



The City of Auburn Hills

City Council Meeting

Minutes

November 28, 2016

CALL TO ORDER: Mayor Pro Tem Mitchell at 7:00 p.m.
LOCATION: City Council Chamber, 1827 N. Squirrel Road, Auburn Hills, MI 48326
Present: Mayor Pro Tem Mitchell, Council Members Burmeister, Hammond, Kittle, Knight, Verbeke
Absent: McDaniel
Also Present: City Manager Tanghe, Assistant City Manager Grice, Police Chief Olko, Fire Chief Manning, Assistant Fire Chief Macias, City Clerk Kowal, City Attorney Beckerleg, Finance Director Schulz, Manager of Roads & Fleet Brisson, Director of Public Works Melchert, Director of Community Development Cohen, Management Assistant Harris, City Engineers Juidici and Stevens.
10 Guests

4. APPROVAL OF MINUTES

4a. Regular City Council – November 14, 2016

Moved by Verbeke; Seconded by Knight.

RESOLVED: To approve the November 14, 2016 City Council meeting minutes.

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

No: None

Resolution No. 16.11.213

Motion Carried (6 - 0)

4b. City Council Workshop – November 14, 2016

Moved by Knight; Seconded by Verbeke.

RESOLVED: To approve the November 14, 2016 City Council workshop minutes.

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

No: None

Resolution No. 16.11.214

Motion Carried (6 - 0)

5. APPOINTMENTS AND PRESENTATIONS

6. PUBLIC COMMENT

7. CONSENT AGENDA

7a. Board and Commission Minutes

7a.1. Beautification Advisory Commission – October 19, 2016

7a.2. Planning Commission – November 16, 2016

7b. Motion – Receive & File Cash and Investment Interim Report- 3rd Quarter

RESOLVED: To receive and file the Bogdahn Group 2017 3rd Quarter Cash Management Summary and Executive reports.

7c. Motion – To Approve the Purchase of Eight Chrysler Vehicles

RESOLVED: To approve the purchase of eight Chrysler Vehicles from Milosch's Palace Chrysler, Jeep, Dodge, Ram Truck, Inc. 3800 S. Lapeer Road, Lake Orion, Michigan 48359 for \$ 237,511.00. Funding is provided from the 2017 Fleet Operating Budget Account 661-442-981.000.

7d. Motion – Approve City Council Meeting Schedule

RESOLVED: To approve the proposed 2017 City Council Meeting Calendar.

7e. Motion – Approve Agreement - Traffic Control Devices /Great Lakes Crossing Outlets

RESOLVED: To approve State of Michigan Board of County Road Commissioners, Oakland County, Agreement for Traffic Control Devices for installation and maintenance of a traffic signal located at Great Lakes Crossing Drive and Great Lakes Crossing Outlets Driveway #4.

7f. Motion – Approve Purchase of Custodial Interrogation Recording System for Mall Substation

RESOLVED: To approve the purchase of “Case Cracker” Interview Recording Management System from Absolute Sales International by the Auburn Hills Police Department for \$15,290; and authorize the Police Chief to seek reimbursement in full from The Taubman Company.

Moved by Verbeke; Seconded by Hammond.

RESOLVED: To approve the Consent Agenda, Items 7a1, 7a2, 7b, 7c, 7d, 7e, 7f.

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

No: None

Resolution No. 16.11.215

Motion Carried (6 - 0)

8. OLD BUSINESS

8a. Motion – Approve the Contracted Service of Mobile Health Resources

Assistant Fire Chief Macias explained that the current contract is up in February, 2017. The second lowest total cost bid was Mobile Heath Resources, the current billing contractor. He noted that the billing rate is lower, but the total cost is higher due to the annual cost of an EMS survey program. The EMS Survey program will provide the Fire Department with a mechanism to evaluate patient satisfaction data as well as positioning the department for performance based reimbursements in the future. He noted that the survey program conforms to all HIPPA requirements.

Mr. Burmeister requested information on the collection rate of bills paid versus unpaid. Assistant Fire Chief Macias will provide that information.

Moved by Knight; Seconded by Burmeister.

RESOLVED: To approve the contracted service of Mobile Health Resources for the purpose of ambulance billing at the rate of 5%, plus the proposed EMS survey program for a contract length of three (3) years with the option to extend one (1) additional year.

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

No: None

Resolution No. 16.11.216

Motion Carried (6 - 0)

9. NEW BUSINESS

9a. Motion – Approve Rezoning from R-1A, One-Family Residential District to T&R, Technology & Research District / Kensington Church

Mr. Cohen explained the request to rezone the 19.5 acre parcel, located at southeast corner of Dutton Road and Bald Mountain Road from R-1A, One-Family Residential District to T&R, Technology and Research District. He noted that the request is consistent with the City’s adopted Northeast Corner Neighborhood Master Plan Study.

Rick Rattner, 380 N. Old Woodward, Birmingham, representing the applicant, noted that this has been thoroughly reviewed by the Planning Department and Planning Commission.

Moved by Knight; Seconded by Kittle.

RESOLVED: To accept the Planning Commission’s recommendation and approve the rezoning of Sidwell No. 14-01-100-028 from R-1A, One-Family Residential District to T&R, Technology & Research District. The rezoning shall be referenced as Ordinance No. 16-883.

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

No: None

Resolution No. 16.11.217

Motion Carried (6 - 0)

9b. Motion – Approve Site Plan / Legend Valve

Mr. Cohen explained the request from Legend Valve for site plan approval to expand their existing facility by almost 60,000 square feet. The total investment in the project is estimated at \$3.5 million and construction is expected to begin next summer.

In response to a question from Ms. Verbeke, Mr. Cohen explained that staff mailed out notices to property owners within 1,000 feet and received no responses.

Larry Emmert, Vice President of Operations with Legend Valve, 300 North Opdyke, introduced himself and stated that the company is looking forward to growing in the City.

Moved by Hammond; Seconded by Verbeke.

RESOLVED: To accept the Planning Commission’s recommendation and approve the Site Plan for Legend Valve and Fitting, Inc., subject to the conditions of the administrative review team.

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

No: None

Resolution No. 16.11.218

Motion Carried (6 - 0)

9c. Motion – Approve Text Amendment to Zoning Ordinance / Article II. Definitions

Mr. Cohen explained that, as part of the review of the Hilton Garden Inn project, staff found that the existing zoning definition for a basement is outdated. The current ordinance states that a basement is not habitable. The Building Code changed many years ago to allow commercial and residential developments with basements or lower levels to be habitable. The proposed ordinance amendment will update the zoning definition of a basement.

In response to a question from Mr. Burmeister regarding the effect on residents, Mr. Cohen explained that the proposed ordinance is easier to interpret. If more of a floor is above the grade, it is considered a story, if more of a floor is below grade, it is considered a basement. For a sloping grade, there is an average that is done.

Moved by Verbeke; Seconded by Hammond.

RESOLVED: To accept the Planning Commission’s recommendation and approve the Text Amendment to Article II. Definitions of the Zoning Ordinance relating to the definition of a basement. The amended ordinance shall be referenced as Ordinance 16-884.

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

No: None

Resolution No. 16.11.219

Motion Carried (6 - 0)

9d. Motion – Approve Special Land Use Permits and Site Plan / Hilton Garden Inn Hotel

Ms. Mitchell noted that items 9d and 9e would be discussed together.

Mr. Cohen explained the request is to construct a three-story Hilton Garden Inn hotel with ninety-six rooms. The hotel will be located east of the Town Place Suites Hotel. A special land use permit is required for the hotel use and for a building taller than two stories. He noted that both projects will function as one even if the ownership changes.

Ms. Verbeke asked if there was any shared parking. Mr. Cohen explained that the two hotels will function as one and share the parking. The applicant has also obtained twenty-two parking spaces off-site in order to meet the zoning requirement.

Basil Bacall, 7365 Locklin, West Bloomfield, noted that this is his fifth property in the City. He noted that the project will begin in the spring of 2017 and should be completed by the summer of 2018.

Ms. Verbeke questioned the applicant’s occupancy rates. Mr. Bacall noted that occupancy rates are good and this has been one of the best year in the industry.

Mr. Knight commented on the Pistons move to Detroit and noted the potential impact on the hotels. Mr. Bacall stated that the Pistons did not bring that many room nights into the business as most of the games are weekdays and most of the audience is local. Concerts brought in more business.

In response to a question from Mr. Kittle, Mr. Bacall explained that this is a different brand and is more upscale. He confirmed that he watches the economic developments in the City to make sure that they are satisfying the fundamental purpose of the industry and not over build. He stated that this hotel will have a larger conference room.

Moved by Verbeke; Seconded by Burmeister.

RESOLVED: To accept the Planning Commission’s recommendation and approve the Special Land Use Permits and Site Plan for the Hilton Garden Inn Hotel, subject to the conditions of the administrative review team.

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

No: None

Resolution No. 16.11.220

Motion Carried (6 - 0)

9e. Motion – Approve Condominium / TownePlace Suites Hotel and Hilton Garden Inn Hotel

Moved by Verbeke; Seconded by Hammond.

RESOLVED: To accept the Planning Commission’s recommendation and approve the establishment of a two-unit condominium for the TownePlace Suites Hotel and Hilton Garden Inn Hotel development, subject to the administrative review team’s conditions.

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

No: None

Resolution No. 16.11.221

Motion Carried (6 - 0)

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Burmeister

- Questioned if Kia Summit was going in on M-24. Mr. Cohen confirmed that it is.

Ms. Hammond

- Excited about the tree lighting at 6PM on Friday

Mr. Kittle

- Over Thanksgiving wrote a list of things he is thankful for:
 - That the Ralco property, near the golf course, is coming along nicely and the street connection is great.
 - As an organization, the staff here has done a great job and everything pushed through the pipelines is incredible.
 - It is great that a lot of things are coming together for the City and he is looking forward to the new logo.
- Wondering if the recent drowning of the youngster will lead to discussions on fencing around retention ponds or is that a private issue that property owners need to address. Mr. Tanghe stated that there are many factors to consider, but it is certainly something to be thinking about.

Mr. Knight

- Questioned if the Library has their own EIN number. Mr. Tanghe confirmed that they do not have their own number. Mr. Knight stated that as a taxing independent body, they should have their own EIN number to which they file an annual audit. The City ought to pursue urging them to get their own identity and not using the City’s number as their employees are not employees of the City, they are employees of the Library.
Mr. Tanghe explained that the EIN number can serve two different purposes: one for employment status and the other is the authority under which we collect taxes on their behalf. He has engaged the service of our labor attorney to review this matter and prepare a legal opinion.
- In reviewing the minutes of the Planning Commission, of nine members, there were only five in attendance. He stated that he hopes that there will be better attendance at the meetings and urged the members to be more diligent.

- Commented that the vote on the new logo ought to be on the public record. Ms. Mitchell agreed that a formal vote at a meeting should be taken.

Ms. Verbeke

- Requested a list of the 2017 workshops. City Manager Tanghe explained that they are working on the list, some topics will be generated by the Manager's Office and others will be generated by the Council.
- Questioned how the new light at Great Lakes Crossing worked over the weekend. Police Chief Olko commented that it worked, but a full analysis has not been completed yet. She noted that there was still gridlock on the property itself.
- She will not be in attendance at the next meeting.
- Sent condolences to the family of April Hernandez, a trustee at the Pontiac School Board.

Ms. Mitchell

- Noted that the Beautification Advisory Committee is once again donating an ice sculpture and illuminating rings.
- Congratulations to Director Marzolf and his staff on receiving the Keep Michigan Beautiful Award for the River Life Art Project in River Wood Park.
- Stopped by resident who was pleased at how clean the City keeps the facilities at its parks.
- Pleased to see that the City moved forward in obtaining feedback from legal in regards to the Library and the EIN number to clearly communicate the status of those employees. She suggested a letter be sent to the retirees as well as the current employees.
- Her last coffee hour this year will be held on December 9th. She thanked Bigby and the residents.

11. CITY ATTORNEY'S REPORT – None.

12. CITY MANAGER'S REPORT

City Manager Tanghe

- Echoed the sentiments expressed by Ms. Verbeke on the passing of April Hernandez.
- Sam Harris, Management Assistant, is completing his internship with the City. Part of the requirement is that he plan one community event, which is the tree lighting. He thanked Sam for his year of service and wished him well.

13. ADJOURNMENT

Hearing no objections, the meeting adjourned at 8:01 p.m.

Kevin R. McDaniel, Mayor

Terri Kowal, City Clerk