



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
MINUTES

SEPTEMBER 28, 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 and Verbeke

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Kelly, City Clerk Pierce, Chief of Police Gagon, Fire Chief Robinson, Department of Public Works Director Baldante, Mgr of Fleet & Roads Hefner, Economic Development Mgr Carroll, Finance Director/Treasurer Schulz, Accountant Moss, Asst to the City Manager Hagge, Engineer Driesenga

8 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, September 14, 2026

Moved by Knight, Seconded by Moniz.

RESOLVED: To approve the City Council Regular Meeting Minutes of September 14, 2026.

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

No: None

Resolution No. 26.09.133

Motion Carried (7 - 0)

5. APPOINTMENTS AND PRESENTATIONS

5a. Legislative Update, by State Rep. Brenda Carter

State Representative Carter provided a Legislative update. She also discussed the development of guardrails to AI, Data Centers and Flock Cameras and offered to come back to share more details about Medicare and Medicaid.

6. PUBLIC COMMENT

There was no public comment.

7. CONSENT AGENDA

Mr. Moniz requested Item 7d (Change order for additional pathway repairs) be removed from the Consent Agenda.

7a. Board and Commission Minutes

7a1. Downtown Development Authority, September 1, 2026

7a2. Election Commission, September 17, 2026

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

7b. Motion – To amend the budget to increase revenues of the Major Street Fund and increase expenditures of the General Fund Street Improvement Department.

RESOLVED: To amend the Major Streets Fund revenue with an increase of \$300,000 and the General Fund's Street Improvement department appropriations with an increase of \$300,000.

7c. Motion – To amend appropriate Wage and Benefit lines within General Fund Departments and other Funds.

RESOLVED: To amend each General Fund department's 2026 wages and/or benefit lines increasing or decreasing appropriations as stated above. (Attachment A)

RESOLVED: To amend the Fieldstone Golf Fund increasing the 2026 Budget appropriations as stated above.

RESOLVED: To amend the Water/Sewer Fund increasing the 2026 Budget appropriations as stated above.

RESOLVED: To amend the Major Roads Fund decreasing the 2026 Budget appropriations as stated above.

RESOLVED: To amend the Local Roads Fund increasing the 2026 Budget appropriations and 2026 Budget revenue as stated above.

7e. Motion – To approve the 2026-2027 Winter Operations Agreement between the City of Auburn Hills and the Road Commission for Oakland County.

RESOLVED: To approve the 2026-2027 Winter Operations Agreement between the City of Auburn Hills and the Road Commission for Oakland County. Services to be reimbursed from the Road Commission for Oakland County to the City of Auburn Hills in the amount of \$53,779.79.

Moved by Verbeke, Seconded by Ferguson.

RESOLVED: To approve the Consent Agenda.

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

No: None

Resolution No. 26.09.134

Motion Carried (7 - 0)

7d. Motion – To approve a change order for additional pathway repairs.

Mr. Moniz requested this item be removed to discuss the process of how the repairs are determined. Mr. Baldante explained that a plan is followed, and this specific change order is for repairs to the current pathways and not new pathways.

Moved by Moniz, Seconded by Ferguson.

RESOLVED: To approve a change order for \$135,000 to Alpha Paving LLC for additional pathway repairs throughout the city.

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

No: None

Resolution No. 26.09.135

Motion Carried (7 - 0)

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Public Hearing/Motion – To approve Amendment No. 1 for the Bill Saad Properties, LLC Redevelopment of four parcels at Joslyn and Pacific Roads.

Ms. Carroll presented the Brownfield Plan Amendment for Bill Saad Properties LLC covering approximately 4.67 acres located at Joslyn and Pacific Roads. The projected amendment will provide greater flexibility to address the properties environmental and redevelopment needs.

City Council shared their concerns about the reimbursement of this development, the amount of dirt being brought in and questioned the intended use for the four parcels.

It was clarified that the Brownfield Authority has similar reimbursement accounts as TIFA so the developer will spend the money upfront and the city will reimburse them on the tax capture of the project.

The dirt being brought in is creating a disturbance to the house located near the development and the developer stated they will make sure to power wash the house once the land is settled.

The four parcels will at some point be combined into one parcel with the intent of a gas station being built, with plans to begin the building portion in the Spring/Summer of 2027.

Teresa Bruce of Premier Construction & Design stated that there are problematic issues at this location but they are ready to address the issues as they are presented to see the project completed.

Ms. Verbeke stated that she is not in favor of this project and that it is in the wrong location. However, every time she has had an issue with the process, Ms. Bruce has corrected the problem, and she is grateful for that.

Mayor Hawkins opened the Public Hearing at 7:33 PM.

Hearing no public comment, the Mayor closed the Public Hearing at 7:34 PM.

Mr. Knight shared that this is a tough project with pitfalls, however, the Brownfield Redevelopment Authority knows that City Council wanted this project completed and they are seeing this request through to the end.

Moved by Fletcher, Seconded by Ferguson.

RESOLVED: To approve Amendment No. 1 for the Bill Saad Properties, LLC Redevelopment of four parcels at Joslyn and Pacific Roads, including Parcels 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026.

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

No: Verbeke

Resolution No. 26.09.136

Motion Carried (6 - 1)

9b. Motion – To approve the First Reading of an Ordinance to amend dollar and percent thresholds referenced in the Purchasing Ordinance of the Auburn Hills City Code to state such thresholds will be adopted by Resolution of the Council and to set for Public Hearing and Second Reading/Adoption at the meeting of October 5, 2026.

Ms. Schulz presented the proposed ordinance amendment for the dollar and percent thresholds as the last change was made in 2007. She shared that since that time there has been an increase of 61% in CPI so to increase the dollar limit is necessary as it will increase improved administrative efficiency yet still ensure proper established reviews for approvals on larger more costly projects.

It is proposed to also set the purchasing threshold by resolution which will allow City Council to update thresholds in the future on an as-needed basis without undertaking the process for a formal Ordinance Amendment. The current proposed changes align with surrounding communities.

It was noted that anything purchased or projects with a larger dollar significance, roads and water, will still follow the formal bid process.

Moved by Marzolf, Seconded by Ferguson.

RESOLVED: To approve the First Reading of an Ordinance to amend dollar and percent thresholds referenced in Sec. 2-197 (e) and (f), Sec 2-202, Section 2-207(a), Sec. 2-208 (c), Sec. 2-211(a) and (b)- Purchasing Ordinance of the Auburn Hills City Code to state such thresholds will be adopted by Resolution of the Council and Set for Public Hearing and Second Reading/Adoption at the Meeting of October 5, 2026.

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

No: None

Resolution No. 26.09.137

Motion Carried (7 - 0)

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Knight stated that the collaboration and the presenting of the budget during the workshop was well done.

Mr. Moniz shared that Sips and Sounds was well attended. He expressed appreciation of the efforts of Ms. Carroll to provide successful events for the City. He asked Chief Gagnon how the purchase of the K-9 effort was coming along. Chief Gagnon shared that more information will be coming mid-November.

Dr. Fletcher questioned if contractors that place flags in the yards receive permission from the City to do work. Mr. Baldante shared that through the Metro Act permitting process, there is an agreement in place to work in the Right-Of-Way and not private properties. DPW asked the contractors to communicate with the residents if they are working in their area.

Mr. Ferguson thanked Friends of the Clinton River Trail and the Fall Classic Bicycle ride.

Mr. Marzolf complimented the leadership at OCC on the new signage located on the tower and the entrance signs as it brings awareness to the college.

Mayor Hawkins commented on the great line up of talent during the Summer concerts at the amphitheater. He also commented that October kicks off a lot of great activities in the city and encouraged people to attend them. He thanked Representative Carter for the update.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

Mr. Tanghe placed emphasis on the October 9th Beer and Brats event taking place in the Public Square.

13. ADJOURNMENT

Moved by Ferguson, Seconded by Verbeke.

RESOLVED: To adjourn the meeting.

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

No: None

Resolution No. 26.09.138

Motion Carried (7 - 0)

The meeting adjourned at 7:53 PM.

Eugene Hawkins III, Mayor

Laura M. Pierce, City Clerk

ATTACHMENT A

Department	Net appropriations increase (decrease)	Primary Reason
172 - City Manager	22,915.00	Full time wage adjustments
253 - Treasurer/Finance	(30,000.00)	Hired lower-grade position
270 - Human Resources	(6,000.00)	Part time wage adjustments
441 - DPW Management	26,000.00	Full time wage adjustments
265 - Facilities	(5,500.00)	Overtime reduction
266 - Grounds	36,530.00	Part time wage adjustments
371 - Building Services	(64,295.00)	Retirement/Unfilled positions
301 - Police Patrol	(103,000.00)	Unfilled positions
305 - Police Administration	163,716.00	Part time wages & benefits
336 - Fire Administration	(70,000.00)	Unfilled Assistant Chief
339 - Fire Suppression	(75,500.00)	Overtime reduction
341 - Fire Prevention	20,500.00	Retirement payout
426 - Emergency Management	27,400.00	Water main break
651 - EMS	(192,000.00)	Overtime reduction
685 - Senior Citizens	(5,000.00)	Unfilled position
686 - SMART Grant	1,550.00	Part time 457 eligibility
703 - Community Development	2,000.00	Full time wage adjustment
755 - Recreation	3,000.00	Medical plan changes
770 - Parks	(36,500.00)	Part time unfilled positions
446 - Street Improvement	91,268.00	Transfer to match Roads
261 - General Administration	(191,866.00)	Reduce held wage reserves
Total General Fund	(384,782.00)	
202 - Major Roads Fund	(15,000.00)	Staffing adjustments
203 - Local Roads Fund	91,268.00	OT, pension contribution
	91,268.00 (revenue)	Transfer from General Fund
753- Golf Fund	101,192.00	Part time wage increases
592 - Water/Sewer Fund		
535 - Sewer	26,500.00	Staffing adjustments
536 - Water	(8,612.00)	Staffing adjustments
Total Water/Sewer Fund	17,888.00	

