



CITY OF AUBURN HILLS

Regular City Council Meeting

February 1, 2021

CALL TO ORDER: Mayor McDaniel at 7:00 p.m.

LOCATION: Virtual Meeting, Auburn Hills, MI 48326

Present: Mayor McDaniel (Auburn Hills, MI), Council Members Burmeister (Auburn Hills, MI), Kittle (Auburn Hills, MI), Knight (Auburn Hills, MI), Marzolf (Auburn Hills, MI), Moniz (Auburn Hills, MI), and Verbeke (Auburn Hills, MI)

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Grice, City Attorney Beckerleg, City Clerk Pierce, Assistant to the City Manager Skopek, Fire Chief Taylor, Police Chief Baker, Economic Development Mgr Carroll, Deputy Assessor Collias, Recreation Director Hegdal, Fieldstone Golf Club Manager Hierlihy, DPW Director Melchert, Deputy DPW Director Stahly, Mgr of Municipal Properties Torres, Finance Director/Treasurer Schulz, Deputy Finance Director/Deputy Treasurer Farmer, Engineer Juidici, Engineer Cousino

11 Guests

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, January 18, 2021

Moved by Verbeke, Seconded by Knight.

RESOLVED: To approve the City Council Regular Meeting Minutes of January 18, 2021.

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

No: None

Resolution No. 21.02.010

Motion Carried (7 - 0)

5. APPOINTMENTS AND PRESENTATIONS

5a. Motion – To confirm the appointment of Michael Wayne to the Downtown Development Authority.

Mr. Wayne shared that he a partner and cofounder of the Detroit Riverside Capital. This is the real-estate investment development firm behind 3250 Auburn Rd, and also a part of the group pursuing 27 S. Squirrel Rd project. He is working on a retail broker event, Discover Downtown, with the goal being to bring retail leasing brokers to the downtown area.

Moved by Knight, Seconded by Moniz.

RESOLVED: To confirm the appointment of Michael Wayne to the Downtown Development Authority for a term ending October 31, 2024.

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

No: None

Resolution No. 21.02.011

Motion Carried (7 - 0)

5b. Motion – To confirm the reappointment of Floyd Warczak and Toni Whitley to the Board of Review.

Moved by Kittle, Seconded by Verbeke.

RESOLVED: To confirm the reappointments of Floyd Warczak and Toni Whitley to the Board of Review for terms ending December 31, 2025.

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

Resolution No. 21.02.012

Motion Carried (7 - 0)

5c. 2020 Fourth Quarter Investment Report, presented by Brian Green, AndCo Consulting

Mr. Green shared a review of the overall cash management pools as of December 31, 2020. He shared that, from a cash management standpoint and overall it has been a successful year for the program. Part of the reason the investment portfolio was so successful was because of the unprecedented intervention of the FED cutting rates to zero. It was a great year from an investment standpoint for the cash pool was over 2.5% for the year. The full report is in the City Council Packet.

5d. Update on Veteran's Memorial, presented by Aaron Stahly, Deputy Director of Public Works

Mr. Stahly shared an update on the Veteran's Memorial. He shared that there has been \$100,000.00 budgeted and planned towards this project however, the hope is to receive donations to help offset most of the cost. Due to a blog posted in January and a Citywide mailer, \$5,000.00 has been raised towards this project and in kind donations from OHM and Superior have been received for engineering designs as well as concrete for the project, the in kind donations are not included in the \$100,000.00 amount.

Mr. Stahly shared that the current memorial is specific to WWII and the new memorial will be a holistic memorial for all the wars that have been fought. He commented that parts from the existing memorial will be incorporated into the new memorial and the current name plaques will be donated to the Auburn Hills Historical Society. The current eternal flame will be retired and a new electrical flame will be installed with the phrase, *All Gave Some, Some Gave All*, with seating and landscape surrounding the area. The memorial will have three sections; one that will be specific to Veterans buried in the cemetery, the Mom's memorial and a memorial honoring Servicemen that are listed as MIA or have lost their life. Due to the memorials being made of granite, names can be added at a later time. The ribbon cutting event is currently planned for Veteran's Day of 2021.

Mr. Tanghe, stated assuredly that under no circumstance would a donor plaque be affixed to the memorial. Mr. Stahly confirmed that the donor plaque will be exclusive of the memorial and a final place has not been determined yet.

It was suggested by Ms. Verbeke to investigate the option of using money from the City tree fund towards the Memorial. Mr. Stahly will look into this as an option.

Mr. Marzolf shared his concern regarding the height of the flame in the rendering that was presented.

6. PUBLIC COMMENT

There was no public comment.

7. CONSENT AGENDA

Mr. Marzolf requested Item 7b (Contract for Refinishing of Community Center Gym Floor) be removed from the Consent Agenda.

7a. Board and Commission Minutes

7a1. Downtown Development Authority, January 11, 2021

7a2. Brownfield Redevelopment Authority, January 19, 2021

RESOLVED: To receive and file the Board and Commission Minutes.

7c. Motion - To receive and file the AndCo Consulting 4th Quarter 2020 Cash Management Summary and Executive reports.

RESOLVED: To receive and file the AndCo Consulting 4th Quarter 2020 Cash Management Summary and Executive reports.

Moved by Kittle, Seconded by Verbeke.

RESOLVED: To approve the Consent Agenda.

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

No: None

Resolution No. 21.02.013

Motion Carried (7 - 0)

7b. Motion – To approve a contract for the refinishing of the Community Center gymnasium floor.

Mr. Marzolf wanted to ensure that the walking track would be added to the floor design. Mr. Torres stated that the contractor is required to repaint everything that is existing.

In response to a question from Mr. Knight, Mr. Torres commented that the floor was due for a routine refinishing and therefore the old logo, along with the other floor markings will be sanded down and reapplied. The new City logo will be added to the floor during this time.

Moved by Marzolf, Seconded by Knight.

RESOLVED: To approve a contract with SportFloor Refinishing of St. Joseph, Michigan for a complete sand-off and refinishing of the gymnasium floor at the Community Center for \$15,639.60 to be funded from 101-265-931.000-Community Center.

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

No: None

Resolution No. 21.02.014

Motion Carried (7 - 0)

8. OLD BUSINESS

9. NEW BUSINESS

9a. Motion – To approve a Professional Services Agreement for HVAC Professional Services.

Mr. Torres provided that this relationship will establish an hourly rate for service calls and a rate for annual preventative maintenance. Any other procurements above the levels established in the City purchasing ordinance would still be bid out as required. He noted that K&S Ventures has been providing heating and cooling services to the City for 27 years and have installed most of the equipment that the City currently has. Based on their knowledge of the City and other factors such as proximity and quick response times to calls, it is the recommendation to proceed with K&S Ventures.

K&S Ventures was present in the virtual meeting.

Ms. Verbeke stated that because of the reasons shared by Mr. Torres she is in support of this vendor.

Moved by Knight, Seconded by Moniz.

RESOLVED: To approve a professional services agreement with K&S Ventures to provide service calls at \$75 per hour and preventative maintenance at \$10,665 per year, to be funded from the applicable equipment maintenance general ledger accounts.

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

Resolution No. 21.02.015

Motion Carried (7 - 0)

9b. Motion – To approve a contract with OHM Advisors for design and permitting services for Kayak Point Park.

Mr. Torres presented the 11 acre site located at Auburn Road and Opdyke Road. A scope of work was performed by OHM and it is the recommendation to proceed moving forward with this project. Mr. Torres noted that until the project is approved by the State of Michigan, any expenditures would be at the expense of the City.

Andrew Cousino, OHM Engineer was present in the virtual meeting.

Mr. Moniz questioned the possibility of the funds being pulled or removed by the State of Michigan. Ms. Hegdal shared that the DNR suggests to proceed with the design and permitting but it should be noted that this is at the risk of the City. Typically the DNR projects are not pulled from the list that the Trust Fund recommends.

Mr. Knight shared his concerns that we are taking a commercial corner and turning it into a grass field. He proposed the idea of keeping the project moving forward however, keeping a couple of acres for the City to lease out to potential business owners.

Mr. Marzolf shared that this is an excellent concept plan. He shared that there might be space further up the river for Mr. Knight's suggestion but not in this concept plan. He commented that in his many years of the working with the Trust Fund, once a project is recommended by the staff he has never seen it not be awarded.

Mayor McDaniel questioned if there was room to add parking along Auburn Road on the concept plan. He shared that once this park is advertised it could be difficult to find parking. Ms. Hegdal commented the design of the park is meant to be passive, using the space as a drop off point and parking further down the river to reload their kayaks after their trip down the river. Most cars will be there temporarily. She shared that parking can be added in the future if needed. Mayor McDaniel stated he would like to take care of it now if possible.

Ms. Verbeke shared that she has brought up this question in the past and thinks there needs to be more parking available. She commented that she was happy to hear that we can add more parking at a later time but feels it would be more cost effective to take care of it now.

Mr. Tanghe suggested the parking be dealt with now. If Council were to revisit the item of additional parking at a later time, it would take a budget amendment because there is a fee to add each parking space.

Mr. Cousino shared that there would be no issue with adding in parking along Auburn Road.

Mayor McDaniel shared that OHM should look into adding more spaces to fit the design.

Ms. Verbeke examined the idea of parking in the circle drive.

Mr. Cousino commented that more spaces could be added along the circle drive or it could be widened.

Mr. Grice share the idea of green parking options. He added that Hawk Woods will potentially have green parking options and Kayak Park Point may be a good place to add green parking as well.

Moved by Marzolf, Seconded by Knight.

RESOLVED: To authorize OHM Advisors to proceed with design, engineering and related work as described in the attached Scope of Work for the Kayak Point Park project not to exceed \$35,000 funded from G/L 101-266-974.000-KAYAKPOINTXX.

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

No: None

Resolution No. 21.02.016

Motion Carried (7 - 0)

9c. Motion – To award a contract to CleanNet of Michigan for supplemental custodial services.

Mr. Torres shared that over the years there have been three part-time custodians for certain sites for the City. He shared that it has been difficult to staff this operation due to labor market conditions, turn over, and other factors. When these positions are vacant, full-time staff backfills those hours causing the custodial work to sometimes suffer as a consequence.

Brandon Ditmyer from CleanNet USA was present in the virtual meeting.

Mr. Kittle confirmed the contract stating that CleanNet will use their supplies as well as some City supplies and confirmed the financial savings to the City. Mr. Kittle feels the City is being proactive with this issue.

Mr. Moniz shared his concerns with regards to proper background checks that are to be performed. Mr. Torres said the current fulltime DPW staff will be in the most critical buildings and asked Mr. Ditmyer to explain the hiring process for CleanNet.

Mr. Ditmyer explained that CleanNet performs background checks at the Federal Level, with Local Authorities as well as the Sex Offender Registry. Any other screening that the customer requests will be complied with. He also explained there is a two – six week training process before a new hire would be placed with a customer. The employee is responsible for their own transportation. CleanNet provides new equipment and it is stored onsite. Mr. Ditmyer also shared that a Hold Harmless Agreement, would be signed should someone be hurt while on site. Mr. Moniz requested to have the drug screening performed.

Mr. Marzolf shared his concern for the turnaround time that is needed for cleaning the cabins at Hawk Woods. Mr. Torres commented that they are confident that the timing needs will be maintained and the standard of excellence will continue.

Moved by Moniz, Seconded by Knight.

RESOLVED: To approve a contract with CleanNet USA for supplemental custodial services for \$86,889 per year funded with \$21,823 from TIFA-A and \$65,066 from the appropriate Facilities Fund 265 account.

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

No: None

Resolution No. 21.02.017

Motion Carried (7 - 0)

9d. Motion – To approve replacement of the Irrigation Pump Station at Fieldstone Golf Course.

Mr. Hierlihy explained that the existing irrigation pump station was installed in 1996 and it has been closely monitored over the past 25 years. This current pump has outlived its life expectancy of 15-20 years and is degrading to where it is no longer reliable.

Representatives from ProPump & Controls/Watertronics and Davey Golf were present in the virtual meeting.

Moved by Knight, Seconded by Marzolf.

RESOLVED: To amend account #584-753-970.000 of the 2021 Fieldstone budget by adding \$40,800 to the \$92,000 that is currently available to fund the irrigation pump replacement project. This amendment will provide a project total of \$132,800. Lastly, move to approve award of the project to ProPump & Controls/Watertronics of 6810 Enterprise Drive, Delta Ohio 43515, in the amount of \$132,792.52.

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

No: None

Resolution No. 21.02.018

Motion Carried (7 - 0)

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Kittle – He questioned the diesel findings from the Brownfield minutes from the January 19, 2021 meeting, regarding the property at 3180 Auburn Road. Mr. Knight stated that this is a typical report for a salvage operation. Mr. Kittle also discussed the topic of using multiple engineering sources in today's environment due the amount of work that is needed. He is not displeased with OHM but would like to know if there alternatives available.

Mr. Marzolf – He had a resident share a concern with a development that is taking place at Hawk Woods. He would like to be able to pass any information on to the resident if at all possible. Mayor McDaniel commented that the same resident reached out to him. The development is regarding the six campsites and staff is aware of it. He also shared that he appreciated the report during the workshop regarding Senior Services and the various operations.

Mr. Moniz – He commented that the newly built storage garage looks great. He thanked Mr. Tanghe for researching the lights on the diverging diamond. He requested an update on the Bald Mountain and Phillips intersection redesign. Mr. Juidici responded that concept plans are being worked on. The design plans for Bald Mountain Road from Lapeer to Dutton have been completed however the project is currently delayed. Mr. Moniz asked if a gas station was ever at the old Country Kitchen site. Mr. Knight stated that he does not recall a gas station being in that location however, the Brownfield Redevelopment Authority has been working in this area.

Mr. Knight – He congratulated Mr. Kittle for being the second longest serving member on City Council. He questioned if the storage barn was still under construction. Mr. Torres commented that this building is almost complete but there are a few items that need to be finished. Mr. Knight shared that the roof is on at the Jordan development downtown. He also shared that since electric vehicles are the future, DPW should be working on a plan for trying out an electrical car. He would like to see the City of Auburn Hills be a leader with this issue. He reported that he recently purchased two graves in the Aaron Webster Cemetery.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

13. ADJOURNMENT

Hearing no objections, the Mayor adjourned the meeting at 8:51PM

Kevin R. McDaniel, Mayor

Laura M. Pierce, City Clerk