

PONTIAC CITY COUNCIL

President Mike McGuinness, District 7
Pro Tem William A. Carrington, District 6
Melanie Rutherford, District 1
Brett Nicholson, District 2
Mikal Goodman, District 3
Kathalee James, District 4
William Parker, Jr., District 5



Garland S. Doyle, M.P.A., MiPMC, City Clerk

Phone: (248) 758-3200

129th Session of the 11th Council – Tuesday, February 6, 2024, at 6:00 p.m.

Meeting Location: City Council Chambers, Pontiac City Hall, 47450 Woodward Pontiac, Michigan 48342

MEETING AGENDA

Call to Order

Invocation

Pledge of Allegiance to the Flag of the United States

Moment of Silence

Roll Call of Councilmembers

Authorization to Excuse Councilmembers from the Meeting

Amendments to and Approval of the Agenda

Approval of the Consent Agenda

- A. January 26, 2024, Facilities & Properties Subcommittee Meeting Minutes
- B. January 30, 2024, City Council Meeting Minutes including the Closed Session Minutes

Special Presentations

- 1. MHEF (Michigan Health Endowment Fund) Healthy Aging Grant
Presentation Presenters: Renee Hall, Grants and Philanthropy Department and Habitat for Humanity
- 2. Pontiac Arts Commission Initiatives and Updates
Presentation Presenter: Pontiac Arts Commission
- 3. Black History Month Activities in Pontiac

Recognition of Elected Officials

Agenda Address (Two Minutes Time Limit)

Agenda Items

Ordinance

- 4. Adoption of a Zoning Ordinance Map Amendment to Amend Appendix B of the Municipal Code of the City of Pontiac, Amending Article 2, Section 2.103 – Zoning Map, to change the Zoning Classifications for a Specific Parcel on the North Side of Featherstone Street Between Emerson Avenue and Thors Street, subject to the agreed upon Conditions. **(Second Reading)**

Resolutions

City Council

5. Resolution on Mattie McKinney Hatchett Park and Crystal Lake Park Projects
6. Resolution approving appointments to City of Pontiac Board of Review

Human Resources Department

7. Resolution to approve contract with GovHR for the hiring of additional staff recruitment

Planning Division

8. Resolution to approve Conditional Rezoning Agreement between the City and Luke Holsworth regarding parcel 14-22-334-010 (This item relates to Ordinance 4 on the agenda)

Public Comment (Three Minutes Time Limit)

Discussion

9. Frequently Asked Questions for Marihuana Referendum on Ballot

Public Communications

City Council

10. Call to Solidarity Meeting, Thursday, February 8, 2024 from 9:00 am to 12:00 pm, held at Oakland Community Health Network, 5505 Corporate Drive, Troy, Michigan 48098. This series convenes individuals and organizations in Oakland County with a shared interest to identify solutions for the mental health needs of our community members through increasing knowledge of services, breaking down the stigma surrounding mental health, and homelessness.
11. Gal-entine's Night Floral Workshop at Goldner Walsh, Thursday, February 8, 2024 at 6:00 pm, held at Goldner Walsh Garden and Home, 559 Orchard Lake Road, Pontiac 48341. Visit the store or www.goldnerwalsh.com for more information.
12. Next Pontiac District Five Citizens Council Meeting is Thursday, February 8, 2024 at 6:00 pm, held at the Lions Den of Pontiac City Hall, with a virtual participation option link available through the City Website. Please contact City Councilman William Parker, Jr. for more information.
13. The Piano Men: Ultimate Tribute to Billy Joel and Elton John at the Flagstar Strand Theatre, Saturday, February 10, 2024 at 7:30 pm. The theatre is at 12 N. Saginaw Street in Downtown Pontiac; contact their Box Office for ticket information.
14. Pontiac Public Library Black History Month Celebration Saturday, February 10, 2024 from 12:00 to 2:00 pm. Keynote Speaker is Actor, Author, and Activist Hill Harper. Held at the Library, 60 E. Pike Street in Downtown Pontiac.
15. Soulful Stitches Opening Reception, an African American Quilting and Doll Exhibit, Saturday, February 10, 2024 from 6:00 to 9:00 pm, held at the Pontiac Creative Arts Center, 47 Williams Street, Pontiac 48341.
16. The Motown Sounds of Touch Performs at the Flagstar Strand Theatre, Saturday, February 10, 2024 at 7:30 pm. The theatre is at 12 N. Saginaw Street in Downtown Pontiac; contact their Box Office for ticket information.
17. Pontiac Eastside Community Meeting, Serving District Seven, is Monday, February 12, 2024 from 7:00 to 9:00 pm, held at Prospect Missionary Baptist Church, 351 Prospect Street, Pontiac 48341. For more information, contact Pontiac City Council President Mike McGuinness.

18. Accent Pontiac Winter Showcase Concert, Thursday, February 15, 2024 at 5:30 pm, held at the Crofoot Ballroom, 1 S. Saginaw Street in Downtown Pontiac
19. The Steel Drivers Concert at the Flagstar Strand Theatre, Friday, February 16, 2024. Doors Open at 7:00 pm, Show at 8:00 pm. Tickets are now available. The Strand is at 12 N. Saginaw in Downtown Pontiac.
20. Pontiac District Six Community Meeting, Thursday, February 22, 2024 from 5:00 to 6:30 pm, held at Ruth Peterson Senior Center, 990 Joslyn Road, Pontiac 48340. For more information, contact Pontiac City Council President Pro Tem William Carrington at (248) 758-3014 or wcarrington@pontiac.mi.us
21. The Prince Project Performs at the Flagstar Strand Theatre, Friday, February 23, 2024 at 7:30 pm. The theatre is at 12 N. Saginaw Street in Downtown Pontiac; contact their Box Office for ticket information.
22. Next District Two Monthly Community Advisory Meeting is Monday, February 26, 2024 at 7:00 pm, Held at Goldner Walsh Garden and Home, 559 Orchard Lake Road, Pontiac 48341. For more information, contact City Councilman Brett Nicholson.
23. Greater Pontiac Community Coalition Committee of Fifty Meeting, Tuesday, February 27, 2024 at 8:30 am, held at Welcome Missionary Baptist Church, 143 Oneida Road, Pontiac 48341. For more information, contact Ann Porterfield at greaterpontiaccommunity@gmail.com
24. StArt Youth Theatre Presents "Disney Lion King Jr." at the Flagstar Strand Theatre, March 1-9, 2024. The theatre is at 12 N. Saginaw Street in Downtown Pontiac; contact their Box Office for ticket information.
25. Seed Starting Workshop at Goldner Walsh, Saturday, March 2, 2024 from 10:00 to 11:00 am, held at Goldner Walsh Garden and Home, 559 Orchard Lake Road, Pontiac 48341. Visit the store or www.goldnerwalsh.com for more information.
26. "Music for the Soul," a Benefit Concert for Accent Pontiac, Sunday, March 10, 2024 at 6:00 pm, held at the Flagstar Strand Theatre, 12 N. Saginaw Street in Downtown Pontiac
27. Pontiac Regional Chamber Prosperity Pontiac 2024 Dinner, held Wednesday, March 13, 2024 from 5:30 to 8:30 pm at the Centerpoint Marriott, 3600 Centerpoint Parkway, Pontiac 48341. Tickets are \$70 for Chamber Members, or \$85, or included with a \$125 individual membership to the Chamber. Contact the Pontiac Regional Chamber for more information.
28. The Psychology of Serial Killers, March 15, 2024, at 8:00 pm, held at the Flagstar Strand Theatre, 12 N. Saginaw Street in Downtown Pontiac. For more information and to purchase tickets, visit flagstarstrand.com or call the box office at (248) 309-6445.
29. "Brushed Aside" Art Sale and Fundraiser, March 16, 2024 in the studio at The Art Experience, 175 S. Saginaw Street in Downtown Pontiac
30. Comedian Paula Poundstone Performs, Saturday, April 13, 2024, at 8:00 pm, held at the Flagstar Strand Theatre, 12 N. Saginaw Street in Downtown Pontiac. For more information and to purchase tickets, visit flagstarstrand.com or call the box office at (248) 309-6445.
31. Glenn Miller Orchestra Performs, Sunday, April 14, 2024, at 8:00 pm, held at the Flagstar Strand Theatre, 12 N. Saginaw Street in Downtown Pontiac. For more information and to purchase tickets, visit flagstarstrand.com or call the box office at (248) 309-6445.
32. Tuske Performs, Wednesday, April 24, 2024, at 8:00 pm, held at the Flagstar Strand Theatre, 12 N. Saginaw Street in Downtown Pontiac. For more information and to purchase tickets, visit flagstarstrand.com or call the box office at (248) 309-6445.

33. Pontiac Skate Park Ribbon Cutting, Friday, May 3, 2024

34. Eaglemania Performs, Friday, May 3, 2024, at 8:00 pm, held at the Flagstar Strand Theatre, 12 N. Saginaw Street in Downtown Pontiac. For more information and to purchase tickets, visit flagstarstrand.com or call the box office at (248) 309-6445.

Mayor's Office

35. Pontiac Youth Recreation Winter Programs are Underway, Contact (248) 758-3037 or visit pontiacrecreation.recdesk.com for more information. Programs include Baking Class, Kickboxing, The Voice, Mentoring, Robotics, Tutoring, Boxing, 3D Printing, Intermediate Band, Digital Content, and More.

36. Pontiac Youth Recreation Annual Daddy-Daughter Dance is Saturday, February 10, 2024

37. Pontiac Youth Recreation Spring Bash and Egg Hunt is Saturday, March 23, 2024

38. City of Pontiac is Currently Hiring for Multiple Positions and Encourages Pontiac Residents to Apply: Building Maintenance Foreman, Building Maintenance Laborer, Building Technician, Chief Assistant Clerk, Code Enforcement Officer, Events Coordinator, Grant Accountant, Public Works Director, Public Works Director's Assistant, Public Works Foreman, Public Works Laborer I, Public Works Laborer II, Youth Recreation Instructor

39. Our 50th District Court is Also Hiring, with Openings for a Full-Time Court Clerk, a Full-Time Court Officers, and a Part-Time Court Magistrate. Pontiac Residents are Encouraged to Apply.

City Clerk's Office

40. The City Clerk's Office is hiring Election Day Inspectors for the Presidential Primary Election on February 27, 2024 contact Mary Castro for more information at (248) 758-3008

41. Absentee Ballots for the Presidential Primary Election on February 27, 2024 are available in the City Clerk's beginning January 18, 2024. The Clerk's Office Hours are 8:30 a.m.-4:30 p.m. Mon-Fri

Closing Comments

Mayor Greimel (Seven Minutes Time Limit)

Clerk and City Council (Three Minutes Time Limit)

Adjournment

CONSENT AGENDA A



Pontiac City Council
Facility and Property Subcommittee Meeting
January 26, 2024
3:00 P.M.

MEETING MINUTES

Location: Pontiac City Hall, Legislative Conference Room
47450 Woodward Avenue
Pontiac, Michigan 48342

Committee Members: Melanie Rutherford (Chair) Present, Mike McGuinness Present, and William Carrington Present. Others Present: Mayor Tim Greimel, Deputy Mayor Stephens, Patrick Mueller, Larry Robinson, and Sherikia Hawkins.

The meeting was called to order at 3:10 p.m.

There was an update given on DPW Trucks, The City financial requirements for winter maintenance, and the internal processes for the emergency of trucks.

Deputy Mayor Stephens reported there was no new movement on the Public Works Facility Status.

Update on Youth Center next steps, the city will be meeting with architect firms starting the week of January 29, 2024. Following the meeting the architects will start on a preliminary design. Currently the initial ideas are that the Youth Center square footage would be approximately 55,000 and expandable in future years. Discussion ensued, that 6.6 million was dedicated to the Recreation Center and 6 to 7 million in float bonds. Approximately 15 million to 25 million could be the total cost of facility. The new main point person for the Youth Center will be Tarrance Price Director of Parks and Recreation. There are 22 million dollars in American Rescue Plan Act Funds.

Sheriff Substation Facility Work Status no updated on this project.

Currently no updates from City Owned Properties

City Hall has undergone some improvements with new rugs, benches, etc.

No individuals participated in Public Comment.

The meeting adjourned at 4:04 p.m.

CONSENT AGENDA B

January 30, 2024, Draft

**Official Proceedings
Pontiac City Council
128th Session of the Eleventh Council**

Call to order

A Regular Meeting of the City Council of Pontiac, Michigan was called to order at the City Hall Council Chambers, 47450 Woodward Ave Pontiac, MI 48342 on Tuesday, January 30, 2024, at 6:02 p.m. by Council President Mike McGuinness.

Invocation – Pastor Kathalee James – Pontiac, Michigan

Pledge of Allegiance to the Flag of the United States

Moment of Silence

Roll Call

Members Present – William Carrington, Mikal Goodman, Kathalee James, Mike McGuinness, William Parker Jr. and Melanie Rutherford

Mayor Tim Greimel was present.
A quorum was announced.

Excuse Councilmember

Motion to excuse Councilmember Brett Nicholson for personal reasons. Moved by Councilperson Parker and second by Councilperson Rutherford.

Ayes: Carrington, Goodman, James, McGuinness, Parker and Rutherford

No: None

Motion Carried

Amendments to and Approval of the Agenda

Motion to approve the agenda. Moved by Councilperson Parker and second by Councilperson Goodman. Discussion.

Motion to remove item #2 Special Presentation Pontiac Arts Commission Initiatives and Updates from the agenda. Moved by Councilperson Rutherford and second by Councilperson Parker.

Ayes: James, McGuinness, Parker, Rutherford, Carrington and Goodman

No: None

Motion Carried

The vote was taken to approve the agenda as amended.

Ayes: Goodman, James, McGuinness, Parker, Rutherford and Carrington

No: None

Motion Carried

Consent Agenda

24-25 **Resolution to approve the consent agenda for January 30, 2024.** Moved by Councilperson Parker and second by Councilperson James.

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WHEREAS, the City Council has reviewed the consent agenda for January 30, 2024.

NOW, THEREFORE, BE IT RESOLVED that the City Council approves the consent agenda for January 30, 2024, including the January 22, 2024, Park, Recreation & Public Works Subcommittee Meeting Minutes, January 22, 2024, Law, and The Courts Subcommittee Meeting Minutes and January 23, 2024, City Council Meeting Minutes.

Ayes: McGuinness, Parker, Rutherford, Carrington, Goodman and James

No: None

Resolution Passed

Special Presentations

Oakland County's Next Steps with Phoenix Center Site

Presentation Presenter: Oakland County Deputy Executive Sean Carlson

Special Presentation Regarding Visit to Pontiac Sister City of Kusatsu, Shiga, Japan

Presentation Presenter: Mayor Tim Greimel

Recognition of Elected Officials

1. Veronica Taylor, Precinct Delegate
2. Beatrice Wright, Precinct Delegate

Agenda Address

1. Carlton Jones addressed items #1 & #5
2. Dr. Deirdre Waterman addressed items #1 & #3
3. Darlene Clark addressed item #1
4. Gloria Miller addressed items #1 & #4

Agenda Items

Ordinance

24-26 **Resolution to approve the First Reading of a Zoning Ordinance Map Amendment to Amend Appendix B of the Municipal Code of the City of Pontiac, Amending Article 2, Section 2.103 – Zoning Map, to change the Zoning Classifications for a Specific Parcel on the North Side of Featherstone Street Between Emerson Avenue and Thors Street, Subject to the agreed upon Conditions. (First Reading).** Moved by Councilperson Rutherford and second by Councilperson Carrington.

WHEREAS, before the City of Pontiac City Council for consideration is an Ordinance to amend the following sections of the City of Pontiac Zoning Ordinance: Section 2.303, Section 2.551, Section 2.552, Section 2.553, Section 2.554, Section 2.555, Section 2.556, Section 2.557, Section 2.559, Section 3.1208. WHEREAS, the City of Pontiac City Council finds it is in the best interest for the health, safety, and welfare, to accept the Planning Commission's Recommendation and approve the amendments to the Zoning Ordinance Text Amendments as presented.

NOW THEREFORE, BE IT RESOLVED by the Pontiac City Council that it hereby adopts the first reading of the amendments to the City of Pontiac's Zoning Ordinance as presented to the City Council on January 30, 2024.

Ayes: Parker, Carrington, Goodman, James, and McGuinness

No: None

Resolutions

City Council

24-27 **Resolution Recognizing February as Black History Month.** Moved by Councilperson Carrington and second by Councilperson Rutherford.

WHEREAS the City of Pontiac, Michigan has had a substantial population of African American residents for its entire existence as a City since the State of Michigan recognized Pontiac as a City in 1861; WHEREAS, in 1915, Dr. Carter Godwin Woodson, noted scholar and son of former slaves, who founded the Association for the Study of African American Life and History, initiated Black History Week, February 12, 1926, which was celebrated for many years by African Americans in the United States; WHEREAS the month of February is now observed nationally as Black History Month to recognize and celebrate the accomplishments African Americans have made and continue to offer to this nation; WHEREAS, since 1976, every President of the United States has adopted the month of February as Black History Month, an annual celebration of African American achievements and roles in United States History; WHEREAS Black History Month acknowledges and honors numerous past and present educators, scientists, activists, pioneers, leaders, artists, inventors, entrepreneurs, and elders with special ceremonies and activities; WHEREAS Black History Month is also a time to reflect on the burdens of racial prejudice and explore, understand, and appreciate the identities and cultures across and within the African diaspora; NOW THEREFORE, BE IT RESOLVED, the Pontiac City Council declares February 2024 as Black History Month in the City of Pontiac, Michigan; and FURTHER RESOLVED, the City Council honors the contributions and sacrifices made in building pride in Black history and educating all Americans of the many achievements and contributions made by African Americans to our cultural, spiritual, economic, and political development; and FURTHER RESOLVED, the City Council joins other organizations throughout the State of Michigan and this nation in using this occasion to raise awareness of the hardships African Americans have endured, celebrate the milestones that have been achieved, continue the pursuit toward equal treatment under the law and opportunity of access for African Americans in our community and nationally; and FURTHER RESOLVED, the City Council acknowledges the injustices that African Americans have endured and commends African American residents for the continuous pursuit of overcoming those injustices and changing the course of history; and FURTHER RESOLVED, we honor the leaders and activists from Pontiac and throughout the nation who helped pave the way for racial justice, and called our community's attention to the continued need to battle racism and to build an equitable society; and FURTHER RESOLVED, the City Council welcomes additional opportunities for us as a community to better acknowledge, celebrate, and preserve the people, places, events, and organizations that constitute Pontiac's phenomenal local Black History.

Ayes: Parker, Rutherford, Carrington, Goodman, James and McGuinness

No: None

Resolution Passed

Department of Public Works (DPW)

24-28 **Resolution to Approve Contract with ESRI for GIS Services.** Moved by Councilperson Rutherford and second by Councilperson James.

WHEREAS, the Public Works Department requires software to maintain and manage datasets and platforms in assistance with Federal and State reporting and assessment requirements for the public assets they are required to maintain.

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WHEREAS, the City has received a quote from ESRI, which is a proprietary software for geographic information system data and mapping services.

WHEREAS, Department of Public Works recommends entering into a contract for FY 2023-26 with ESRI, Inc for \$172,105.00 to pay for the referenced services.

NOW THEREFORE, BE IT RESOLVED, the Pontiac City Council authorizes the Mayor or his Designee to enter into a three (3) year contract with ESRI, Inc for an Enterprise License Agreement for Geographic Informational Systems and a one-year training package at the City in an amount not to exceed \$172,105.00.

Ayes: Carrington, Goodman, James, McGuinness, and Parker

No: None

Resolution Passed

Councilwoman Rutherford was absent for the vote.

24-29 **Resolution to Approve Contract Between Michigan Department of Transportation and Oakland County Water Resources Commission for Coordination on Bagley and Golf Drive Road Construction Project.** Moved by Councilperson Carrington and second by Councilperson Parker. Discussion.

Motion to Amend the resolution to strike “for an amount not to exceed \$4,119,290” from NOW THEREFORE BE IT RESOLVED, strike “for an amount not to exceed \$4,437,700” from BE IT RESOLVED and add “074” to Major Road Fund GL Number in BE IT FURTHER RESOLVED. Moved by Councilperson Rutherford and second by Councilperson James.

Ayes: Goodman, James, McGuinness, Parker, Rutherford and Carrington

No: None

Motion Carried

WHEREAS, The City of Pontiac has determined the need to improve Golf Drive from Old Telegraph Road to Bagley Street and Bagley Street from Golf Drive to Orchard Lake Road and,

WHEREAS, Oakland County Water Resources Commission has identified sanitary sewer improvements to be done along Bagley Street and,

WHEREAS, the City of Pontiac will enter into a contract agreement with OCWRC for said sanitary sewer improvements,

WHEREAS, the City of Pontiac has requested that MDOT administer the contract and funding for the above said project and,

WHEREAS, The MDOT requires the establishment of a contract between the City of Pontiac and MDOT prior to awarding bids,

WHEREAS, the City of Pontiac will enter into a contract agreement with HRC for Construction Engineering services for the MDOT Contract scope of work,

NOW THEREFORE BE IT RESOLVED that the Pontiac City Council authorizes the Mayor or his Designee to execute a contract with the MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) related to **CONTRACT No. 23-5431**, Control Sections **VRU/EAR 63000**; Job Numbers **214217CON, 215971CON, 219141CON & 219142CON**.

BE IT RESOLVED that the Pontiac City Council authorizes the Mayor or his Designee to execute a contract with the OAKLAND COUNTY WATER RESOURCES COMMISSION (“OCWRC”) related to CONTRACT No. 63000-214217.

BE IT ALSO RESOLVED that the funding source for the City of Pontiac, MDOT and OCWRC will be the Major Road Fund under GL 202-463-974-074.

BE IT FURTHER RESOLVED that the Pontiac City Council authorizes the Mayor or his Designee to enter into a contract with HUBBELL ROTH & CLARK ENGINEERING (“HRC”) for an amount not to exceed \$1,576,293 for engineering services related the Golf and Bagley project which will be known as

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CONTRACT No. **20210044** from Major Road Fund GL 202-463-806.074.

Ayes: Carrington, Goodman, James, McGuinness, Parker and Rutherford

No: None

Amended Resolution Passed

Grants and Philanthropy Department

24-30

Resolution to approve Budget Amendment for Fiscal Year 2023-24 to increase budgeted revenues in the amount of \$5,000,000 to account 101-000-558.000 STATE GRANTS – MEDC, and appropriations in the amount of \$5,000,000 to account 101-925-992.084 DEBT SERVICE - OTTAWA_PHOENIX CENTER. Moved by Councilperson Rutherford and second by Councilperson Parker.

WHEREAS, the City of Pontiac was awarded \$5,000,000 to support a downtown initiative to pay down debt related to the Phoenix Center in the City of Pontiac; and,

WHEREAS, the award will extinguish all debt owed to North Bay Drywall, Inc. Profit Sharing Plan and Trust, which is related to the original purchase of the Phoenix Center; and,

WHEREAS, in August of 2023, the City of Pontiac executed a memorandum of agreement for the Pontiac Redevelopment Project between the County of Oakland and the City of Pontiac; and,

WHEREAS, the memorandum of agreement outlined the City's responsibilities, and, in section 5 item A, the agreement indicated that the City was responsible for extinguishing and paying any current outstanding debt obligations on the Phoenix Center Parking Garage within 30 days of receipt of the grant from the MEDC; and,

WHEREAS, the grant award does not have a matching requirement.

THEREFORE, BE IT RESOLVED, that the City Council approves the budget amendment for Fiscal Year 2023-24 to increase budgeted revenues in the amount of \$5,000,000 to account 101-000-558.000 STATE GRANTS – MEDC, and appropriations in the amount of \$5,000,000 to account 101-925-992.084 DEBT SERVICE - OTTAWA_PHOENIX CENTER.

Ayes: James, McGuinness, Parker, Rutherford, Carrington and Goodman

No: None

Resolution Passed

Human Resources Department

24-31

Resolution to Approve Contract with Salary.com for Private Sector Data. Moved by Councilperson Rutherford and second by Councilperson Goodman.

WHEREAS, the Human Resources Department requires accurate and up-to-date salary information for the recruitment of top talent and the retention of our diligent employees; and

WHEREAS, the City's received a quote that will aide in the recruitment and retention of new hires and current employees; and

WHEREAS, Human Resources recommends approval of the City of Pontiac entering into a contract for Fiscal Years 2024-2027 with Comp Analyst for \$5,000 yearly to pay for the subscription for pertinent information to be competitive in the job market.

NOW THEREFORE, BE IT RESOLVED that the Pontiac City Council authorizes the Mayor or his Designee to execute a contract with Comp Analyst for subscription services in an amount not to exceed \$15,000 from Human Resources GL Account 101-270-818.000.

Ayes: McGuinness, Parker, Rutherford, Carrington, Goodman and James

No: None

Resolution Passed

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24-32 **Resolution to Approve Contract with GovHR for Staff Hiring Recruitment Services.**
Moved by Councilperson Rutherford and second by Councilperson Carrington.

WHEREAS, the city of Pontiac has a major vacancy that needs to be filled in the City Clerk's Office; and
WHEREAS, the City Clerk desires to fill the position of Chief Assistant City Clerk; and
WHEREAS, the City has had success with GovHR in previous recruitment activities and expects that
with their expertise, the firm will be able to find a suitable candidate for Chief Assistant City Clerk.
NOW THEREFORE, BE IT RESOLVED, the Pontiac City Council authorizes the Mayor or his Designee
to enter into a contract with GovHR for recruitment of Chief Assistant City Clerk in an amount not to
exceed \$24,500.

Ayes: Parker, Rutherford, Carrington, Goodman, James and McGuinness

No: None

Resolution Passed

Planning Division

24-33 **Resolution to Approve Contract with AmeriScan for Planning, City Document
Scanning.** Moved by Councilperson Rutherford and second by Councilperson Goodman.

WHEREAS, the City Council approves that the Mayor or his Designee to execute the City's Contractor
Services Contract with AmeriScan; and,
WHEREAS, the Purchasing Manager has met the competitive bid requirement of a major purchase by
conducting the competitive bid process for scanning services; and
WHEREAS, document scanning on the Ground Level of City Hall will be conducted in four (4) phases;
and
WHEREAS, the contract total cost for all four (4) phases shall not exceed \$119,021.68
NOW, THEREFORE, BE IT RESOLVED THAT, the Pontiac City Council authorizes the Mayor or his
Designee to execute a Contractor Services Contract with AmeriScan for an amount not to exceed
\$119,021.68.

Ayes: Parker, Rutherford, Carrington, Goodman, James and McGuinness

No: None

Resolution Passed

Purchasing Division

24-34 **Resolution to approve Budget Amendment for the Fiscal Year 2023-2024 – Increase
of \$89,285 in Budget Appropriations for General Ledger Account 101-233-818.000 (Professional
Services) for Purchasing Division OpenGov Software and Purchasing Consultant.** Moved by
Councilperson Parker and second by Councilperson Rutherford.

WHEREAS, the Purchasing Division is in need of support staff and industry software to aid in
the efficient and timely processing of solicitations for goods and services; and
WHEREAS, the Purchasing Manager is requesting a budget amendment for FY 2023-2024 to
pay for a license for OpenGov software and to hire a procurement consultant; and
WHEREAS, the Purchasing Manager is requesting a procurement consultant to review existing
policies, engage in strategic planning and recommend operational solutions; and
WHEREAS, the Proposed Budget Amendment requires an increase in the fund balance by
\$89,285 for the OpenGov software and the procurement consultant;
NOW, THEREFORE, BE IT RESOLVED, that the Pontiac City Council hereby approves the
Purchasing Division Budget Amendment for Fiscal Year 2023-24 to increase appropriations in
General Fund (Purchasing) 101-233-818.000 in an amount not to exceed \$89,285 for FY
2023-2024.

Ayes: Rutherford, Carrington, Goodman, James, McGuinness and Parker

No: None

Resolution Passed

Public Comment

1. Roslyn Northcross
2. Marcia Rogers
3. Dr. Deirdre Waterman
4. Pastor Kathy Dessureau
5. Carlton Jones
6. Billie Swazer
7. Beatrice Wright
8. Darlene Clark
9. Gloria Miller
10. Veronica Taylor

Discussion

Oakland County Sheriff Abandoned Vehicles in Neighborhood Streets Targeted Action, Resulting in 303 Vehicles Tagged, 44 Vehicles Towed

Closed Session

24-35 **Resolution to proceed in closed session to consider matters exempt from discussion or disclosure by state or federal law in accordance with MCL 15.268(h) at 8:50p.m.** Moved by Councilperson Rutheford and second by Councilperson Carrington.

WHEREAS, the Michigan Open Meetings Act provides that a public body may meet in Closed Session to consider material exempt from discussion or disclosure by state or federal statute; and

WHEREAS, the referenced discussion is the subject of attorney-client privilege and is exempt from disclosure and may be discussed in Closed Session pursuant to MCL 15.268(h) of the Open Meetings Act.

NOW THEREFORE BE IT RESOLVED, the City Council will proceed in Closed Session pursuant to Section 8(h) of the Open Meetings Act.

Ayes: Carrington, Goodman, James, McGuinness, Parker and Rutherford

No: None

Resolution Passed

Motion to come out of closed session at 9:31p.m. Moved by Councilperson Parker and second by Councilperson James.

Ayes: Goodman, James, McGuinness, Parker, Rutherford and Carrington

No: None

Motion Carried

Communications

City Council, Mayor's Office & City Clerk's Office

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Mayor, Clerk and Council Closing Comments

Mayor Tim Greimel, City Clerk Garland Doyle, Councilman William Parker Jr., Councilwoman Kathalee James, Councilman Mikal Goodman, Councilwoman Melanie Rutherford, Council President Pro-Tem William Carrington and Council President Mike McGuinness made closing comments.

Adjournment

Motion to adjourn the meeting. Moved by Councilperson Parker and second by Councilperson Rutherford.

Ayes: James, McGuinness, Parker, Rutherford, Carrington and Goodman

No: None

Motion Carried

Council President Mike McGuinness adjourn the meeting at 9:51 p.m.

Garland S. Doyle
City Clerk

#4

ORDINANCE

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF PONTIAC

ORDINANCE NO. _____

ZONING ORDINANCE MAP AMENDMENT

AN ORDINANCE TO AMEND APPENDIX B OF THE MUNICIPAL CODE OF THE CITY OF PONTIAC, AMENDING ARTICLE 2, SECTION 2.103—ZONING MAP, TO CHANGE THE ZONING CLASSIFICATIONS FOR A SPECIFIC PARCEL ON THE NORTH SIDE OF FEATHERSTONE STREET BETWEEN EMERSON AVENUE AND THORS STREET, SUBJECT TO THE AGREED UPON CONDITIONS.

THE CITY OF PONTIAC ORDAINS:

Section 1. Amendments.

That the Zoning Map of the City of Pontiac, said map being incorporated by reference in the Zoning Ordinance for the City of Pontiac pursuant to Article 2 therefor, be and the same is hereby amended, changed, and altered so that hereafter the zoning classifications for the below legal description, Parcel ID: 14-22-334-010, from Parking (P-1); Corridor Commercial (C-3) with CR Conditional Rezoning, this Amendment is subject to the Conditions as described in Section 3.

Provided Legal Description:

The land referred to herein below is situated in the City of Pontiac, County of Oakland, State of Michigan, and is described as follows:

[INSERT LEGAL DESCRIPTION]

Section 2. Conditions.

Said amendment is conditioned as provided in the voluntarily agreed Conditional Rezoning Agreement entered into between the City of Pontiac and Luke Holsworth, which include:

The Property shall not be used as a sexually oriented business, a retail sales facility that primarily involves the sale of alcoholic beverages, marihuana retail facility, bar, tavern, or alcohol service establishment, place of assembly, retail sales facility that primarily involves the sale of firearms, gambling facility, a manufacturing, fabrication, or processing facility, or any other public nuisance type of business as determined by the Planning Department.

If the conditions as described above, and any other conditions as provided in the Conditional

Rezoning Agreement, are not adhered to, the property in this Amendment will revert back to Parking (P-1).

Section 3. Repealer and Severability.

All other parts and provisions of the Zoning Ordinance shall remain in effect, amended only as provided above. 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 4. Effective Date

The foregoing amendment to the City of Pontiac Zoning Map was approved and adopted by the City Council on _____, 2024, after a public hearing as required pursuant to the Michigan Act 110 of 2006, as amended. The Ordinance shall be effective on _____, 2024, which date is the eighth day after publication of a Notice of Adoption and Posting of the Zoning Map Amendment in a publication in a newspaper of general circulation in the zoning district as required by Section 401 of Act 110 of 2006, as amended. However, this effective date shall be extended as necessary to comply with the requirements of Section 402 of Act 110, as amended.

ORDINANCE DECLARED ADOPTED.

Tim Greimel, Mayor
City of Pontiac, Michigan

CERTIFICATION

The foregoing is a true and complete copy of an Ordinance adopted by the City Council of the City of Pontiac, County Oakland, State of Michigan, at a regular meeting of the City Council held on _____ day of _____, 2024, and public notice of said meeting was given pursuant to and in accordance with the requirements of Act No. 267 of the Public Acts of 1976, as amended, being the Open Meetings Act, and the minutes of said meeting have been or will be made available as required by said Act.

Members Present: _____

Members Absent: _____

It was moved by Member _____ and supported by Member _____ to adopt the Ordinance.

Members voting yes: _____

Members voting no: _____

Members abstaining: _____

The Ordinance was declared adopted by the Mayor and has been recorded with the City of Pontiac.

Garland Doyle, City Clerk
City of Pontiac, Michigan

ADOPTED:

PUBLISHED:

EFFECTIVE:



COMMUNITY DEVELOPMENT DEPARTMENT

TO: City Council
FROM: Corey Christensen, Senior Planner
DATE: January 16, 2024
RE: Conditional Rezoning; Parcel ID 14-22-334-010 from P-1 Parking to C-3 Corridor Commercial

Executive Summary

SPR 23-014 is a request by Luke Holsworth to conditionally rezone 10.25 acres of a large 12.21 acre irregularly shaped parcel from P-1 Parking to C-3 Corridor Commercial. The parcel does not have an address and extends from Featherstone Street to University Drive just east of Emerson Avenue. The property is undeveloped and has a number of challenges hindering development, one of which is the zoning district that allows only parking. The other challenges facing this property include steep topography that cuts off the eastern portion of the parcel, and the unusually long and narrow shape of the parcel (roughly 2,546 feet north to south and 300 feet east to west) that does not lend itself easily to most uses, and the lack of road access to the narrow middle portion of the parcel.

Planning Commission recommended APPROVAL, 5-0 to the City Council with the conditions supplied by the applicant during public hearing at the January 10, 2024 meeting.

Proposal

The parcel in question is split zoned, with C-3 at the northern 2 acres and P-1 for the middle and southern



end. City records indicate the property was rezoned "for urban farm green house" in 2017 but it is unclear what zoning district this is in reference to and the property has since reverted back to C-3 and P-1. The property is located with frontage along two major corridors in the City, Featherstone Street and University Avenue, to the north and south. The parcel borders a number of single-family homes to the west and a utility easement for power lines to the east. Adjacent parcels to the south across Featherstone are zoned M-2, parcels to the east and west are zoned R-1, and parcels to the north across University Drive are zoned R-3.

City staff have met with the property owner on multiple occasions to work through the challenges hindering development of this site, identify a use

Figure 1: Site Aerial

that works well with the property's limitations while also having few to no negative off-site impacts on the adjacent homes, and to outline the

approval process.

The applicant has requested the C-3 district to expand the number of uses permitted on site while not opening the door to more objectionable high intensity industrial or manufacturing uses that could be a nuisance to nearby residents. Secondly, a small portion of the property located along University Drive is already zoned C-3. Lastly, the applicant is aiming to develop the property primarily as mini storage facilities which is permitted in the C-3 district by Special Exception Permit. This special exception protects the neighbors by giving the Planning Commission oversight into the design of the mini warehouses. In addition, the applicant has indicated interest in placing buildings along Featherstone and University for retail or food service uses. These uses are permitted by right and would require a site plan.

Conditional Rezoning

The applicant has offered up conditions as part of their request. According to a letter supplied by the applicant, "Luke Holsworth is and will be developing this site as a 'legacy property' with all intentions to hold for his family. Holsworth does not intend to build and sell off this property for a profit but for a 'family legacy.'"



Figure 2: Zoning District Map

Furthermore, the applicant is offering the following conditions, "The property shall not be used as a sexually oriented business, a retail sales facility that primarily involves the sale of alcoholic beverages, marijuana retail facility, bar, tavern, or alcohol service establishment, place of assembly, retail sales facility that primarily involves the sale of firearms, gambling facility, a manufacturing, fabrication, or processing facility, or any other public nuisance type of business as determined by the Planning Department."

Some of the uses offered to be prohibited by the applicant are not permitted in the C-3 district regardless, such as sexually oriented businesses and gambling. This inclusion of these prohibitions would prevent a use variance from being approved.

City records indicate the property was last used as overflow parking for the Silver Dome, this is why the parcel was zoned P-1. Parking would be an appropriate use for such an irregular parcel because it doesn't require any structures, it can fill any parcel shape and size, and is minimally intrusive to adjacent properties. Now that the Silverdome is gone, however, there is no demand for parking at this location. Additionally, our ordinance requires that P-1 zoning be associated with a specific use.

Overview

Approval of this request would rezone the majority of the parcel from P-1 Parking to C-3 Corridor Commercial. The P-1 Zoning classification only allows for parking lots while the C-3 district allows for a wide

range of commercial uses.

Uses permitted in the C-3 district by right or by special exception include:

- Mixed Use Buildings
- Automobile service
- Bakeries or Confectionaries
- Banks or financial institutions
- Bars and taverns
- Business Service Establishments
- Childcare Centers
- Funeral Homes
- Galleries or Studios
- Lodging Uses (Inn or Hotel)
- Learning Centers
- Medical Clinics
- Medical Marihuana Uses
- Offices
- Pawn Shops
- Personal Service Establishments
- Pet Boarding Facilities
- Places of Assembly (any size)
- Restaurants
- Retail (any size except "large indoor")
- Light manufacturing
- Workshops
- Mini-Warehouses
- Film and Television Production
- Public Transit Terminals
- Wholesale Storage (nonhazardous)
- Assisted Living Facilities
- Cemeteries or Crematoriums
- Community Centers
- Cultural or Municipal Uses
- Hospitals
- Nursing Homes
- Parking Lots
- Religious Institutions
- Schools
- Utilities
- Private Recreation
- Parks
- Urban Agriculture
- Greenhouses/Nurseries
- Veterinary Hospitals
- Drive Thru Facilities
- Mobile Food Vendors
- Outdoor Retail
- Outdoor Storage
- Sustainable Energy Generation
- Wireless Telecommunication Facilities

Approval of this request would alter the dimensional requirements for these parcels. The C-3 district permits zero-foot front yard setbacks, 5-foot side yard setback and 20-foot rear yard setbacks and a maximum height of 35 feet. The M-1 district permits zero-foot front yard setbacks, 5-foot side yard setbacks, 10-foot rear yard setbacks and a maximum height of 35 feet.

With the conditions supplied by the applicant, the only uses permitted in C-3 that would not be permitted as part of this conditional rezoning are "party stores," which are referred to as, "retail sales (packaged alcoholic beverages)" in the zoning ordinance and Medical Marihuana Provisioning Centers, Safety Compliance Facilities, and Secure Transports, and light manufacturing. Furthermore, the applicant will not permit "night clubs," which are categorized under "bar, tavern, or alcohol service establishments," in the zoning ordinance or gun sales, which would be classified under "retail sales," in the zoning ordinance. The applicant has further offered to restrict sexually oriented businesses and gambling, neither of which are permitted in the C-3 district anyway.

Other uses that may present a nuisance and which are not expressly restricted by the applicant include retail sales up to 75,000 square feet, inns and hotels, and wholesale storage and distribution of non-toxic, non-

hazardous materials. However, considering the narrowness of the parcel, the long-distance customers would have to travel to reach the middle of the parcel (where most the residential properties abut the subject parcel), and the power line easements which restrict vertical development, it is unlikely any such uses could reasonably be placed on this parcel. Lodging uses such as inns and hotels benefit from proximity to interstates and landmarks, neither of which apply to this parcel. Furthermore, retail uses that rely on customer traffic prefer to locate adjacent to major roads for visibility and are unlikely to be built in the center of the subject parcel. Staff has no concern about such uses being located at the ends of the subject parcel, where it abuts Featherstone St. and University Ave. These are reasonable locations for retail. The primary concern is what uses will be established in the narrow middle section of the parcel.

Standards of Approval

When considering conditional rezonings, City Council shall consider the following criteria.

- A. Consistency with the goals, policies and objectives of the Master Plan and any sub-area plans. If conditions have changed since the Master Plan was adopted, consistency with recent development trends in the area shall be considered.

The Master Plan's Future Land Use map classifies the subject property as "traditional neighborhood." This land use category is intended to plan for traditional patterns of urban neighborhoods. Two- and three-story duplexes, row houses, townhomes, and single-family homes are the intended use of this classification. Approval of this conditional rezoning would not comply with this intent. However, this property is adjacent to properties zoned M-2 (manufacturing) to the south and power lines to the east.

- B. Compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.

The property is not located within a floodplain or wetland. The topography of the site is a concern near the eastern property line. There is a significant change in elevation from the subject parcel down to the old railroad tracks and utility easement that is more challenging for development.

- C. Evidence the applicant cannot receive a reasonable return on investment through developing the property with one (1) or more of the uses permitted under the current zoning.

Under the current designation the property is only permitted to be used for parking. There is no need for parking at this location so the Zoning Ordinance as written effectively prohibits any new development on site. When the Silverdome was in operation the P-1 zoning district made sense for this parcel which was well suited for

- D. Compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

This conditional rezoning request and future site plan should consider the adjacent residences and ideally the applicant will offer conditions to address concerns about off site impacts. The applicant has offered to restrict certain uses from the site such as night clubs, medical marijuana uses, and night clubs, however, there remain some uses permitted in the C-3 district that could present a nuisance to the nearby residences. Specifically, light manufacturing would still be permitted by right.

- E. The capacity of the City's utilities and services are sufficient to accommodate the uses permitted in the requested district without compromising the health, safety and welfare of the City.
The City's utilities and services are sufficient to accommodate the proposed zoning district. This request has been routed to the City's DPW department and engineers, neither of which had any concerns. The applicant would be required to account for all necessary private utilities on site as part of the site plan review process. This is something that will be addressed when it comes time to develop the site, rather than at the rezoning stage.
- F. The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.
The site has frontage along University Drive and Featherstone, however, the long narrow central portion of the parcel has no access to Emerson or any internal street from the adjacent neighborhood. According to the applicant there used to be two access drives from Emerson but these have since been removed and are privately owned. City Staff could not find any record of these streets being built or removed, but historic aerial photographs clearly show two drives off Emerson that appear to have been removed at some point in the 1980s. The center of the parcel can still be accessed from University or Featherstone if the property owner completes the on-site roadway.
- G. The boundaries of the requested conditional rezoning district are reasonable in relationship to surroundings and construction on the site will be able to meet the dimensional regulations for the requested zoning district.
The applicant worked with staff to identify appropriate uses for the property. The applicant's plan for mini-warehouses for the site was supported by City Staff because such facilities are easily screened, do not generate much traffic, and do not emit odors or sounds. Furthermore, such uses can be easily configured for abnormally shaped parcels such as this.
- H. If a conditional rezoning is appropriate, the requested zoning district is considered to be more appropriate from the City's perspective than another zoning district.
From the City's perspective, there is no reasonable return for this parcel with the current P-1 zoning designation. It was appropriate when the Silverdome regularly generated large volumes of traffic but it is now hindering the property's prospects. C-3 is a medium-intensity commercial district that offers a wide range of uses.
- I. If the request is for a specific use, rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.
It would not be appropriate to amend the list of uses permitted in the P-1 Parking district to include commercial and light manufacturing as the land uses permitted in both districts are distinctly different in nature between a parking lot and commercial and/or business use.
- J. The requested conditional rezoning will not create an isolated or incompatible zone in the neighborhood.
C-3 uses are typically located along the City's major corridors. Furthermore, there are C-1 zoned properties directly west of the subject parcel where adjacent to University Drive. For this reason, the proposed commercial zoning district is not spot zoning.

Planning Commission Recommendation

Planning Commission recommended APPROVAL, 5-0 to the City Council with the conditions supplied by the applicant during public hearing at the January 10, 2024 meeting.

SAMPLE MOTION TO APPROVE:

I move to APPROVE the proposed conditional rezoning of Parcel ID 14-22-334-010 from P-1 Parking to C-3 Corridor Commercial based on the findings of fact identified in the staff report.

SAMPLE MOTION TO DENY:

I move to DENY the requested conditional rezoning of Parcel ID 14-22-334-010 from P-1 Parking to C-3 Corridor Commercial based on the following findings of fact:

1. It does not meet standard ____ based on the fact that...

SAMPLE MOTION TO POSTPONE

I move to POSTPONE the requested conditional rezoning of Parcel ID 14-22-334-010 from P-1 Parking to C-3 Corridor Commercial until _____ to give the applicant time to provide the following additional information:

1. ...
2. ...
3. ...

TO: Justin Curry jcurry@pontiac.mi.us
FROM: Luke Holsworth
DATE: November 1, 2023
RE: **Rezone Parcel Number: 64-14-22-334-010**
Featherstone St., Pontiac, MI 48342
12.21 ACRES
➤ Zoned: P-1 Parking District
➤ Proposed Zoning: C-3 Commercial Corridor

Transmitted via email: Justin Curry jcurry@pontiac.mi.us

Dear Mr. Curry,

Please accept this email communication from Mr. Luke Holsworth pertaining to the following application question:

Sate the reason for the Zoning Map Amendment, particularly the manner in which the City will benefit if the amendment is approved and why such change will not be detrimental to the public welfare and/or the property rights of other persons located in the vicinity of the site.

HIGHEST & BEST USE:

The proposed conceptual plan for the Mixed-Use Self-Storage with Amenities, including Car Wash along Featherstone Street and Mixed-Use Retail Plaza with possible second floor Office along University Drive, would bring an unproductive asset (land) into fully productivity. The mixed-use nature makes the site and singularly, each asset type, a recession-proof, balanced development. The all-inclusive site satisfies a user's/consumer's end-to-end needs in a one-stop center.

INCREASE PROPERTY VALUE & TAXABLE VALUE

The City of Pontiac would be the primary beneficiary of said planned development alongside the neighbors, the community, and commercial/transitory traffic traveling throughout Pontiac. The legacy of lost revenues on prime parcels and properties on major commercial and industrial/manufacturing corridors severely impacts local government budgets and this in turn limits access to fund to be appropriated to schools, parks, and public programming. Spending a dollar at this site goes on to multiply into city collectable revenues as well as makes job creators/entrepreneurs, brings in skilled workers and pedestrians/consumers.

Value of this property vastly increases with storage's use with added economic and services as an inflation hedge as a mixed-use property. In 2021, self-storage saw sales volume rising 180 percent from the year prior, reaching \$23.6 billion, according to Real Capital Analytics. Self-storage sales in 2022 remained at record highs in line with the exceptional demand in the sector, as approximately one-third of all Americans use self-storage. The global self-storage market is anticipated to reach a value of \$71.37 billion by 2027, according to some estimates.

LOCATION

The site surrounded and will directly service the local neighbor residents as much as the global major Manufacturers, Automakers, Automotive Parts Manufacturer, Technology, Industrial Engineering, tiers suppliers nearby the City of Auburn Hills. While the site development is surrounded by dense residential, commercial, and industrial activity, the Zoning likewise would complement the e-tail giant Amazon Fulfillment Center campus DET3 and Amazon HUB DDT6 fulfillment infrastructure that includes a robotics fulfillment center in Pontiac along Featherstone. The Amazon site is zoned Special Purpose (SP), while the adjacent properties of Pepsi and Kaltz Excavating are zoned M-1 Light Manufacturing area, bringing synergy to a Rezoned Parcel Number: 64-14-22-334-010 to C-3 Commercial Corridor.

IMPACT OF REZONE ON COMMUNITY

The zoning change will not be detrimental to the public welfare and/or the property rights of other persons located in the vicinity of the site for the reason that it current serves no positive impact as it is zoned as a Parking District (P-1), neither producing income nor enabling a safe environment. Instead, as a P-1 site, people and passer-by traffic use this site as a dump site and illegally dirt bike, causing angst to local neighbors through excessive noise, dirt, and garbage as well as possible environmental hazards with the unknown trash brought to the site.

The rezoned parcel is being done with a parallel strategy in conjunction with the city planners, so to ensure it strengthens the people in/surrounding communities can "thrive in place." This proposed development would neither pose a residential displacement risk nor environmental hazard. This ground-up development would be met with favorable public opinion, as we have taken an informal survey of the immediate neighbors to seek public opinion/support.

#5

RESOLUTION



PONTIAC CITY COUNCIL RESOLUTION

Expressing Urgency with Mattie McKinney Hatchett Park and Crystal Lake Park Improvements Timeline

Whereas, The City of Pontiac has dozens of city parks that have received limited investments in recent decades due to past municipal financial challenges, and ongoing maintenance limitations due to past staffing constraints; and,

Whereas, the City's Mayor and Administration, with affirmative votes by the Pontiac City Council authorizing action, are investing substantially in the future of many of Pontiac's parks and are rebuilding Parks and Recreation city staffing capacity; and,

Whereas, the Mattie McKinney Hatchett Park and Crystal Lake Park improvement projects have unique funding sources that the City, Oakland County, and philanthropic partners have secured, and external community partners have been involved; now,

Therefore Be It Resolved, the Pontiac City Council formally expresses our statement of urgency with the advancement of the Mattie McKinney Hatchett Park and Crystal Lake Park improvements in order to see those updated parks come to fruition; and further

Resolved, the City Council formally expresses our concern about the extended timeline of the Mattie McKinney Hatchett Park project, but recognizes that external community partners had challenges and the path forward must be updated and our legislative body stands ready to review forthcoming agreement updates; and further

Resolved, the City Council requests the City's Administration work to prepare bid requests and prioritize advancing the timeline for the remaining design and construction steps in the process for both Mattie McKinney Hatchett Park and Crystal Lake Park.

Pontiac City Council • Pontiac, Michigan • February 6, 2024

Mike McGuinness, *Council President*

Mikal Goodman, *Councilmember*

Brett Nicholson, *Councilmember*

Melanie Rutherford, *Councilmember*

William A. Carrington, *President Pro Tem*

Kathalee James, *Councilmember*

William Parker, Jr., *Councilmember*



#6

RESOLUTION



Tim Greimel, Mayor
Khalfani Stephens, Deputy Mayor

TO: Honorable Council President and Members of the City Council

FROM: Mayor Tim Greimel and Deputy Mayor Khalfani Stephens

DATE: February 6, 2024

RE: Resolution to Resolution to Approve the Appointments of Linda Watson, Elizabeth Peete, Mattie Lasseigne, and Alternate Elick Shorter to the 2024 Board of Review

WHEREAS, Section 5.402 of the Pontiac City Charter requires the City Council to appoint three electors of the City, annually, to the Board of Review before that Board's first meeting; and,

WHEREAS, in addition to the charter requirement of being an elector, all members of the Board of Review must attend and receive training prior to attending the first meeting; and,

WHEREAS, Linda D. Watson, Elizabeth Peete, Mattie Lasseigne, and Alternate Elick Shorter have effectively served on the Board of Review and are generously willing to continue their service to the City of Pontiac.

NOW, THEREFORE BE IT FURTHER RESOLVED, that the Pontiac City Council appoints Linda D. Watson, Elizabeth Peete, Mattie Lasseigne, and Alternate Elick Shorter, to serve as members to the 2024 Board of Review.

#7

RESOLUTION



Department: Human Resources

TO: Pontiac City Council
FROM: Melinda Durakovic, Human Resources Director
CC: Mayor Tim Greimel
Khalfani Stephens, Deputy Mayor
DATE: February 6, 2024
RE: Resolution To Enter Into an Additional Contract with GovHR for Recruitment Services

The city of Pontiac is continuing its rebuilding process. Over the course of the past two years, a number of processes and policy changes have been implemented. Currently, wage and benefit reforms are being enacted based on the results of the Wage and Compensation study that Clark Hill Law Firm and GovHR conducted. These compensation modifications are a major step towards the City offering competitive salaries.

On January 30, 2024, Human Resources requested, and City Council approved hiring GovHR to assist with finding a suitable candidate for the Chief Assistant Clerk for the City Clerk's Office. However, there is also an urgency in filling several other key vacancies. Thus, Human Resources would like to further engage GovHR to find the best candidates for the following vital positions:

DPW Director	Vacant since October 2023
City Engineer	(Currently filled with a contractor in an Acting role)
Finance Director	Vacant since Feb. 2, 2024
Grants and Philanthropy Director	Vacant since Feb. 2, 2024

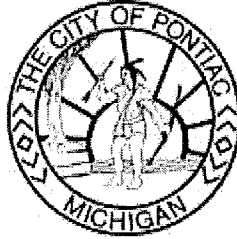
The City has been able to negotiate a lower price point by selecting the Virtual Recruitment Option which requires GovHR to perform the bulk of the recruiting services with some assistance from Human Resources. Recruitment costs for these services will be \$12,000 for each of the four positions. By utilizing GovHR, the City will maintain the momentum it has gained recently in hiring the best candidates.

The referenced recruitment fees were contemplated during the budgeting process last spring and funds were allocated for the purpose of using recruitment firms to assist with filling key positions within the City.

The budget breakdown is:

Dept.:	Human Resources	
GL Account:	101-270-818.000	HR – Other Professional Services

Based on the information included herein, Human Resources requests that Pontiac City Council approve entering into an additional contract with GovHR for recruitment services to find viable candidates for the Department of Public Works Director, City Engineer, Finance Director and the Grants and Philanthropy Director.



CITY OF PONTIAC CITY COUNCIL

RESOLUTION FOR AUTHORIZATION TO ENTER INTO AN ADDITIONAL CONTRACT WITH GOVHR FOR RECRUITMENT SERVICES TO FILL KEY VACANT POSITIONS WITHIN THE CITY OF PONTIAC

WHEREAS, the city of Pontiac has leadership vacancies that need to be filled in a time-sensitive manner; and

WHEREAS, the City has budgeted for the use of outside firms to aid in recruiting for those vacancies; and,

WHEREAS, recent changes to the City's compensation strategy makes it more likely to attract suitable talent to fill these key leadership positions; and

WHEREAS, the City has had success with GovHR in previous recruitment activities and is currently using the firm to assist in filling the Chief Assistant Clerk vacancy; and

WHEREAS, Human Resources is requesting that GovHR be further engaged in recruiting suitable candidates for the Department of Public Works Director, City Engineer, Finance Director and the Grants and Philanthropy Director.

NOW THEREFORE, BE IT RESOLVED, the Pontiac City Council authorizes the Mayor or his Designee to enter into an additional contract with GovHR for the recruitment of the four key leadership positions named herein at a cost Not To Exceed \$50,000.

2024
Recruitment
Options &
Pricing
PONTIAC, MICHIGAN

Recruitment
Proposal

JANUARY 26, 2024



Submitted by:

LAURIE PEDERSON
SENIOR VICE PRESIDENT
630 DUNDEE ROAD, SUITE 225
NORTHBROOK, IL 60062
847.380.3198
lpederson@govhrusa.com



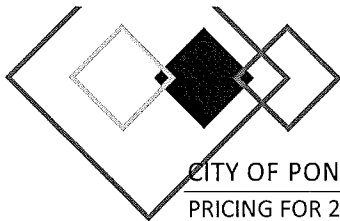
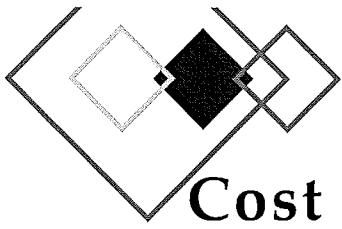


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Cost Proposal

Full Scope Recruitment

Summary of Costs	Price
Recruitment Fee (Includes repeat client discount)	\$20,000
Recruitment Expenses (not to exceed) Expenses include candidate due diligence efforts	\$1,500
Advertising <i>*Advertising costs over \$2,000 will be placed only with client approval. If less than \$2,000, Client is only billed for actual cost. Cost will vary depending on position category.</i>	\$2,000*
TOTAL:	\$23,500**

****Consultant travel expenses are not included in the price proposal. If the consultant is requested to travel to the client, travel costs will be estimated at time of request. Only actual expenses will be billed to the City for reimbursement.**

Possible in-person meetings could include:

- ♦ Recruitment brochure interview process
- ♦ Presentation of recommended candidates
- ♦ Interview Process

Any additional consultant visits requested by the City (beyond the three visits listed above) will be billed at \$150/hour. The additional visits may also result in an increase in the travel expenses billed.

*This fee does not include travel and accommodation for candidates interviewed.

Payment for Fees & Services

- ♦ **1st Invoice:** Contract Award (40% of the Recruitment Fee).
- ♦ **2nd Invoice:** Presentation of Candidates (40% of the Recruitment Fee & expenses incurred to date).
- ♦ **Final Invoice:** Completion of Recruitment (20% of the Recruitment Fee plus all remaining expenses).

Payment of invoices is due within thirty (30) days of receipt.

Our Guarantee – Full Scope Recruitment

MGT is committed to assisting our clients until a candidate is appointed to the position. Therefore, no additional professional fee will be incurred if the client does not select from the initial group of recommended candidates and requests additional candidates be developed for interview consideration. If additional advertising beyond Phase I advertising is requested, the City will be billed for actual advertising charges. Reimbursable expenses may be incurred should the recruitment process require consultant travel to the City.

Upon appointment of a candidate, MGT provides the following guarantee: should the selected and appointed candidate, at the request of the City or the employee's own determination, leave the employ of the City within the first 12 months of appointment, we will, if desired, conduct one additional recruitment for the cost of expenses and announcements only. This request must be made within 6 months of the employee's departure.

Virtual Recruitment Option

Summary of Costs	Price
Recruitment Fee	\$10,000
Advertising <i>*Advertising costs over \$2,000 will be placed only with client approval. If less than \$2,000, Client is only billed for actual cost.</i>	\$2,000*
TOTAL:	\$12,000

MGT offers a condensed process called a “Virtual Recruitment” with services that include the following:

- ♦ Telephone or video conference regarding the position and the recruitment process.
- ♦ Review of position job description and any prior position announcements.
- ♦ Preparation of a position announcement for City review and approval.
- ♦ Posting of position announcement on MGT’s website and social media sources (Twitter, Facebook, LinkedIn, Instagram).
- ♦ Distribution of position announcement to relevant professional network contacts via direct email or telephone (up to 6 hours)
- ♦ Preparation of matrix for City review and approval that identifies key position requirements with which to evaluate candidates.
- ♦ Review of each candidate’s qualifications against key position requirements and presentation of candidate matrix.

Payment for Fees & Services

- ♦ **1st Invoice:** Contract Award (50% of the Recruitment Fee).
- ♦ **Final Invoice:** Candidate Matrix Submitted to City (50% of the Recruitment Fee plus all expenses).

Payment of invoices is due within thirty (30) days of receipt.

Professional Outreach Option

Summary of Costs	Price
Recruitment Fee	\$5,000
Advertising <i>*Advertising costs over \$2,000 will be placed only with client approval. If less than \$2,000, Client is only billed for actual cost.</i>	\$2,000*
TOTAL:	\$7,000**

****Variable Costs:** Advertising Expense can range from \$1,000 to \$2,000 per position depending on the sources used.

MGT offers Professional Outreach to assist our clients with their recruitment process. Proposed services will include the following:

- ♦ Telephone or Video conference regarding the position and the recruitment process.
- ♦ Review of position job description and any prior position announcements.
- ♦ Preparation of a position announcement for City review and approval.
- ♦ Posting of position announcement on MGT's website and social media sources (Twitter, Facebook, LinkedIn, Instagram).
- ♦ Distribution of position announcement to relevant professional network contacts via direct email or telephone (up to 3 hours).
- ♦ Notification to all candidates that the recruitment process is being turned over to the City.

Payment for Fees & Services

Recruitment Fee and advertising expenses incurred will be billed upon completion of MGT's services.

Payment of invoices is due within thirty (30) days of receipt.

****All pricing options are valid until December 31, 2024, including repeat client discount on a full scope recruitment option. Client will select the recruitment type/scope of work at the time of request.**

#8

RESOLUTION



Resolution of the Pontiac City Council To Authorize the Mayor to Execute Conditional Rezoning Agreement regarding Parcel ID 64-14-22-334-010 (Featherstone Drive).

Resolution to Authorize Mayor to Execute Conditional Rezoning Agreement regarding Parcel ID 64-14-22-334-010 .

At a meeting of the City Council (“Board”) of the City of Pontiac, County of Oakland, State of Michigan (the “City”) at a meeting held on _____, at 47450 Woodward Ave, Pontiac, MI 48342 at 6:00 p.m., there were:

PRESENT: _____

ABSENT: _____

The following preambles and resolution were offered by _____ and seconded by _____:

WHEREAS, before the City of Pontiac City Council for consideration is an Ordinance to amend the City of Pontiac Zoning Ordinance Map to conditionally rezone 10.25 acres at Parcel ID 64-14-22-334-010, on Featherstone Drive; specifically to amend the Zoning Ordinance Map which list the classification(s) Parking (P-1) to Corridor Commercial (C-3) with the Conditional Rezoning Agreement.

WHEREAS, the City of Pontiac City Council finds it is in the best interest for the health, safety, and welfare, to support the Planning Commission’s Recommendation and approve the amendments to the Zoning Ordinance Map as presented.

NOW THEREFORE, BE IT RESOLVED by the Pontiac City Council that it hereby authorizes the Mayor to Execute the Conditional Rezoning Agreement regarding Parcel ID 64-14-22-334-010.

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

YES:

NO:

ABSTAIN:

THE RESOLUTION WAS THEREUPON DECLARED ADOPTED.

CERTIFICATION

I, the undersigned, the duly qualified and acting Clerk of the City of Pontiac, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council at a regular meeting held on _____, the original of which is on file in my office, and that such meeting was conducted and public notice thereof was given pursuant to and in compliance with Act No. 267, Michigan Public Acts of 1976, as amended, and that minutes of such meeting were kept and are available as required by such Act.

Dated: February, ____, 2024

By: _____
Its: City Clerk

**CITY OF PONTIAC
CONDITIONAL REZONING AGREEMENT**

This Conditional Rezoning Agreement (the “**Agreement**”) is made this ____ day of _____, 2023, by and between THE CITY OF PONTIAC, with its offices located at 47450 Woodward Ave., Pontiac, MI 48342 (the “**City**”), and Luke Holsworth (“**Luke Holsworth**”) whose address is 433 Emerson Ave., Pontiac, MI 48342.

THE PARTIES RECITE THAT:

WHEREAS, Luke Holsworth owns certain parcels of real property located within the City of Pontiac, which are commonly described as follows:

Vacant Property on Featherstone St., Parcel ID Number: 14-22-334-010

WHEREAS, Luke Holsworth seeks re-zoning of the referenced parcel, as shown on **Exhibit A**. The parcel where rezoning is sought shall be referred to herein as the “**Property**.” The Property is currently zoned as follows and the legal descriptions for the Property are on **Exhibit A** attached hereto:

Parcel Number(s)	Previous Zoning District	Rezoned to the following Zoning District:
14-22-334-010	Parking (P-1)	Corridor Mixed Use District (C-3)

WHEREAS, under and pursuant to Section 405 of the Michigan Zoning Enabling Act, 2008 PA 110, as amended (codified at MCL §125.3405 *et seq*), certain conditions voluntarily offered by the owner of land, including an agreement between the City and the Luke Holsworth, may become a condition of rezoning of the Property; and

WHEREAS, the Luke Holsworth submitted the Application for Conditional Rezoning with an Offer of Conditions on _____, 2024, attached as **Exhibit B** (collectively “**Application**”), voluntarily offering, in writing, certain conditions to rezone the Property as set forth in the table above, subject to the conditions of this Agreement; and

WHEREAS, the City Planning Commission on _____, 2024, held a Public Hearing on the request for Conditional Rezoning and proposed amendment to the City’s Zoning Map Ordinance; and

WHEREAS, the City Council on _____, 2024, voted to approve the request for Conditional Rezoning and adopted Ordinance No. _____ to amend the City’s Zoning Map Ordinance based upon the conditions set forth in this Agreement and the attached Exhibits;

NOW, THEREFORE, in consideration of the foregoing and the mutual promises hereinafter set forth, the City and the Luke Holsworth agree as follows:

1. CONDITIONAL REZONING, PROJECT DEVELOPMENT, AND CONDITIONS AND EXCEPTIONS TO USE OF PROPERTY

A. **Conditional Rezoning.** Consistent with MCL §125.3405, the Property has been conditionally rezoned from the classification(s) Parking (P-1) to Corridor Mixed Use District (C-3) as set forth in table A1 above, with conditions as approved by the City Council based upon the Luke Holsworth’s Offer of Conditions, subject to and in accordance with this Agreement, unless this Agreement is amended by mutual agreement of the City and Luke Holsworth, following public hearing, or unless the Luke Holsworth determines to use the Property in accordance with the zoning applicable to the Property under and in accordance with the termination provisions set forth herein. Luke Holsworth and future owners of the Property shall not develop and use the Property in a manner inconsistent with this Agreement.

B. **Project Definition.** The Project shall be based on a future approved development agreement and approved site plan submitted for the development of this Property. Except as modified herein or pursuant to any variances or deviations approved by the City, the Property shall remain subject to all other zoning and use district regulations of the City Zoning Ordinance, for property zoned Corridor Mixed Use District (C-3), as applicable in accordance with the zoning of each respective parcel as set forth in Table A1 above, and as limited by Luke Holsworth’s Offer of Conditions, and shall remain subject to all other requirements of the City’s building, zoning, and other land use regulations.

C. **Offered Conditions.** The Luke Holsworth has voluntarily offered the following condition in consideration for the City’s granting of the rezoning:

- i. The Property shall not be used as a sexually oriented business, a retail sales facility that primarily involves the sale of alcoholic beverages, marihuana retail facility, bar, tavern, or alcohol service establishment, place of assembly, retail sales facility that primarily involves the sale of firearms, gambling facility, a manufacturing, fabrication, or processing facility, or any other public nuisance type of business as determined by the Planning Department.

D. **Acknowledgement.** Luke Holsworth hereby acknowledges that the rezoning with conditions was proposed by the Luke Holsworth to induce the City to grant the rezoning, and that the City relied upon such proposal and would not have granted the rezoning but for the terms spelled out in the conditional rezoning agreement; and, Luke Holsworth further agrees and acknowledges that the conditions and conditional rezoning agreement are authorized by all applicable state and federal law and constitution, and that the Agreement is valid and was entered into on a voluntary basis, and represents a permissible exercise of authority by the City. Luke Holsworth further represents and warrants that it agrees to all of the following:

- i. That the property in question shall not be developed or used in a manner inconsistent with this conditional rezoning agreement.
- ii. That each of the requirements and conditions set forth in this Agreement represents a necessary and reasonable measure which, when considered with all other conditions and requirements, is roughly proportional to the increased impact created by the use represented in the approved rezoning with conditions, taking into consideration the changed zoning district classification and the specific use authorization granted.
- iii. Nothing in this Agreement shall be construed as replacing the requirement for Luke Holsworth to obtain preliminary and final Site Plan, subdivision, condominium, or special land use review and approval, as applicable.

2. **PERIOD OF APPROVAL.** Unless extended by the City Council for good cause, the rezoning with conditions shall expire following a period of two (2) years from the effective date of the rezoning unless bona fide development of the property pursuant to approved building and other permits required by the City commences within the two (2) year period and proceeds diligently and in good faith as required by ordinance to completion.

A. **Expiration.** In the event bona fide development has not commenced within two (2) years from the effective date of the rezoning, the rezoning with conditions and the conditional rezoning agreement shall be void and of no effect. Luke Holsworth may apply for a one (1) year extension one (1) time. The request must be submitted to the City Clerk

before the two (2) year time limit expires. Luke Holsworth must show good cause as to why the extension should be granted.

B. **Effect of Expiration.** If the rezoning with conditions becomes void in the manner provided in this section, no development shall be undertaken or permits for development issued until a new zoning district classification of the property has been established. Either or both of the following actions may be taken:

- i. Luke Holsworth may seek a new rezoning of the property and the City may approve same; and/or
- ii. Pursuant to MCL 125.3405, the land shall revert to its former zoning classification following the process for approval of a rezoning with conditions.

C. **Extension.** If an extension of approval is granted by the City Council, a new conditional rezoning agreement with the new expiration date shall be recorded.

3. **RECORDATION.** This Rezoning shall become effective following publication in the manner provided by law and recording of the conditional rezoning agreement with the County Register of Deeds.

4. **DEFAULT.** If development and/or actions are undertaken on or with respect to the property in violation of the conditional rezoning agreement, such development and/or actions shall constitute a nuisance per se. In such case, the City may issue a stop work order relative to the property and seek any other lawful remedies. Until curative action is taken to bring the property into compliance with the conditional rezoning agreement, the City may withhold, or, following notice and an opportunity to be heard, revoke permits and certificates in addition to or in lieu of such other lawful action to achieve compliance. In the event that the Luke Holsworth defaults on the condition(s) of this Agreement, then, the City may, at its option and within its sole discretion, terminate this Agreement. In the event that this Agreement is terminated by then, by written notice given by the City to the Luke Holsworth within three (3) months following such failure by the Luke Holsworth, the City may, at its option and within its sole discretion, declare the Property to revert back to its previous Zoning District(s) and terminate the approval of any Site Plan for the Project.

5. **ENTIRE AGREEMENT.** This Agreement, the exhibits attached hereto, if any, and the instruments which are to be executed in accordance with the requirements hereof set forth all the covenants, agreements, stipulations, promises, conditions, and understandings between the City and the Luke Holsworth concerning the Project as of the date hereof, and there are no covenants, agreements, stipulations, promises, conditions or understandings, either oral or written, between them other than as set forth herein.

6. **RELATIONSHIP OF THE PARTIES.** The relationship of the City and the Luke Holsworth shall be defined solely by the expressed terms of this Agreement, including the implementing documents described or contemplated herein, and neither the cooperation of the parties hereunder nor anything expressly or implicitly contained herein shall be deemed or construed to create a partnership, limited or general, or joint venture between the City and the Luke Holsworth, nor shall any party or their agent be deemed to be the agent or employee of any other party to this Agreement.

7. **MODIFICATION.** This Agreement can be modified or amended only by a written instrument expressly referring hereto and executed by the City and the Luke Holsworth.

8. **MICHIGAN LAW TO CONTROL.** This Agreement and the rights and obligations of the parties hereunder shall be construed in accordance with Michigan law.

9. **DUE AUTHORIZATION.** The City and the Luke Holsworth each warrant and represent to the other that this Agreement and the terms and conditions thereof have been duly authorized and approved by, in the case of the City, its City Board and all other governmental agencies whose approval may be required as a precondition to the effectiveness hereof, and as to the Luke Holsworth, by the members thereof, and that the persons who have executed this Agreement below have been duly authorized to do so. The parties hereto agree to provide such opinions of counsel as to the due authorization and binding effect of this Agreement and the collateral documents contemplated hereby as the other party shall reasonably request.

10. **SUCCESSORS AND ASSIGNS.** The approval of the terms, provisions, and conditions of this Agreement are for the benefit of the Property and shall run with the Property and shall bind and inure to the benefit of the parties to this Agreement and their respective successors, assigns, and transferees.

11. **NO PERSONAL LIABILITY.** The obligations hereunder of the City and the Luke Holsworth shall constitute solely the obligations of the respective entities to be satisfied solely from their respective assets, and no officer, Board member, agent, employee or partner of any of said entities shall have any personal obligation, responsibility or liability for the performance of the terms of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first set forth above.

SIGNED:

CITY OF PONTIAC

By:
Its:

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____ day of _____,
_____, by _____.

_____, Notary Public

_____ County, Michigan

My Commission expires _____.

SIGNED:

Luke Holsworth

By:
Its:

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____ day of _____,
_____, by _____.

_____, Notary Public

_____ County, Michigan

My Commission expires _____.

Drafted by:
Morgan A. McAtamney (P80047)
The Kelly Firm, PLC

2825 University Dr.
Auburn Hills, MI 48236

When Recorded Return to:
Luke Holsworth
433 Emerson Ave.
Pontiac, MI 48342

EXHIBIT A

(Legal Description)

Tax Parcel No. 14-22-334-010

EXHIBIT B

Copy of Application for Conditional Rezoning

(See following pages)



Application for Zoning Map Amendment

City of Pontiac

Office of Land Use and Strategic Planning

47450 Woodward Ave, Pontiac, MI 48342

T: 248.758.2800

F: 248.758.2827

Property/Project Address: _____

Sidwell Number: 14-22-334-010

Office Use Only

PF Number: _____

Date: _____

Instructions: Completed applications with appropriate fee shall be submitted to the Office of Land Use and Strategic Planning at least 30 days prior to the regularly scheduled Planning Commission meeting. Applications must be complete in all respects with supporting documents such as site plan, property survey etc. Planning staff will schedule the application for consideration by the Planning Commission in accordance with the attached schedule. Incomplete applications will delay the review process.

Applicant (please print or type)

Name	Luke Holsworth		
Address	433 Emerson		
City	Pontiac		
State			
ZIP Code	48342		
Telephone	Main: _____	Cell: _____	Fax: _____
E-Mail			

Project and Property Information

Name of Proposed Development: _____

The subject property is location at _____ on the N / S / E / W side of _____
between _____ and _____.

The property is zoned: P-1

Proposed Zoning District: C-3

It is proposed that the property will be used as: C-3

The subject property is legally described as follows (include sidwell numbers):

Property Owner Information

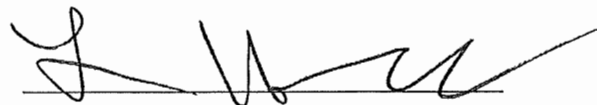
Name	LUKE HOLSWORTH		
Address	433 Emerson		
City	Pontiac		
State	MI		
ZIP Code	48342		
Telephone	Main: 248-935-7850	Cell: 248-499-2429	Fax: _____
E-Mail	TYKUNECO@gmail.com		

Are you the ☒ Owner _____ Agent/rep. of the owner _____ Other _____

The proposed will be used for the following purpose (provide as much detail as possible with photographs, sketches, site plans, written documents, etc.).

CAR WASH - South End
OPEN Air Storage - Storage units - Middle
Strip Mall - North End

State the reason for the Zoning Map Amendment, particularly the manner in which the City will benefit if the amendment is approved and why such change will not be detrimental to the public welfare and/or the property rights of other persons located in the vicinity of the site.



Signature of Owner



Signature of Applicant

State of Michigan
County of Oakland

On this ____ day of _____, A.D., 20____, before me personally appeared the above named person, who being duly sworn, stated he/she has read the foregoing application, by him/her signed, and know the contents thereof, and that the same is true of his/her own knowledge, except as to the matters therein stated to be upon information and belief and so as to those matters he/she believes it to be true.

Notary Public, Oakland County, Michigan
My Commission Expires: _____

#9

DISCUSSION

February 27, 2024 Ballot Proposal



KNOWLEDGE
IS
POWER

On **February 27**, voters will have an opportunity to cast ballots for a referendum on **Adult-Use Marihuana** in Pontiac. This referendum is not a determination of whether the purchase of Adult-Use Marihuana at retail locations will be allowed. The ordinance allowing that, **Ordinance 2406**, was approved by City Council in April 2023.

Following City Council's approval of Ordinance 2406, a group of individuals disagreed with language in the Ordinance and circulated petitions in opposition. Because the group had the appropriate number of valid signatures, City Council reviewed Ordinance 2406 and made a number of amendments which were passed under **Ordinance 2424**.

Ordinance 2424 covers a number of issues governing how Adult-Use Marijuana retail business applications will be considered for licensing, including:

- **Application language**
- **Determination of direct and indirect ownership**
- **Social Equity ownership**
- **Criminal background checks**
- **Neighborhood education communication**
- **Community improvement**
- **Redevelopment of blighted buildings**
- **and other considerations.**

Below are QR Codes to scan and links to **Ordinance 2406** and **Ordinance 2424** so that you may *read through them entirely* and *be informed* about the decision you are being asked to make:

Ordinance 2406: <https://tinyurl.com/ord2406>

Ordinance 2424: <https://tinyurl.com/Ordinance2424>



[So, what proposal are voters considering on February 27, 2024 and how did it make it to the ballot?](#)

Last fall, after additional review, consideration and deliberation, City Council decided and approved on October 10, 2023 to let voters choose whether the amendments contained within **Ordinance No. 2424** should become effective or the original language in **Ordinance 2406** should stand.

On February 27, 2024, residents will vote **YES** or **NO** on Proposal 1 regarding **Ordinance 2424**.

The Pontiac City Charter allows residents to place a referendum on the ballot that seeks to repeal an ordinance adopted by City Council. A ballot question committee, organized entirely outside of any city office, collected enough signatures to place the proposal on the ballot. That is why voters are being asked to consider Proposal 1 on the February 27, 2024 ballot.

[What does a Yes or No vote on the proposal mean?](#)

A **YES** vote on the proposal means Ordinance No. 2424 as adopted by City Council in October 2023 becomes effective.

A **NO** vote rejects the amendments (**Ordinance 2424**) adopted by City Council in October 2023, and the adult-use marihuana ordinance that was originally adopted by City Council in April 2023 (**Ordinance 2406**) becomes effective.