



# CITY OF AUBURN HILLS

## REGULAR CITY COUNCIL MEETING

### MINUTES

SEPTEMBER 11, 2023

**CALL TO ORDER:**

Mayor McDaniel at 7:00 PM.

**LOCATION:**

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

Present: Mayor McDaniel, Council Members Carrier, Hawkins, Knight, Marzolf, and Verbeke

Absent: Council Member Cionka

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Chief of Police Gagnon, Fire Chief Massingill, DPW Director Baldante, Municipal Properties Mgr Wisser, Fieldstone Golf Club Mgr Hierlihy, Community Development Director Cohen, Construction Coordinator Lang, Economic Development Mgr Carroll, Finance Director/Treasurer Schulz, Engineer Juidici & Driesenga

10 Guests

A workshop session was held prior to the regular City Council meeting at 5:30 PM. Workshop Topic: Budget Workshop (1 of 2).

**4. APPROVAL OF MINUTES**

4a. City Council Regular Meeting Minutes, August 21, 2023.

**Moved by Knight, Seconded by Verbeke.**

**RESOLVED: To approve the City Council Regular Meeting Minutes of August 21, 2023.**

**VOTE: Yes: Carrier, Hawkins, Knight, Marzolf, McDaniel, Verbeke**

**No: None**

**Resolution No. 23.09.094**

**Motion Carried (6 - 0)**

**5. APPOINTMENTS AND PRESENTATIONS**

**6. PUBLIC COMMENT**

Loura Roulier of 11032 Melrose, Livonia spoke regarding the property owned by Oakland Land Development, LLC. The property is vacant and due to the size is limited for only certain developments. She specified that the owners are working with the cannabis organization with the hope that the area can become an asset to the city rather than remain vacant. She referenced an application that was provided but shared it was denied without explanation. She concluded that the owners are requesting that the city give fair consideration to the property and the related application. All parties involved feel that requirements have been met and are seeking clarification regarding the application and the approval process.

Kevin Blair, attorney for LUME cannabis company, spoke on their behalf. He urged that there be a fair and transparent application process for the cannabis establishments. He shared his disappointment with the application process and his concerns regarding the circumstances surrounding the process that are referenced in a Crain's article from June 2023. He stated that one of the groups is actively trying to flip their licenses and

sell to the highest bidder. He expressed his opinion that LUME is the only application that satisfies all the criteria to the various ordinances. He also shared his frustration over the initial refusal of the cannabis application from the Clerk's Office and that upon acceptance a letter was received stating the application was incomplete but no further explanation.

The City Attorney went on record to state that he has had numerous conversations with Mr. Blair, since the Fall of 2022 and several times since, explaining where this application was in the process. He stated that the comments are disingenuous because there have been discussions as to where the process was currently at and where it was going. He refuted the allegation regarding the Clerk's Office, not specifying the defect of the application. Mr. Blair sent the City Attorney a copy of the letter and it specified what the defect was with the application.

Mr. David Steuer, architect for Primary Place, presented an update on the process of this development. Mayor McDaniel added Item 8A Primary Place Update to the agenda, under Unfinished Business for further discussion.

## **7. CONSENT AGENDA**

### 7a. Board and Commission Minutes

7a1. Public Safety Advisory Committee, August 9, 2023

7a2. Elected Officials Compensation Commission, August 15, 2023

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

### 7b. Motion – To amend the Golf Course Parking Lot Improvement Account and to approve a change order for the Fieldstone Golf Course parking lot additional scope of work.

**RESOLVED: To amend the Golf Club Parking Lot Improvement Account in the amount of \$500,000 and to approve a change order for the Fieldstone Golf Course parking lot additional scope of work in the amount of \$494,378.00 based on the table above. (Appendix A)**

### 7c. Motion – To approve the cart pathway resurfacing at Fieldstone Golf Course.

**RESOLVED: To approve a change order in an amount not to exceed \$100,000 for the pathway resurfacing at Fieldstone Golf Course.**

### 7d. Motion – To amend appropriate wage and benefit lines within General Fund Departments and other Funds.

**RESOLVED: To amend General Fund departments 2023 Wages and Benefits Budget by increasing or decreasing appropriations as stated above. (Appendix B)**

**To amend Major and Local Roads 2023 Budget by increasing or decreasing appropriations as stated above. (Appendix B)**

**To amend Water and Sewer 2023 Budget by increasing appropriations as stated above. (Appendix B)**

**To amend Fleet 2023 Budget by increasing appropriations as stated above. (Appendix B)**

**To amend Golf 2023 Budget by increasing appropriations as stated above. (Appendix B)**

**To amend TIFA/DDA 2023 Budget by decreasing appropriations as stated above. (Appendix B)**

**Moved by Carrier, Seconded by Knight.**

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

**VOTE: Yes: Carrier, Hawkins, Knight, Marzolf, McDaniel, Verbeke**

**No: None**

**Resolution No. 23.09.095**

**Motion Carried (6 - 0)**

**8. UNFINISHED BUSINESS**

**8a. Primary Place Update**

Mr. Steuer, architect for Primary Place provided a detailed update on the progress of this development. If it all goes as planned, weather permitting, the outside of the development will be completed by the first week in October. The siding cannot be mounted until the drywall and garage doors are installed. The interior is still being completed but there should be occupancy in the first building by mid-October. It was clarified that the exterior was to be completed by November 1<sup>st</sup> with the entire project being completed by March 2024. Mr. Steuer shared that once the garage doors are installed, the site will look cleaner and the debris will be kept on the inside of the building. Mayor McDaniel urged Mr. Steuer to keep the surrounding area clean as well. Mr. Steuer was not aware that food wrappers were making it off site and stated he would make sure the area was cleaned up. He reported that a pavilion will be built on the corner, once the concrete is laid, and that the framers will be able to get this structure up quickly. He shared his disappointment with the progress of this development and shared that one of the delays has been with DTE.

**9. NEW BUSINESS**

**10. COMMENTS AND MOTIONS FROM COUNCIL**

Mr. Knight – He suggested that there be a trash can placed in the parking garage. He paid tribute to former Council Person, Kay Sendegras and commented that she paved the way for ladies to participate.

Mr. Carrier – He expressed condolences to the friends and family of Kay Sendegras, long-term City Council Member. He also provided congratulations to this year's 70 winners of the Auburn Hills Beautification awards. He also thanked our first responders for all they do.

Ms. Verbeke – She expressed her thanks to all that helped behind the scenes to facilitate the Beautification awards. She also asked Chief Gagnon how the speed could be controlled better on Bald Mountain Road. He shared that by law a traffic study must be completed but that would not guarantee that the speed would be reduced due to the factors that are involved in the process. He commented that the Police Department would enforce speed violations.

Mayor McDaniel reminded everyone about the 40<sup>th</sup> Anniversary concert.

**11. CITY ATTORNEY REPORT**

**12. CITY MANAGER REPORT**

Mr. Tanghe – He shared that Ms. Sendegras listened to and kept an eye on everything. She kept the staff in line and there was great respect shown towards her.

**13. CLOSED SESSION**

**13a. Motion – To meet in closed session to discuss labor negotiations pursuant to MCL 15.268(1)(c) of the Open Meetings Act.**

**Moved by Carrier, Seconded by Verbeke.**

**RESOLVED: To meet in closed session to discuss labor negotiations pursuant to MCL 15.268(1)(c) of the Open Meetings Act.**

**VOTE: Yes: Carrier, Hawkins, Knight, Marzolf, McDaniel, Verbeke**

**No: None**

**Resolution No. 23.09.096**

**Motion Carried (6 - 0)**

City Council recessed to Closed Session at 7:35 PM.  
City Council reconvened in Open Session at 8:30 PM.

**Moved by Marzolf, Seconded by Hawkins.**

**RESOLVED:** To approve the collective bargaining agreement for the period of 1/1/2024 through 12/31/2027 by and between the City of Auburn Hills and AFSCME Chapter D of Local 2720, as presented; and authorize the Mayor, City Clerk, and City Manager to execute the Agreement on behalf of the City.

**VOTE:** Yes: Carrier, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

**Resolution No. 23.09.097**

**Motion Carried (6 - 0)**

**14. ADJOURNMENT**

Hearing no objections, the Mayor adjourned the meeting at 8:31 PM.

---

Kevin R. McDaniel, Mayor

---

Laura M. Pierce, City Clerk

## APPENDIX A

	Best Asphalt	OHM-Advisors	G2 Services	Total
Lot Rehabilitation	\$250,387.00	\$16,240.00	\$4,000.00	\$270,627.00
Lot Reconstruction	\$719,405.00	\$37,600.00	\$8,000.00	\$765,005.00
Additional Cost	\$469,018.00	\$21,360.00	\$4,000.00	\$494,378.00

## APPENDIX B

Department	Net Amendment	Primary Reason
101-City Council	(11,691.44)	Remove Kittle Medical
172-City Manager	36,271.46	Wage increase
215-Clerk	8,040.26	Wage increase
253-Treasurer/Finance	23,895.62	Wage increase
261-General Administration	(156,824.00)	Remove reserve for increases
265-Facilities	(5,680.00)	Remove excess Medical
266-Grounds	(8,435.58)	Remove excess Medical
270-Human Resources	8,669.90	Wage increase
301-Police	40,380.88	Pension Required Contribution increase
305-Police Admin	47,513.92	Wage and Pension Required Contribution increase
336-Fire Admin	9,881.74	Wage increase
339-Fire Suppression	(15,110.00)	Remove excess Medical
341-Fire Prevention	3,934.44	RHC Required Contribution increase
371-Building	(18,364.94)	Remove excess Medical
441-DPW Admin	18,626.12	Wage increase
537-Storm Water	2,805.64	Wage increase
685-Seniors	69,803.00	Wage increase
703-Community Development	7,947.56	Wage increase
755-Recreation	(124,376.96)	Adjust for change in staffing
770-Parks	893.66	Wage increase
<b>Total General Fund</b>	<b>(61,818.72)</b>	

  

Department	Net Amendment	Primary Reason
452-Major Roads	(83,544.68)	Split personnel
453-Local Roads	115,339.31	Split personnel and Pension Contr increase
<b>Total Roads</b>	<b>31,794.63</b>	
535-Sewer	2,327.46	Pension Required Contribution increase
536-Water	16,262.41	Pension Required Contribution increase
<b>Total Water/Sewer</b>	<b>18,589.87</b>	
594-Fleet	811.00	RHC Required Contribution increase
753-Golf	4,610.50	Wage increase
TIFA/DDA	(8,192.28)	Remove excess Medical
	<b>(14,205.00)</b>	<b>Total Net Amendment</b>