked how this proposed building measures up to the current available buildings in the City today.

Mr. Keenan explained this proposed building is multi-tenant; the applicant has information regarding vacant buildings.

Mr. Kittle acknowledged how foresight the City planners had on City zonings, including General Business zoning for this property, but questioned the need to rezone this property.

Mr. Keenan explained the developer found this parcel is the correct size for the proposed development. The City reviewed the Master Plan and the Industrial Property Analysis Report and determined this would be a good fit for a light industrial district.

Mr. Kittle stated his reservations are with respect to a speculative building, since there are other available properties in the City. He noted the façade is very similar to a building on Silverbell Road in Orion Township, of which a good portion is vacant.

Ms. Hammond asked if there will be outside storage, since none is depicted on the site plan.

Mr. Keenan stated no outdoor storage is permitted with this use.

Mr. Knight noted other places in the City, when abutting residential, there has been some type of masonry wall, a solid wall that can't be seen through.

Mr. Keenan stated a solid vinyl fence with no ability to see through is proposed. Evergreen trees are also included for the buffer.

Mr. Knight asked how the mix of uses and the percentages were determined for the building.

Conrad Schewe, Core Partners, representing BKG Featherstone, explained his company has been interested in building in the City and was seeking a building site for a while. Now is a good market for light industrial uses, and the most recent plans for the Silverdome include light industrial uses. Many of the light industrial uses are for high tech companies, where uses can be consolidated, to include office, warehouse and distribution, as well as research and development/manufacturing. Light industrial zoning is the most appropriate classification for this type of use. In determining the percentage of usage for office, manufacturing and warehouse, it is partly determined on the number of parking spaces and what the market indicates. Final ratios are determined once tenants are ready to occupy the space.

Mr. Schewe continued, explaining they are very sensitive to the abutting residential area as demonstrated in the site plan, with the placing of the loading docks, the trash container, and wider green space with the six foot tall vinyl fence. He explained a masonry wall is very stark and very commercial looking as opposed to a fence that is warmer and more residential looking.

Mr. Knight stated he is not excited with this project, though the site plan does fit the site well. He would prefer to see a six story office building or commercial development; he does not think this is the site for a light industrial building. He believes the commercial zoning is much more appropriate for this site and isn't in favor of the rezoning.

Mr. Keenan stated there was discussion at the Planning Commission meeting regarding the commercial zoning, noting a light industrial use would be less intense than commercial zoning. Commercial zoning would include much more traffic and noise throughout the day and on weekends.

Mr. Tanghe noted there is demand for light industrial space; this property has remained vacant for years as B-2, for which apparently there isn't any demand. Regarding the Silverdome property, he is aware of ongoing discussions, but there has been no determination made for the use for the property.

Ms. Mitchell thanked staff and the petitioner for realizing this development abuts a residential area and exceeding ordinance requirements to be a good neighbor. She agrees the property has been vacant for many years, but would prefer to see vacant property as opposed to wrong property. She doesn't feel this rezoning is inappropriate, it fits in very well with the other businesses along Opdyke Road. She asked what percentage of office floor space is allowed in light industrial zoning.

Ms. Mitchell stated there was a lot of conversation at the Planning Commission meeting regarding this item, and the Planning Commissioners also don't want another vacant building in the City. She feels sufficient research has been done that warrants the need for this building and will be a good addition to the City.

Ms. Verbeke agrees with Ms. Mitchell, this is a good location for this proposed project. She feels a six story building or large commercial building would be much more offensive for the residents of this area. She appreciates the extra efforts that are being included on this site that will benefit the area residents.

Ms. Verbeke understands the hours of operation are not available, and though the City cannot stipulate hours, she is in favor of the project.

Mr. Kittle asked if there have been any inquiries to the City of businesses seeking this type of development.

Mr. Tanghe stated inquiries are being made all the time. Right now the Michigan Economic Development Corporation and Oakland County are globally selling the area, including Auburn Hills. The building on Silverbell Road is further from M-59 and I-75, which is more of a challenge for businesses. Burton Katzman, probably wouldn't invest this type of money in a spec building if they didn't have some confidence of getting the building fully occupied reasonably quickly after construction.

Mr. Kittle asked if there is another automotive downturn, how that might impact this proposed project.

Mr. Schewe confirmed there is always risk, but there is comfort in this economic cycle. The building on Silverbell is more of a distribution type facility, mostly storage with very little office space. There was quite a few years during the economic downturn that no new buildings were being constructed, so now there is the need. Many of the vacant buildings, especially in some of the southern communities, have become obsolete.

Mr. Kittle agreed buildings become obsolete, but believes those buildings should be refurbished. He isn't convinced this is the best plan for that piece of property.

Mr. Schewe stated there isn't any demand to build an office building and he doesn't believe there will be for quite some time. The market is extremely strong for Auburn Hills, which is a name brand for the auto users. The jobs associated with this type of facility are higher paying jobs.

In response to Ms. Mitchell's question, Mr. Keenan explained the amount of office space allowed in the proposed zoning district is maxed out, 51,960 with this site plan. This site will not support any more office space, due to the lack of available parking spaces.

Ms. Hammond asked if there are any soil issues with the site.

Mr. Keenan stated he isn't aware of any, but he doesn't know the full history of the site.

Mr. Schewe explained environmental borings have been conducted and those came back fine. There are some geo-technical issues to deal with from the fill being placed on the lot over the years, but no environmental issues.

Mr. Keenan confirmed for Ms. Verbeke that all residents and property owners within 1,000 feet of the site had been sent a public participation letter from the applicant and were also sent a public hearing notice by the City.

Mr. Schewe stated there were approximately 270 letters sent, ten came back as undeliverable, he received two phone calls and four or five people attended the Planning Commission meeting.

Mr. Tanghe stated he personally contacted the City of Pontiac to let them know of the proposed rezoning and project.

Mayor McDaniel stated he understands Mr. Kittle and Mr. Knight's concerns, but he feels this is a good looking building and fits very well on this well-traveled road. He believes the due diligence was done well and residents' concerns were taken into consideration. He appreciates the extra considerations being taken to make the impact to the residential area less imposing.

Mr. Kittle asked when the improvements to the property go on the tax rolls, with a certificate of occupancy or when construction is complete.

Mr. Lohmeier explained when improvements are made to the property, it will be added to the ad valorem tax roll immediately at full rates, and with the spec building designation it will be moved to the abatement side. Full tax rates will remain on the land, with improvements based on the different the tenants. This will go from ad valorem to abatement if all goes well.

Mr. Kittle noted this parcel was not included in the Industrial Property Analysis Report.

Mr. Schewe explained the tenants of building will be paying rent, insurance and taxes on their respective portion of the building, and those companies expect and will be seeking tax abatements. The tenants have a decent amount of leverage in where they decide to locate, and it is hoped those businesses will locate in this new facility.

Mr. Kittle finds it interesting that businesses expect tax abatements.

Moved by Mitchell; Seconded by Burmeister.

RESOLVED: To accept the Planning Commission's recommendation and rezone parcels 14-23-351-009 and 14-23-351-010 from B-2, General Business, to I-1 Light Industrial district. The rezoning shall be referenced as Ordinance No. 15-871.

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

No: Kittle, Knight

Resolution No. 15.10.206

Motion Carried (5- 2)

Moved by Knight; Seconded by Mitchell.

RESOLVED: To accept the Planning Commission's recommendation and approve the Site Plan for NWC Opdyke/Featherstone, subject to staff and consultants conditions.

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

No: Kittle

Resolution No. 15.10.207

Motion Carried (6-1)

9c. Public Hearing/Motion – Establish IDD/BKG Featherstone

Mr. Lohmeier explained BKG Featherstone, LLC, has requested that an Industrial Development District (IDD), be established for two parcels, having an address of 815 N. Opdyke Road. The total area is 7.21 acres; the City Assessor requested the owner apply to combine the two parcels. Using both parcels collectively, the owner intends to develop a speculative building for rental purposes. With action just taken by City Council, this property is zoned I-1, Light Industrial.

Industrial Development Districts must be established prior to any new IFEC for real property or personal property, as stipulated by the State.

There are no outstanding or pending appeals involving this property or applicant. An IDD must be requested and approved at least one day prior to seeking a tax abatement. As noted in the previous discussion, the tenants will be seeking tax abatements for this property. Approving an IDD does not guarantee tax abatements will be granted; all the City and State requirements must be met along with City Council approval.

Mayor McDaniel opened the public hearing at 7:55 p.m. Hearing no comment closed the public hearing at 7:55 p.m.

Moved by Burmeister; Seconded by Verbeke.

RESOLVED: To approve the request to establish an Industrial Development District for BKG Featherstone, LLC by adopting the attached resolution.

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

No: Kittle

Resolution No. 15.10.208

Motion Carried (6-1)

9d. Public Hearing/Motion - Spec Building Design/BKG Featherstone (AKA NWC)

Mr. Lohmeier noted this is the first spec building application that has been requested since 2007. Establishment of a Speculative Building Designation is a prerequisite to consideration of improvements made more than six months prior to filing an application for an Industrial Facility Exemption Certificate for any new real and personal property improvements.

A tenant would apply for an IFEC to City Council, occupying 50% of the building, the company would be able to capture 50% of the original construction cost as well as the tenant's improvements. The capture would require a *Speculative Building* designation.

This building is truly being built as a speculative building, with the optimism of attracting tenants; there are no pending tenants. This too, does not necessitate City Council to grant any tax abatement requests.

Hearing no comment, Mayor McDaniel opened and closed the public hearing at 8:01 p.m.

Moved by Mitchell; Seconded by Burmeister.

RESOLVED: To approve the request to establish a Speculative Building Designation for BKG Featherstone, LLC by adopting the attached resolution

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

No: Kittle

Resolution No. 15.10.209

Motion Carried (6–1)

9e. Motion – Lake Angelus Sewer Lift Station Rehabilitation

Mr. Michling explained this is a request for Lake Angelus lift station improvements. This station pumps sanitary sewage from the Canadian section to gravity mains, which were constructed in 1993. There are three major components, a nine foot diameter concrete wet well, an eight foot diameter concrete valve vault, and a control panel. The improvement is to rebuild the inside of the two concrete structures, with new pipe, new valves, base pump and guide rails; the actual pumps will not be replaced.

Bids were received and CSM Mechanical was the low bidder, who have completed similar projects throughout southeast Michigan. Engineering services for this project include construction inspection, and administration services, for the not-to-exceed amount of \$13,500.00, provided by OHM Advisors.

Mayor McDaniel asked why the significant difference between the two; CSM Mechanical LLC at \$92,210 and Midwest Power Systems at \$174,000.

Mr. Michling stated he wasn't sure, but he is confident with CSM, since they have worked with OHM in other communities doing the same type of work.

Mr. Knight noted there is another lift station on Grey Road, and asked if it is in need of improvements, or if this is unique to the Lake Angelus lift station.

Mr. Michling explained over the last few years there have been small repairs and now is the time to rebuild the inside. He does not see any reason to rebuild the Grey Road pump station any time soon, maybe just a new pump.

Responding to Ms. Hammond, Mr. Michling explained next year there will likely be pump replacements. The pumps are rotated out as they become older or as needed. The pumps are either repaired or replaced, as warranted; the pumps have been repaired since 1993, but no new pumps have been purchased since that time. Pump replacement and repairs are done in-house.

Moved by Verbeke; Seconded by Kittle.

RESOLVED: To approve the award of The Lake Angelus Lift Station Project to CSM Mechanical LLC in the amount of \$92,210.00, and engineering services for the not to exceed amount of \$13,500.00 to OHM Advisors. Funding is provided from the sewer fund (592-535-971.000).

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

No: None

Resolution No. 15.10.210

Motion Carried (7–0)

9f. Motion – Galloway Wetland Restoration Project – Scope of Engineering Services

Mr. Keenan explained the US Environmental Protection Agency (EPA) awarded the City a grant of \$140,000 to restore approximately two acres of wetland habitat along the Galloway Creek. There is approximately 3.7 acres of wetlands once, located on the parcel and were illegally filled in the mid 1980's. The grant funds will cover the costs associated with design and construction and do not require matching funds from the City.

The EPA's main purpose of the grant is to restore wetland habitat within the Clinton River Watershed, which has declined over the decades. In addition to increasing wetland habitat within the watershed, the project will help improve the water quality of the Galloway Creek and should help provide additional flood protection for properties adjoining and downstream, including Fieldstone Golf Club.

Planning and design will begin within the next three to four months and construction will take place in 2016, with EPA's goal of completing the project in 2016.

It is recommended to award the Scope for Design and Construction Services to ASTI Environmental, the lowest qualified bidder, for an amount not-to-exceed \$29,916.71.

Moved by Kittle; Seconded by Burmeister.

RESOLVED: To approve the Scope for Design and Construction Services for the Galloway Wetland Restoration Project to ASTI Environmental in the not-to-exceed amount of \$29,916.71. Funds to be paid from Storm Water Management account number 101-445-970.000. The project was not budgeted in 2015 but will be offset by grant money. The grant does not require any matching funds from the City.

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

No: None

Resolution No. 15.10.211

Motion Carried (7–0)

9g. Motion – Approval of Combined PUD Step One – Qualification and Step Two – Site Plan / The Residences at Thirty Two 50

Mr. Keenan explained this is a request to construct a four story, mixed use building on a 1.08 acre site zoned D, Downtown district. The property is located at the southwest corner of Auburn and Squirrel Roads, the western edge of the City's downtown district. The approximate 50,000 sq. ft. building will have approximately 4,000 sq. ft. of commercial/office space on the ground floor and approximately 46,461 sq. ft. of residential space on floors one through four.

Residential space will be located on floors two, three and four, consisting of 36 one-bedroom apartments and 12 two-bedroom apartments. There will be 84 parking spaces provided for the apartment residents and 13 on-site parking spaces available for visitors and commercial tenants. The commercial tenants will rely primarily on public parking for their customers. The six parallel parking spaces along Auburn Road will be converted by the City, to ten, angle parking spaces.

The site and building design take advantage of the close proximity to the Clinton River, with a riverside terrace to relax. The river's edge landscaping will be enhanced with additional trees to prevent erosion.

The project will be incorporating many unique features that will positively impact the downtown and also meets the primary objectives of the Downtown District by advancing the pedestrian oriented nature of the downtown and incorporating mixed uses of both residential and commercial within the building. One deviation is the four story building, approximately 56 feet tall at the flat roof line. The maximum height allowed for this District is two stories or 30 feet tall. This proposed building is similar to other buildings located downtown in both height and mass.

Another deviation is the buffering and screening ordinance, which has standards for foundation plantings such as trees, shrubs, flowerbeds and/or planters along the rear of buildings when adjacent to a parking lot. This was determined to not be feasible since it would require the elimination of a significant amount of parking along the south side of the building. However, a greenbelt is provided along the south property line. The building's downtown location and zero lot line design are two features that complement the City's complete street initiative.

Construction is anticipated to begin in the spring of 2016 and be completed in a year, with an overall cost of \$7.5 million.

Ms. Verbeke asked what the proposed height was on the previous proposal, River's Edge.

Mr. Keenan believes it was 50 feet or so; this proposed building is a little taller.

Responding to Mr. Kittle, Mr. Keenan stated the exterior of the building is red brick with metal panels.

Terry Bailey, President of Foremost Development Company, noted his team; architects Fusco Shaffer and Pappas, O'Brien Construction, and Giffel Webster engineers enjoyed the wonderful experience of dealing with City staff. He hopes construction can begin the second quarter of next year.

Responding to Mr. Knight, Mr. Bailey explained the 600 sq. ft. apartment is a one bedroom; there are three different one-bedroom floor plans – 636 sq. ft., 677 sq. ft., and 696 sq. ft. The two-bedroom apartments are 930 sq. ft. and 1,030 sq. ft.

Ms. Hammond is hopeful this project will be constructed, though she is not happy with street parking.

Ms. Mitchell asked Mr. Bailey to explain why there will be no ventilation in this facility to support a commercial kitchen.

Mr. Bailey explained there was discussions of including a restaurant or coffee shop on the ground floor. He believes a coffee shop is needed in this building and would be a better fit with small boutiques and possibly a bicycle shop. What is needed is foot traffic to make the downtown thrive. A lounge, an office and an exercise facility will be located on the ground level for apartment residents. There will also be a patio with tables and chairs overlooking the river, inviting people to sit and enjoy the river.

Mr. Bailey confirmed for Mr. Knight there isn't any extra storage space available for the apartment residents, all their property must be kept within their unit; there are car ports for vehicle parking.

Ms. Hammond explained she has received many comments about the number of vacant storefronts in the downtown area, and appreciates Mr. Bailey's enthusiasm. She noted many of the vacancies are due to the high rents and asked Mr. Bailey if rent prices will be competitive.

Mr. Bailey explained he and his team have walked the downtown and are aware of what is available and the rent amounts, but he hopes his enthusiasm will lure businesses into this building.

Mr. Kittle agrees the foot traffic is what will get the businesses going and is anxious to see the start of construction.

Mr. Bailey explained the cupola at the top of the building is only accessible from the roof and is more decorative, though there will be low level light inside.

Mayor McDaniel thanked Mr. Bailey for choosing Auburn Hills for this project on behalf of the residents and City Council and is pleased there are new plans for this vacant lot.

Jack Schodowski, 32 S. Squirrel Road, Shelving Inc., asked when ground breaking will begin.

Mr. Bailey explained there are still more steps that need to be taken prior to breaking ground, but they will be moving forward as soon as possible.

Mayor McDaniel assured Mr. Schodowski the City and Mr. Bailey will keep the lines of communication open.

Mayor McDaniel stated he was invited and attended the 50th anniversary for Shelving Inc., and noted Mr. Schodowski is excited with the prospect of having a new neighbor.

Moved by Mitchell, Seconded by Knight.

RESOLVED: To accept the Planning Commission’s recommendation and approve the combined PUD Step One – Qualification and Step Two – Site Plan approval for The Residences at Thirty Two 50 subject to staff and consultants’ conditions.

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

No: None

Resolution No. 15.10.212

Motion Carried (7–0)

10. COMMENTS AND MOTION FROM COUNCIL

Ms. Verbeke:

- Asked Mr. Melchert if there is any news regarding the striping at Joslyn Road and I-75. Mr. Melchert stated he has not heard anything back from MDOT, but will continue asking and keep Council informed. MDOT likely has a contract with a company to do striping and may add the project to the existing list of projects.
- Thanked everyone, both volunteers and staff, who worked on the Halloween Trail at the Community Center.

Ms. Hammond:

- Noted the huge success of the sold-out murder mystery dinner. Another will hopefully be planned in the near future.
- Reminded everyone of the November 3rd election and to go vote.

Mr. Knight:

- Asked what is being done with the Fieldstone building downtown; it has been vacant for quite some time and he has many residents asking about it. Mr. Tanghe stated Fieldstone Architecture has moved into the building, occupying the upper floor and has been operational for several months. Fieldstone Architecture is one of the top 500 growing companies in the nation as listed in Fortune magazine. The lower level of the building remains vacant; the building was purchased as part of a portfolio by a New York developer.
- He wasn’t able to attend the Halloween Trail, but the Saturday afternoon Halloween event went well, with over 500 pieces of candy passed out.
- Asked if there is any possibility of the City asking for the seven acres be returned to Auburn Hills that was given when the Silverdome was built.
- Was surprised by the bid amounts for the Galloway wetlands project, that OHM was so much more than the low bidder.
- He has been very pleased with staff follow up on various items he has asked about.
- Saturday will be the 55th annual Halloween party at the Boys and Girls Club from 7:00 until 8:30 p.m., all are invited.

Ms. Mitchell:

- As a follow-up to one of the workshops regarding the 2016 budget approval and an amendment for the 2015 budget, asked what the guidelines are for the reconciliation of the budget and if Plante Moran had any recommendations.
- Congratulated Mr. Marzolf and staff, for the wonderful Halloween Trail event. She also thanked the residents for their participation.
- The downtown Spooktacular was very well attended and thanked all for the work that was done.
- The Auburn Hills Historical Society will be presenting historical points of interest in the City, this Wednesday, 6:30 p.m., at the library.
- The Boys and Girls Club will be holding a party on Halloween.
- Please go vote next Tuesday.

Mr. Kittle:

- Asked for a road update, including the streetscape of University Drive, Squirrel Road north of Walton, Taylor Road and Squirrel Road, southbound. Mr. Tanghe explained gardens will be planted between the fieldstone pillars for the University Drive streetscape. The center median will have three larger features; two are already in progress, the third is closer to the diverging diamond that hasn’t yet begun. The median features include fieldstone representing the City and black slab granite representing Oakland University; these too will contain plantings. Wording *Seek Virtue and Knowledge*, the motto of OU will be posted on the black granite.

Mr. Melchert explained North Squirrel, north of Walton, is expected to be open in the next couple of weeks. There will be no road work Squirrel Road, Election Day. The anticipated date for the opening of the DDI, is November 10th. Squirrel Road, from M-59 north, the travel time increased during peak rush hour, but not more than by a few minutes. Available alternate routes seem to be ignored by a number of motorists. Taylor Road may be opened by December 1st; some concrete was poured today.

Mr. Tanghe noted there have been statements made about all the ongoing road construction in the City, and many are not-so-nice comments. He explained City road maintenance is important and must be done as necessary and sometimes that involves having many road projects going at once, impacting motorists. The City is not intentionally disrupting traffic, it is what the residents and tax payers of the City expect, good roads. He apologized for the inconvenience.

- Congratulated County Commissioner Vice-Chairman Jeff Matis, being appointed as a Circuit Court Judge in Oakland County

Mayor McDaniel:

- Received a lot of positive feedback from residents regarding the Spooktacular. He thanked the merchants and all staff who helped out, noting it was a record turnout.

11. CITY ATTORNEY'S REPORT - none

12. CITY MANAGER'S REPORT

- A new global headquarters will be coming to the City in the spring, Nexteer, leader in advanced steering and drive line. There will be approximately 150 white collar jobs transferring to Auburn Hills.
- October 16th was the ribbon cutting for Hirotec America; this is the second Auburn Hills location for Hirotec. The City wishes the company well and continued growth.
- Staff had the opportunity to tour the new Noah venue on October 19th. Noah's is available for business events as well as weddings and special occasions. The technology in the facility is second to none. This is the first Noah's in the State.
- He and other staff toured the Diverging Diamond Interchange. He congratulated MDOT for running a very successful project; this interchange is the first of its kind in Michigan.
- Staff was joined by Mayor McDaniel and Senator Debbie Stabenow to celebrate the grand opening of the new BorgWarner powertrain tech center expansion. He congratulated and thanked BorgWarner for choosing to locate in Auburn Hills.

City Clerk Kowal reminded everyone of Election Day, Tuesday, November 3rd. The polls will be open from 7:00 a.m. until 8:00 p.m. She stated the Clerk's office is open Saturday, October 31st until 2:00 p.m. if someone needs an absentee ballot.

13. ADJOURNMENT

Hearing no objections, the meeting adjourned at 9:04 p.m.

Kevin R. McDaniel, Mayor

Terri Kowal, City Clerk

**CITY OF AUBURN HILLS
RESOLUTION 15.10.208
ESTABLISHING A INDUSTRIAL DEVELOPMENT DISTRICT
FOR BKG FEATHERSTONE, LLC**

At a meeting of the City Council held on the **26th day of October, 2015** at the City Council Chambers at 1827 N. Squirrel Rd., Auburn Hills MI 48326

It was moved by Council Member Burmeister and supported by Council Member Verbeke:

WHEREAS, Act 198 of the Public Acts of 1974, as amended, authorizes the City Council of Auburn Hills to establish an Industrial Development District; and

WHEREAS, **BKG Featherstone, LLC** has petitioned this City Council to establish an Industrial Development District on the property herein described; and

WHEREAS, construction, acquisition, alteration, or installation of a proposed facility within the district has not commenced as of this date of the filing of the request to establish the district; and

WHEREAS, the City Council of the City of Auburn Hills, has given written notice by certified mail to the owners of real property within the proposed Industrial Development District and to the public by newspaper advertisement in the Oakland Press, and public posting of the hearing on the establishment of the proposed district; and

WHEREAS, a public hearing was held on **26th day of October, 2015** at which all of the owners of real property within the proposed Industrial Development District and all residents and taxpayers of Auburn Hills were afforded an opportunity to be heard; and

WHEREAS, the City Council deems it to be in the best interest of the City of Auburn Hills to establish the Industrial Development District as proposed;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Auburn Hills that the following described parcels of land situated in the City of Auburn Hills, County of Oakland, State of Michigan, to wit:

Parcel identification: 02-14-23-351-009

Legal description: T3N, R10E, SEC 23 MADDOCK ACRES S 275 FT OF W 170 FT OF LOT 1. 1.070 acres.

Parcel identification: 02-14-23-351-010

Legal description: T3N, R10E, SEC 23 MADDOCK ACRES LOT 1 EXC S 275 FT OF W 170 FT, ALSO EXC BEG AT NE LOT COR, TH S 17-09-30 W 173.51 FT, TH N 89-45-28 W 369.29 FT, TH N 00-14-22 E 166 FT, TH S 89-45-28 E 419.78 FT TO BEG. 6.140 acres.

be and here is established as a Industrial Development District pursuant to the provisions of Act 198 of the Public Acts of 1974 to be known as the **BKG Featherstone, LLC Industrial Development District**.

AYES: Mayor McDaniel, Council Members Burmeister, Hammond, Knight, Mitchell, Verbeke

NAYS: Council Member Kittle

ABSENT: None

ABSTENTIONS: None

RESOLUTION 15.10.208 ADOPTED (6-1)

STATE OF MICHIGAN)) SS
COUNTY OF OAKLAND)

I, the undersigned, 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 City Council held on the **26th day of October, 2015**, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on **this 27 day of October, 2015**.

Terri Kowal, City Clerk

**CITY OF AUBURN HILLS
RESOLUTION 15.10.209
APPROVING
SPECULATIVE BUILDING DESIGNATION
FOR
815 N. OPDYKE 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 on the 26th day of October, 2015

The following resolution was offered by Councilperson Mitchell and supported by Councilperson Burmeister:

Whereas, the City of Auburn Hills has established an Industrial Development District on the 26th of October, 2015, commonly referred to as the BKG Featherstone, LLC Industrial Development District; and

Whereas, BKG Featherstone, LLC has requested designation of a building within said district, located at 815 N. Opdyke Road as a Speculative Building under the provisions of Public Act 198 of 1974, as amended; and

Whereas, the building is being constructed as a manufacturing facility before the identification of a specific user of the building; and

Whereas, the building has not been occupied; and

Whereas, the designation of the building as a Speculative Building would allow future tenants to apply for Industrial Facility Exemption Certificate for real and personal property to be located at 815 N. Opdyke Road; and

Whereas, the availability of tax abatement may serve as an inducement for attracting tenants to occupy the building and increase the tax revenues to the City of Auburn Hills,

NOW, THEREFORE, BE IT RESOLVED that the request for Speculative Building Designation for 815 N. Opdyke Road is hereby approved with the following conditions,

That the Speculative Building Designation does not constitute approval of an Industrial Facility Exemption Certificate, but serves to give notice that City Council will consider future applications.

AYES: Mayor McDaniel; Council Members Burmeister, Hammond, Knight, Mitchell, Verbeke

NAYS: Mayor Pro Tem Kittle

ABSENT: None

ABSTENTIONS: None

RESOLUTION 15.10.209 ADOPTED (6-1)

STATE OF MICHIGAN)

)SS

COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and appointed 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 City Council held on the 26th day of October, 2015, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this 26th day of October, 2015

Terri Kowal, City Clerk