



# The City of Auburn Hills

## City Council Meeting

### Minutes

May 20, 2013

**CALL TO ORDER:** by Mayor McDonald at 7:00 p.m.  
**LOCATION:** City Council Chamber, 1827 N. Squirrel Road, Auburn Hills, MI 48326  
**Present:** Mayor McDonald, Mayor Pro Tem Hammond, Council Members Doyle, Kittle, Knight, McDaniel, Verbeke (7:04)  
**Absent:** None  
**Also Present:** City Manager Auger, Assistant City Manager Tanghe, DPS Director Melchert, Senior Director Adcock, City Assessor Lohmeier, Deputy Director Hardesty, City Attorney Beckerleg, City Engineer Juidici  
Guests 6

*Mayor McDonald moved Item 5a. to become Item 7c. under Consent Agenda.*

#### 4. APPROVAL OF MINUTES

4a. Regular City Council Meeting – May 6, 2013

**Moved by Kittle; Seconded by Hammond.**

**RESOLVED: To approve the May 6, 2013 City Council minutes.**

**VOTE: Yes: Doyle, Hammond, Kittle, Knight, McDaniel, McDonald**

**No: None**

**Motion Carried (6-0)**

**Resolution No. 13.05.080**

4b. Council Workshop – May 6, 2013

**Moved by Hammond; Seconded by McDaniel.**

**RESOLVED: To approve the May 6, 2013 Council Workshop minutes.**

**VOTE: Yes: Doyle, Hammond, Kittle, Knight, McDaniel, McDonald**

**No: None**

**Motion Carried (6-0)**

**Resolution No. 13.05.081**

4c. Joint Council Meeting with Rochester Hills – May 14, 2013

**Moved by Doyle; Seconded by Kittle.**

**RESOLVED: To approve the May 14, 2013 Joint Council meeting with Rochester Hills.**

**VOTE: Yes: Doyle, Hammond, Kittle, Knight, McDaniel, McDonald**

**No: None**

**Motion Carried (6-0)**

**Resolution No. 13.05.082**

#### 5. APPOINTMENTS & PRESENTATIONS

5a. Presentation – Community for a Lifetime

Ms. Adcock presented Council with two plaques of recognition of Community for a Lifetime. The first recognition was for completing the Ageing-Friendly Community Assessment from The Michigan Commission on Services to the Aging, Community for a Lifetime and the other, a County Executive Declaration's special proclamation saluting The City of Auburn Hills for its designation as a Community for a Lifetime.

#### 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 – March 27, 2013

7a.2. Planning Commission – April 30, 2013

7a.3. Tax Increment Finance Authority – May 14, 2013

7b. Motion – Approve 2013 Asphalt Maintenance Program

**RESOLVED: To approve the cost associated with the 2013 Asphalt Maintenance Program and award the bid to Highway Maintenance and Construction, PO Box 74411, Romulus, Michigan 48174 in the amount of \$458,080.75. Further, to approve the OHM Scope of Construction Services where services will be performed on a time and materials basis for the not-to-exceed amount of \$ 57,135.00 with materials testing services estimated at \$ 9,000.00.**

**7c. Motion - Approve Proclamation – Dr. Mary Beth Snyder**

**RESOLVED: To approve proclamation for Dr. Mary Beth Snyder.**

**Moved by McDaniel; Seconded by Doyle.**

**RESOLVED: To approve the Consent Agenda.**

**VOTE: Yes: Doyle, Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke**

**No: None**

**Motion Carried (7-0)**

**Resolution No. 13.05.083**

**8. OLD BUSINESS**

**8a. Motion – Approve Revised Memorandum of Understanding for the Oakland County Violent Gang Safe Streets Task Force**

Deputy Director Hardesty explained the revisions have mostly to do with removing 'Pontiac Police' and replacing with 'Oakland County Sherriff'; housekeeping issues. There has been a change to the amount of forfeiture money, and the revisions have been reviewed by the City Attorney.

Ms. Doyle stated she would prefer to see the changes prior to making a decision and suggested highlighting the changes and forwarding Council a copy.

Mr. Kittle questioned how the participating cities were determined.

Deputy Director Hardesty explained in the past, Pontiac had asked for assistance from surrounding communities, and other law enforcement agencies.

Ms. Doyle requested this item be postponed to the next Council meeting, once Council has had the opportunity to review the revised Memorandum.

**Moved by Doyle; Seconded by Kittle.**

**RESOLVED: To postpone this item to the next Council meeting, in order to review the Revised Memorandum of Understanding.**

**VOTE: Yes: Doyle, Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke**

**No: None**

**Motion Carried (7-0)**

**Resolution No. 13.05.084**

**9. NEW BUSINESS**

**9a. Public Hearing/Motion – Approve Industrial Facility Exemption Certificate/Louca Mold and Aerospace Machining Inc.**

Mr. Lohmeier introduced Jeff Moorfoot and Robert Luca, representatives of Louca Mold and Aerospace Machining Inc.

Continuing, Mr. Lohmeier explained the IFEC request is for personal property, a DROOP + REIN High Speed milling center. The investment is \$3,150,000 and is anticipated to result in retaining 54 jobs and creating two new jobs for this location. If this abatement is granted for the facility at the eight-year maximum, the property tax savings will be approximately \$87,681; while the loss in City tax revenue would be approximately \$41,165.

Ms. Doyle asked about the possible elimination of the State personal property tax.

Mr. Lohmeier explained that won't be determined until a vote of the people in August 2014.

Mayor McDonald opened the public hearing at 7:20 p.m.

Ms. Hammond questioned the number of years Louca Mold and Aerospace Machining Inc., has been located in the City.

Mr. Louca stated since 1996.

Ms. Hammond asked if Mr. Louca and his company would like to become more involved with the community and the different activities the City provides.

Mr. Louca stated he has never been approached by anyone to ask for his participation; however, yes he is willing to become more involved in community activities.

Ms. Doyle asked what this machine does.

Mr. Moorfoot noted Louca Mold and Aerospace Machining Inc. currently own five of these machines; this will be the sixth. There are only a small handful of these machines world-wide.

Mr. Louca stated this machine will enable Louca Mold and Aerospace Machining Inc. to retain 54 jobs and create two more, allowing the company to continue updating and expanding the business. Louca Mold and Aerospace Machining Inc. is a machining company that cuts steel, aluminum and now carbon; they are one of only a few that do this type of work and have clients all over the country.

Responding to Mr. McDaniel, Mr. Moorfoot stated this machine is made in Germany.

With no further questions, Mayor McDonald closed the public hearing at 7:25 p.m.

**Moved by Knight; Seconded by Verbeke.**

**RESOLVED: To approve the request for an 8-year IFEC pertaining to new personal property for Louca Mold and Aerospace Machining Inc. for a total personal property investment of \$3,150,000 by adopting the attached resolution (Attachment A).**

**VOTE: Yes: Doyle, Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke**

**No: None**

**Motion Carried (7-0)**

**Resolution No. 13.05.085**

**9b. Motion – Approve 2014 University Drive Rehabilitation, Scope of Engineering Services**

Mr. Melchert explained the project consists of three components in two TIF Districts; concrete crack and seat with asphalt overlay from Opdyke to the I-75 interchange (excluding the bridge), asphalt mill and overlay from the I-75 interchange to Cross Creek, and concrete patching with curb repair from Cross Creek to Squirrel Road. The total cost for all three components is estimated to be \$1,800,000.00; with the Federal funding total of \$1,223,380.00 the cost to the City will be approximately \$576,620.00.

Mr. Knight asked if any work would be done on University, west of Opdyke Road.

Mr. Melchert noted that portion of the road is still in fairly good shape.

Mr. Kittle questioned if any prep work would be done in anticipation of the bridge work.

Mr. Juidici explained this is road rehabilitation work; new resurfacing. When the new bridge is constructed, there will be some adjustments needed for a smooth transition. When the new resurfacing and curbing is completed, the lanes will be easily recognized and defined.

**Moved by Knight; Seconded by Verbeke.**

**RESOLVED: To approve the OHM Scope of Engineering Services for the 2014 University Drive Rehabilitation Project from Opdyke Road to Squirrel Road for the not-to-exceed amount of \$ 105,000.00. In addition, materials testing services is estimated at \$ 8,725.00. Funding is provided from TIFA B (252-736-935.000) \$34,117.50 and TIFA D (253-737-935.000) \$ 79,607.50.**

**VOTE: Yes: Doyle, Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke**

**No: None**

**Motion Carried (7-0)**

**Resolution No. 13.05.086**

**9c. Motion – Accept TIFA Board Approval for University Drive Streetscape Design, Engineering and Construction Management**

Mr. Tanghe explained the TIFA, as part of its 2013 TIF District-D budget, has committed \$200,000 to the University Drive Streetscape project covering the stretch of roadway from the bridge over I-75 to North Squirrel Road; Oakland University committed to match the \$200,000. When completed, Oakland University and Auburn Hills banners, signage, and various other additional landscape enhancements within the boulevard median and outside of the outer curb will blend together. The project will further promote Oakland University in Auburn Hills and help act as a lengthy entry into the campus upon exiting I-75 and traveling eastbound on University Drive. Planning meetings have taken place and OHM will soon begin final designs from the feedback received from the University Drive Streetscape Committee made up of representatives from Oakland University and Auburn Hills. These improvements are timely as they will compliment other work being completed in 2014 to improve the quality of University Drive from Opdyke to North Squirrel Road. The impact on this roadway for drivability and appearance will be highly positive and noticeable.

Ms. Doyle was pleased there will be a sign welcoming motorists to Auburn Hills Home of Oakland University and questioned who would have final approval of the sign.

Mr. Tanghe stated approval would come from TIFA, Oakland University's planning team members and City Council.

Ms. Doyle asked specifically who at Oakland University and would approval be needed from Oakland University's Board of Trustees.

Mr. Tanghe explained the University's planning team was appointed by the University's President, John Young, Associate Vice President, University Communications and Marketing; Terry Stollsteimer, Director of Facilities; Jay Shah, Board of Trustees; representing the City, Don Grice, Deputy DPS Director; Steve Cohen Community Development Director; Jim Stevens, Ashley Swazuk and Tony Slanec, OHM representatives and himself, representing TIFA. He also noted the \$200,000 commitment has already been approved by the University, so it is not contingent on any aspect of the project.

Mr. McDaniel expressed the need for the welcoming sign to read Welcome to Auburn Hills Home of Oakland University.

Mr. Knight suggested the possibility of renaming University Drive to Oakland University Drive. Mr. Knight also noted a flyer he received for a blood drive listing Oakland University as being in Rochester Hills.

Clarence Bennett, resident, stated he *Googled* Oakland University on Squirrel Road and it appeared three times, being located in Rochester Hills, Auburn Hills, and Bloomfield Hills

**Moved by Verbeke; Seconded by Knight.**

**RESOLVED: To accept the recommendation of the TIFA Board of Directors and authorize the Executive Director to sign the University Drive Streetscape Scope of Urban Design/Landscape Architecture & Engineering Services proposal from OHM with a fee proposal that includes all aspects of their services up to an including construction administration and inspection for the estimated total fee of \$75,000. The fee may adjust plus or minus based on the final scope of the project, but in no case more than ten percent higher than the current proposed fee without Board authorization. Funds for the project are available from TIF-D, GL No. 253 737 800 199.**

**VOTE: Yes: Doyle, Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke**

**No: None**

**Motion Carried (7-0)**

**Resolution No. 13.05.087**

**10. COMMENTS AND MOTIONS FROM COUNCIL**

Mr. Knight:

- Reminded everyone of the Memorial Day Parade beginning at 11:00 a.m., with a picnic following at the American Legion.
- Noticed the decrease in leave burning; only one person in his neighborhood was burning.
- Invited anyone who wished to join him and others at 5:30 on Friday at the Veterans Cemetery in Holly, to help place flags on graves of veterans.

Ms. Verbeke:

- Reminded any Council Members that wish to walk in the parade to contact Vicki Pointer, parade volunteer or can contact Karrie Marsh from the City Manager's Office.  
Mr. Auger suggested any Council Member interested in walking in the parade can send Ms. Marsh an e-mail and she will contact Ms. Pointer.

Ms. Doyle:

- Congratulated Mr. Kittle on his Munetrix company and the write-up in the paper.
- Noted how well the Council workshop on Saturday had been, and how well spent those seven hours were. There was a lot of ground covered and hopes for good results; she also enjoyed the workshop having an outside facilitator.

Ms. Hammond:

- Noticed the new web site and the announcement of the Farmers Market beginning May 30 from 3:00 to 7:00 p.m.
- She will be out of town and not able to attend the June 17<sup>th</sup> Council meeting.

Mr. Kittle:

- Commented the Saturday workshop exceeded his expectations and he is looking forward to improvements from City departments.
- He is hoping for 100% participation from Council to become Friends of the Library.
- Asked Ms. McCoy for an update on Library events.  
Ms. McCoy with the help of Friends of the Library, six new computer stations has been installed and there has been good feedback regarding the ability to down load magazines as well as e-books.  
Mr. Kittle stated he would like to have more interaction with the Library and appreciates Ms. McCoy attending Council meetings.

Mr. McDaniel:

- Expressed condolences to form Council Member Otis Newkirk, on the passing of his mother.

Mayor McDonald:

- Too, was pleased with the workshop and looking forward to good results of Council's goals and objectives.

**11. CITY ATTORNEY'S REPORT – none.**

**12. CITY MANAGER'S REPORT**

- Is glad to be back at work.

**13. EXECUTIVE SESSION – Property Sale**

**Moved by Verbeke; Seconded by Hammond.**

**RESOLVED: To adjourn to Executive Session.**

**VOTE: Yes: Doyle, Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke**

**No: None**

**Motion Carried (7-0)**

**Resolution No. 13.05.088**

Council adjourned to Executive Session at 7:56 p.m.

Council reconvened the regular meeting at 8:24 p.m.

**Moved by Verbeke; Seconded by Hammond.**

**RESOLVED: To authorize the Mayor and City Clerk to execute the Purchase Agreement with the terms and conditions stated therein for a portion of the property having tax identification number 14-14-176-008 and authorize Assistant City Manager Tanghe to sign all other documents on behalf of the City related to sale up to and including those as required at closing.**

**VOTE: Yes: Doyle, Hammond, Kittle, Knight, McDaniel, McDonald, Verbeke**

**No: None**

**Motion Carried (7-0)**

**Resolution No. 13.05.088**

**14. ADJOURNMENT** The meeting adjourned at 8:25 pm.

**CITY OF AUBURN HILLS  
RESOLUTION 13.05.085  
APPROVING AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE  
FOR LOUCA MOLD AND AEROSPACE MACHINING INC.**

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 20<sup>th</sup> day of May, 2013.

The following resolution was offered by Councilperson Knight and supported by Councilperson Verbeke;

WHEREAS, pursuant to P.A. 198, 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on the **5<sup>th</sup> day of May, 1986**, the City of Auburn Hills, established an Industrial Development District, commonly referred to as the **De Mattia Development Company Industrial Development District**; and

WHEREAS, **Louca Mold and Aerospace Machining Inc.** has filed an application for an Industrial Facility Exemption Certificate with the Clerk of the City of Auburn Hills with respect to proposed **personal property** to be acquired and installed within the **De Mattia Development Company Industrial Development District**; and

WHEREAS, before acting on said application, the City Council of Auburn Hills held a hearing on the 20<sup>th</sup> day of May, 2013 at a regularly scheduled meeting, at which time the applicant, the assessor, and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction and installation of the facility has not begun earlier than six (6) months before **March 25, 2013**, the date of the acceptance of the application for the Industrial Facility Exemption Certificate; and

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have the **reasonable likelihood to retain, create or prevent the loss of employment** in Auburn Hills; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Auburn Hills after granting this certificate **will exceed 5% of an amount equal** to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY the City Council of Auburn Hills that:

1. The City Council of Auburn Hills finds and determines that the granting of this Industrial Facilities Exemption Certificate, together with the aggregate amount of the certificates previously granted and currently in force, under PA 198 of 1974, and PA 225 of 1978, **shall not** have the effect of substantially impeding the operation of the City of Auburn Hills, or of impairing the financial soundness of a taxing unit which levies an ad valorem property tax in the City of Auburn Hills.
2. The application for an Industrial Facilities Exemption Certificate with respect to a **New Facility** on the following described parcel of real property situated within the **De Mattia Development Company Industrial Development District**; to wit;

Legal Description

T3N, R10E, SEC 3 & 4 METRO NORTH TECHNOLOGY PARK LOT 21 9-29-87 FR 014

This real property parcel is also identified as 02-14-03-301-016, having an address of 1460 Atlantic Blvd., Auburn Hills, MI 48326

is hereby approved for **Personal Property** improvements only.

3. The Industrial Facilities Exemption Certificate shall remain in force and effect for a period of **eight (8) years**, and the starting date for the certificate is **December 31, 2013** and the ending date is **December 30, 2021**.

4. The total project investment approved is **\$3,150,000**.

5. **Louca Mold and Aerospace Machining Inc.** agrees to operate the facility for which the Industrial Facilities Exemption Certificate is granted for the term of the certificate, plus an additional **two years** after the date of the expiration.

AYES: Mayor McDonald, Mayor Pro Tem Hammond, Council Members Doyle, Kittle, Knight, McDaniel, Verbeke

NAYS: None

ABSENT: None

ABSTENTIONS: None

RESOLUTION 13.05.085 ADOPTED (7-0)

STATE OF MICHIGAN)

)SS

COUNTY OF OAKLAND)

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 20<sup>th</sup> day of May, 2013.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this 28th day of May, 2013.

\_\_\_\_\_  
Terri Kowal, City Clerk