



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
MINUTES

JULY 20, 2026

CALL TO ORDER & Mayor Hawkins 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, Marzolf, Moniz

Absent: Council Member Verbeke

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Learman, City Clerk Pierce, Chief of Police Gagon, Fire Chief Robinson, Director of Community Development Cohen, Department of Public Works Director Baldante, Asst to the Manager Hagge, Engineer Driesenga

9 Guests

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, July 6, 2026

Moved by Knight, Seconded by Moniz.

RESOLVED: To approve the City Council Regular Meeting Minutes of July 6, 2026.

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

No: None

Resolution No. 26.07.103

Motion Carried (6 - 0)

5. APPOINTMENTS AND PRESENTATIONS

5a. Motion - To confirm the reappointment of Sam Beidoun to the Planning Commission, ending on July 31, 2029.

Moved by Ferguson, Seconded by Moniz.

RESOLVED: To confirm the reappointment of Sam Beidoun to the Planning Commission for an additional three-year term ending on July 31, 2029.

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

No: None

Resolution No. 26.07.104

Motion Carried (6 - 0)

5b. Motion - To confirm the reappointment of Dominic Patrus to the Planning Commission, ending on July 31, 2029.

Moved by Ferguson, Seconded by Moniz.

RESOLVED: To confirm the reappointment of Dominic Patrus to the Planning Commission for an additional three-year term ending on July 31, 2029.

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

No: None

Resolution No. 26.07.105

Motion Carried (6 - 0)

5c. Motion - To confirm the reappointment of Sam Beidoun to the Zoning Board of Appeals, ending on July 31, 2029.

Moved by Marzolf, Seconded by Ferguson.

RESOLVED: To confirm the reappointment of Sam Beidoun to the Zoning Board of Appeals, ending on July 31, 2029.

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

No: None

Resolution No. 26.07.106

Motion Carried (6 - 0)

6. PUBLIC COMMENT

Ms. Julianne Bossert spoke on the issue of Data Centers and asked that the current Noise Ordinance be updated.

7. CONSENT AGENDA

7a. Board and Commission Minutes

7a1. Planning Commission, July 8, 2026

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

7b. Motion – To adopt the Resolution to Apply for State Disaster Grant Funds Related to the GLWA Water Main Break.

RESOLVED: To Adopt the Resolution to Apply for State Disaster Grant Funds through Section 19 of PA 390. (Attachment A)

7c. Motion – To approve the purchase of replacement data storage equipment and budget amendment.

RESOLVED: To approve the purchase of a Synology hard drive and storage enclosure from CDW-G in an amount not to exceed \$10,648.62. Furthermore, approve a budget amendment to increase appropriations for GL# 101-305-977.000 (Machinery and Equipment) by \$10,648.62.

Moved by Fletcher, Seconded by Ferguson.

RESOLVED: To approve the Consent Agenda.

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

No: None

Resolution No. 26.07.107

Motion Carried (6 - 0)

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Motion – To amend the text of the Zoning Ordinance / Article VIII. B-1, Limited Business Districts and Article IX. B-2, General Business Districts

Mr. Cohen stated that the Adult Use Marihuana Establishments Ordinance identifies the specific approved parcel in the zoning text. Due to a recently approved transfer, the text amendment must reflect the proposed relocation. He shared that if approved, the text will reflect the relocation of the licensed business from 1801 N. Opdyke Road to a proposed new location at 4141 Joslyn Road, Suite 300 (also known as 4247 Joslyn Road). In addition, the 1801 N. Opdyke Road property is the only location currently identified within Section 804, therefore the amendment proposes to eliminate Section 804 in its entirety and add the new location to Section 905. The amendment will ensure consistency between the Adult Use Marihuana Establishments Ordinance and the Zoning Ordinance regarding the establishment's approved location.

Moved by Ferguson, Seconded by Moniz.

RESOLVED: To accept the Planning Commission's recommendation and approve the enclosed text amendment to Article VIII. B-1, Limited Business Districts, and Article IX. B-2, General Business Districts of the Zoning Ordinance. It shall be referenced as Ordinance No. 26-950. (Attachment B)

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

No: None

Resolution No. 26.07.108

Motion Carried (6 - 0)

9b. Motion – To award contracts to Proline for the Giddings/Taylor Road Intersection Improvements and OHM/G2 for construction services and material testing.

Mr. Baldante presented the details to the approved Giddings/Taylor Road Intersection Improvements. After the vetting process was completed. It is recommended to move forward with Pro-Line Asphalt Paving. Their timeline for completion is August – November 2026. There will be no additional financial contribution from the city but rather from MDOT after they have completed their bid tabulation process. The contract includes lighting for the roundabout which will light the walkway. The walkway will cross the north leg of Taylor Road connecting the west to the east of Taylor Road but it will end at the existing approach and will not continue to the east side of the bridge.

Moved by Fletcher, Seconded by Ferguson.

RESOLVED: To award contracts to Pro-Line Asphalt Paving Corporation for the Giddings and Taylor Road intersection improvements totaling \$1,192,390, OHM Advisors for construction services and contract administration totaling \$64,500, and G2 Consulting Group for materials testing estimated at \$25,000 contingent upon approval from the Michigan Department of Transportation bid tab review. There will be no contribution from the City for this project.

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

No: None

Resolution No. 26.07.109

Motion Carried (6 - 0)

10. COMMENTS AND MOTIONS FROM COUNCIL

City Councilmembers commented on the parking improvements in the downtown area and the positive turnout for the events taking place downtown. There was concern shared for the pumping stations and the long grass along Lapeer Road. When questioned about the Webster development, Mr. Tanghe provided an update.

Mayor Hawkins and Mayor Pro-Tem Marzolf commented on the ribbon cutting of PHA, while Mayor Hawkins shared his thanks for the good communication that takes place from situations/events coming out of the city.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

Mr. Tanghe was pleased to announce that the city purchased 13.2 acres on Churchill.

13. CITY CLERK REPORT

Ms. Pierce provided an Election update and the different ways to participate in the election process.

14. ADJOURNMENT

Moved by Ferguson, Seconded by Moniz.

RESOLVED: To adjourn the meeting.

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

Resolution No. 26.07.110

Motion Carried (6 - 0)

The meeting adjourned at 7:37 PM.

Eugene Hawkins III, Mayor

Laura M. Pierce, City Clerk



ATTACHMENT A

CITY OF AUBURN HILLS

1827 N. SQUIRREL ROAD
AUBURN HILLS, MI 48326
248.370.9402
WWW.AUBURNHILLS.ORG

RESOLUTION TO APPLY FOR STATE DISASTER CONTINGENCY FUND GRANTS UNDER P.A. 390 SECTION 19

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in City Council Chambers at 1827 N. Squirrel Road, Auburn Hills, MI 48326 at 7:00 PM, on the 20th day of July, 2026. The following resolution was offered by Council Member Fletcher and seconded by Council Member Ferguson:

WHEREAS, the City of Auburn Hills is a Michigan Municipal Corporation located in Oakland County, Michigan with an official emergency operation plan in compliance with Section 19 of the Emergency Management Act, 1976 PA 390, MCL 30.419, as amended for reimbursement of eligible emergency protective measures, emergency water supplies, response costs, and related disaster expenditures incurred as a result of the GLWA water main break.; and

WHEREAS, beginning on or about May 10, 2026, the City of Auburn Hills sustained severe losses of major proportion brought on by the GLWA Water Main Break which caused a widespread disruption of the public water supply, necessitated emergency response operations, emergency protective measures, the procurement of emergency water supplies, and other actions necessary to protect the public health, safety, and welfare.

WHEREAS, the City of Auburn Hills City Council certifies that the City's Emergency Operations Plan was implemented in a timely manner at the onset of the disaster beginning on or about May 10, 2026, and that all applicable local disaster relief forces identified therein were exhausted; and

WHEREAS, as a direct result of the disaster, public damage and expenditures were extraordinary and place an unreasonably great financial burden on the City of Auburn Hills totaling \$39,519.72, consisting of \$35,029.82 in eligible expenditures incurred by the City of Auburn Hills and \$4,489.90 in eligible expenditures incurred by Oakland University, which are being submitted through the City of Auburn Hills for reimbursement.

THEREFORE BE IT RESOLVED, that the City of Auburn Hills City Council requests the Governor authorize a grant to the City of Auburn Hills from the State Disaster Contingency Fund pursuant to Section 19 of the Emergency Management Act, 1976 PA 390, MCL 30.419, as amended.

BE IT FURTHER RESOLVED, that Hayden Moss, the City of Auburn Hills Accountant, is authorized to execute for and on behalf of the City of Auburn Hills, the application for financial assistance and to provide to the State with any information required for that purpose.

A roll call vote on the foregoing resolution was taken, the result of which is as follows:

AYES: 6 (Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz)
NAYES: None
ABSENT: 1 (Verbeke)
ABSTENTIONS: None

THE RESOLUTION WAS THEREUPON DECLARED ADOPTED.

CERTIFICATION

STATE OF MICHIGAN)
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 20th day of July, 2026.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this 21st day of July, 2026.

Laura M. Pierce, City Clerk

ATTACHMENT B

CITY OF AUBURN HILLS COUNTY OF OAKLAND STATE OF MICHIGAN

ORDINANCE NO. 26-950 TEXT AMENDMENT TO ZONING ORDINANCE

AN ORDINANCE TO AMEND ARTICLE VIII. B-1, LIMITED BUSINESS DISTRICTS AND ARTICLE
IX. B-2, GENERAL BUSINESS DISTRICTS
OF THE AUBURN HILLS ZONING ORDINANCE NO. 372

THE CITY OF AUBURN HILLS ORDAINS

Section 1.

Article VIII. B-1, Limited Business Districts of Auburn Hills Zoning Ordinance No. 372 is amended to eliminate and remove Section 804. Other Uses Permitted by the City Council on Certain Properties.

Section 2.

Article IX. B-2, General Business Districts of Auburn Hills Zoning Ordinance No. 372 is amended to amend Section 905. Other Uses Permitted by the City Council on Certain Properties to read as follows:

SECTION 905. OTHER USES PERMITTED BY THE CITY COUNCIL ON CERTAIN PROPERTIES:

Adult use marihuana establishments, which term includes marihuana retail establishments, located in the City of Auburn Hills shall be limited to a total of four (4) adult use marihuana establishments. All four (4) locations shall be permitted on property in the B-2, General Business Districts as set forth in this Section, as approved by the City Council, and said locations must be in compliance with the November 8, 2022 voter-approved Initiated Ordinance.

The four (4) permitted adult use marihuana establishments within the City of Auburn Hills shall be located on the following four (4) parcels of property, with one (1) adult use marihuana establishment to be located on each parcel of property, as approved by and subject to the conditions imposed by the City Council: Parcel 1 - tax identification number 14-02-100-019; Parcel 2 - tax identification numbers 14-11-352-013, 014, 015, and 016, Parcel 3 - tax identification number 14-11-353-003, and Parcel 4 – unit 300 within tax identification number 14-04-126-013

This Section and the Initiated Ordinance shall establish the locations for the adult use marihuana establishments in the City of Auburn Hills for the purposes of Ordinance No. 22-934.

Section 3. Repealer.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect. This Ordinance shall repeal the required locations as contained on the map for the four (4) allowed adult use marihuana establishments in Section 18-232 - Limitation of Adult Use Marihuana Establishments of Ordinance No. 22-932.

Section 4. Severability.

If any section, clause, or provision of this Ordinance shall be declared to be unconstitutional, void, illegal, or ineffective by any Court of competent jurisdiction, such section, clause, or provision declared to be unconstitutional, void, or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

Section 5. Savings.

The proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

Section 6. Effective Date.

The provisions of this Ordinance are hereby ordered to take effect upon publication in the manner prescribed by the Charter of the City of Auburn Hills.

Section 7. Adoption.

This Ordinance is hereby declared to have been adopted by the City Council of the City of Auburn Hills at a meeting thereof duly called and held on the 20th day of July 2026 and ordered to be given publication in a manner prescribed by the Charter of the City of Auburn Hills.

AYES: 6 (Ferguson, Fletcher, Hawkins, Knight, Marzolf, Moniz)
NAYES: None
ABSENT: 1 (Verbeke)
ABSTENTIONS: None

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No 26-950 adopted by the Auburn Hills City Council on the 20th day of July 2026, the original of which is in my office.

Eugene Hawkins, III, Mayor

Laura M. Pierce, City Clerk