



CITY OF AUBURN HILLS

REGULAR CITY COUNCIL MEETING

MINUTES

APRIL 1, 2024

CALL TO ORDER & Mayor Marzolf at 7:00 PM.

PLEDGE OF ALLEGIANCE:

LOCATION: Council Chamber, 1827 N. Squirrel Road, Auburn Hills MI

ROLL CALL: Present: Council Members Ferguson, Fletcher, Hawkins, Knight, and Marzolf

Absent: Council Members McDaniel and Verbeke

Also Present: Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Chief of Police Gagnon, Fire Chief Massingill, Community Development Director Cohen, Construction Coordinator Lang, DPW Director Baldante, Manager of Fleet & Roads Hefner, Commercial/Industrial Appraiser Griffin, Engineers Driesenga

8 Guests

A workshop session was held prior to the regular City Council meeting at 5:30 PM. Workshop Topic: Fire Department Strategic Update

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, March 18, 2024.

Moved by Hawkins, Seconded by Ferguson.

RESOLVED: To approve the City Council Regular Meeting Minutes of March 18, 2024.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf

No: None

Resolution No. 24.04.54

Motion Carried (5 - 0)

5. APPOINTMENTS AND PRESENTATIONS

6. PUBLIC COMMENT

There was no public comment.

7. CONSENT AGENDA

7a. Board and Commission Minutes

7a1. Tax Increment Finance Authority, March 12, 2024

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

7b. Motion – To approve the dispatch agreement with the County of Oakland for the period April 1, 2024, through March 31, 2027.

RESOLVED: To approve the 2024-2027 Police and Fire Dispatch Service Agreement between the County of Oakland and the City of Auburn Hills for the period April 1, 2024, through March 31, 2027, under the terms and conditions contained in the agreement; and authorize the City Manager to execute the Agreement on behalf of the City. Furthermore, amend the police and fire budgets as directed herein.

7c. Motion – To approve a dump truck upfit for a 2024 RAM 5500 Chassis.

RESOLVED: To approve the dump truck upfit by Truck & Trailer Specialists, Howell, Michigan in the amount of \$31,517.

Mr. Hawkins sought clarification on Item 7a1 as to the use and cost of the splashpad in the downtown area and how DPW reduced the cost of operation from \$43,000 in 2019 to \$15,000 in 2023. Mr. Baldante shared that DPW has been exploring all possible options to keep the cost down by monitoring water usage and operating times. The splashpad will be operational and open to the public once the permit from EAGLE is available.

Moved by Hawkins, Seconded by Knight.

RESOLVED: To approve the Consent Agenda.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf

No: None

Resolution No. 24.04.55

Motion Carried (5 - 0)

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Motion – To accept the First, Second, Third, and Fourth Quarter 2023 Monitoring Network Review Summaries and the 2023 Annual Monitoring Network Review Summary of the Oakland Heights Development Landfill.

Mr. Foerg discussed the excess water that has been found in the secondary collection system. He explained that if the liquid goes over a certain amount, it is examined to see what is causing the increase. It has been sampled and it did not indicate any leachate, so the liquid is not coming from the landfill but rather surface water infiltration, a construction issue.

Moved by Fletcher, Seconded by Ferguson.

RESOLVED: To accept the First, Second, Third, and Fourth Quarter 2023 Monitoring Network Review Summaries and the 2023 Annual Monitoring Network Review Summary prepared by Environmental Consulting Solutions for the Oakland Heights Development Landfill.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf

No: None

Resolution No. 24.04.56

Motion Carried (5 - 0)

9b. Public Hearing/Motion – To adopt a Resolution declaring necessity and to proceed with the project and defray a portion of the costs of the project by special assessments upon specially benefited properties (Resolution No. 3).

Mr. Hefner presented the proposed Resolution No. 3 to the repair and improvements to Superior Court. He shared that Resolution No. 2 was approved on March 18, 2024. The legal requirements were followed, and no letters or comments were received. The cost estimate of this project is \$940,000 and 50% of the cost will be paid by the city with the remaining 50% being paid for by the seven benefiting properties at \$67,142.86 per property.

Mayor Marzolf opened the Public Hearing at 7:14 PM

Hear no comment, Mayor Marzolf Closed the Public Hearing at 7:15 PM

Moved by Knight, Seconded by Fletcher.

RESOLVED: To approve Resolution No. 3, a Resolution Declaring Necessity and to Proceed with Project and Defray a Portion of the Costs of the Project by Special Assessments upon Specially Benefited Properties for the proposed Special Assessment District No. 9 regarding the repair of and improvements to Superior Court. (Attachment A)

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf
No: None

Resolution No. 24.04.57

Motion Carried (5 - 0)

9c. Public Hearing/Motion – To establish a speculative building designation for Mancini Holdings LLC.

Mr. Griffin presented the request from Mancini LLC to build a speculative building at 1600 Atlantic Blvd. He shared that a speculative building must be constructed before a specific tenant is defined and must be approved by the City Council. A building with this designation allows the new tenant to apply for an abatement after the normal six-month construction deadline has lapsed. The design of the building is expected to be over 53,000 sq ft and will be a industrial light manufacturing building. The permit was issued on March 5, 2024.

Mr. Griffin confirmed for Mr. Knight that there are no empty speculative buildings in Auburn Hills.

Mayor Marzolf opened the Public Hearing at 7:17 PM.

Mr. Edward Mancini shared that they are optimistic to bring a great tenant to this site.

Hear no comment, Mayor Marzolf Closed the Public Hearing at 7:18 PM

Moved by Fletcher, Seconded by Knight.

RESOLVED: To approve the request to establish a Speculative Building Designation for Mancini Holdings LLC by adopting the attached resolution. (Attachment B)

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf
No: None

Resolution No. 24.04.58

Motion Carried (5 - 0)

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Knight shared a brief report as the Brownfield Redevelopment Authority liaison. He also thanked those that inquired about the health of his wife.

Dr. Fletcher thanked DPW for the great care of the roads and shared that bordering residents have commented on how nice the roads were in Auburn Hills when the last snowstorm took place.

Mr. Ferguson commented that he enjoyed his time at the Bunny Bash event.

Mayor Marzolf asked the staff to check in with the management at Bloomfield Square. He stated that the conditions of the building are starting to look aged and may need repair. He also congratulated the Oakland University Basketball team and their tremendous season.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

13. ADJOURNMENT

Moved by Hawkins, Seconded by Ferguson.

RESOLVED: To adjourn the meeting.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf

No: None

Resolution No. 24.04.59

Motion Carried (5 - 0)

The meeting adjourned at 7:24 PM.

Brain W. Marzolf, Mayor

Laura M. Pierce, City Clerk

ATTACHMENT A

CITY OF AUBURN HILLS

RESOLUTION DECLARING NECESSITY AND TO PROCEED WITH PROJECT AND TO DEFRAY A PORTION OF THE COSTS OF THE PROJECT BY SPECIAL ASSESSMENTS UPON SPECIALLY BENEFITED PROPERTIES (RESOLUTION NO. 3)

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, Michigan 48326, at 7:00 PM. on the 1st day of April 2024, the following resolution was offered by Councilperson Knight and seconded by Councilperson Fletcher:

WHEREAS, the City has considered construction of the proposed improvement described below (the Project) and has further requested the establishment of a special assessment district to finance and defray a portion of the costs of the project; and

WHEREAS, the proposed improvement (the Project) is the repair of and improvements to Superior Court; and

WHEREAS, the Project is designed and intended to specially benefit the properties identified in the special assessment district (the District) attached to this Resolution; and

WHEREAS, after an initial consideration, the City Council on March 18, 2022, adopted its Resolution No. 2 declaring its tentative intent to proceed with the Project and with the establishment of the District; and

WHEREAS, plans for the Project, and an estimate of the costs of the project in the amount of \$940,000, of which amount it is estimated that approximately \$470,000 will be defrayed by special assessments against the properties in the special assessment district, have been prepared and notice of public hearing has been duly given, according to law, to the owners of property in the District to inform them of their opportunity to present comments and objections to the Project and to the District; and

WHEREAS, the hearing was duly conducted and held on April 1, 2024, consistent with the notice, following which the City Council determined to proceed with the project and the establishment of the district.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council determines that the Project is necessary.
2. The City shall proceed with the Project.
3. The plans and specifications prepared for the Project and the cost estimate for the Project in the amount of \$940,000 presented at the hearing are approved.
4. The District shall consist of the properties identified in the special assessment district attached to this Resolution and against which 50% of the cost of the project shall be assessed.
5. The District shall be designated and known as the Superior Court Road Improvement Special Assessment District, Special Assessment District No. 9.
6. The duration of the District's existence shall be ten (10) years, and unless paid in cash earlier with respect to a particular property, the special assessment shall be paid in ten (10) annual installments at the rate of five percent (5%) interest to be charged on said installments, with

the date of the first assessment installment to be determined and set forth in the City Council’s Resolution confirming the special assessment roll.

7. The City Assessor shall prepare a special assessment roll that includes all lots and parcels of land within the District with the names of the respective record owners of each property, if known, and shall also include the total amount to be assessed against each property. The amount to be assessed against each property shall be based upon the proportionate amount of special benefit to be received by each property from the Project. The amount spread in each case shall be based upon the detailed estimate of costs as approved by the City Council.
8. When the Assessor completes the assessment roll, the Assessor shall file it with the City Clerk for presentation to the City Council, along with the Assessor’s certification that the roll has been prepared by the Assessor pursuant to the April 1, 2024, Resolution of the City Council and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, according to the Assessor’s best judgment, conformed in all respects with the directions contained in the April 1, 2024, Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.
9. The City Manager is directed to obtain firm bids from companies and/or other entities who are interested in performing the work necessary to complete the project.

AYES: 5 (Ferguson, Fletcher, Hawkins, Knight, Marzolf)
NAYS: None
ABSENT: 2 (McDaniel, Verbeke)
ABSTENTIONS: None

RESOLUTION ADOPTED

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

I, Laura M. Pierce, 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 Auburn Hills City Council held on the 1st day of April, 2024, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this _____ day of _____, 2024.

Laura M. Pierce,
City Clerk

Property Address	Parcel Number	Owner/Name	Mailing Address	City	State	Zip	Legal Description	Benefit	Assessment
2611 Superior Ct	02-14-02-201-001	Auburn Bus Park Unit 1 Investment	32 Journey	Aliso Viejo	CA	92656-5329	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 1 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2631 Superior Ct	02-14-02-201-002	Auburn Bus Park Unit 2 Investment	27750 Stansbury, Ste 222	Farmington Hills	MI	48334-3803	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 2 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2661 Superior Ct	02-14-02-201-003	Auburn Bus Park Unit 3 Investment	27750 Stansbury, Ste 222	Farmington Hills	MI	48334-3803	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 3 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2800 Superior Ct	02-14-02-201-004	Auburn Bus Park Unit 4 Investment	27750 Stansbury, Ste 222	Farmington Hills	MI	48334-3803	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 4 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2660 Superior Ct	02-14-02-201-005	Auburn Bus Park Unit 5 Investment	27750 Stansbury, Ste 222	Farmington Hills	MI	48334-3803	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 5 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2630 Superior Ct	02-14-02-201-006	Auburn Bus Park Unit 6 Investment	2630 Superior Ct	Auburn Hills	MI	48326	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 6 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2600 Superior Ct	02-14-02-201-007	Auburn Bus Park Unit 7 Investment	7680 Innovation Way	Mason	OH	45040-9695	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 7 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
Total Parcels Assessed		7							

Certification of Assessor

I, William Griffin, City Assessor, do hereby certify that the roll has been prepared by the Assessor pursuant to the _____, 2024, Resolution of City Council, and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, according to the Assessor's best judgment, conformed in all respects with the directions contained in the _____, 2024 Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.

Signed _____

Date _____

I hereby certify that on _____, 2024 the City Council of the City of Auburn Hills did confirm the attached special assessment roll.

Signed _____

Date _____

ATTACHMENT B

RESOLUTION APPROVING SPECULATIVE BUILDING DESIGNATION FOR ~~PACIFIC HOLDINGS LLC~~ MANCINI HOLDINGS LLC

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chamber at 1827 N. Squirrel Road, Auburn Hills Mi, 48326 on the 1st day of April 2024. The following resolution was offered by Councilperson Fletcher and seconded by Councilperson Knight.

Whereas, Mancini Holdings LLC has requested a Speculative Building designation located at 1600 Atlantic Boulevard 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 property to be located at 1600 Atlantic Boulevard; 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 1600 Atlantic Boulevard 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: 5 (Ferguson, Fletcher, Hawkins, Knight, Marzolf)
NAYS: None
ABSENT: 2 (McDaniel, Verbeke)
ABSTENTIONS: None

RESOLUTION ADOPTED

STATE OF MICHIGAN)
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 1st day of April 2024, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this 2nd day of April 2024.

Laura M. Pierce, City Clerk