

AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

DECEMBER, 2023

DAY	TITLE	TIME	LOCATION
4	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
4	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
6	Planning Commission/Recreation Department	6:30 PM (Potluck) 7:00 PM	Community Center 3350 E. Seyburn Rd LOCATION CHANGE Public Safety Building 1899 N. Squirrel Road
6	Pension Board/Retiree HealthCare	3:00 PM	Administrative Conference Room 1827 N. Squirrel Road
12	Board of Review	11:00 AM	Administrative Conference Room 1827 N. Squirrel Road
12	Tax Increment Finance Authority Informational Meeting & Business Meeting to follow immediately	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
13	Pension Board/Retiree HealthCare	3:00 PM	RESCHEDULED TO THE 6 TH
14	Zoning Board of Appeals	7:00 PM	CANCELED
19	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road

NOTE: Anyone planning to attend the meeting who has need of special assistance under the American's with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 48 hours prior to the meeting. Staff will be please to make the necessary arrangements. PLEASE BE ADVISED, DUE TO A LACK OF AGENDA ITEMS, SOME MEETINGS MAY BE CANCELED.



AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

JANUARY 2024

DAY	TITLE	TIME	LOCATION
8	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
8	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
9	Tax Increment Finance Authority	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
10	Planning Commission	7:00 PM	Council Chamber 1827 N. Squirrel Road
11	Zoning Board of Appeals	7:00 PM	Council Chamber 1827 N. Squirrel Road
15	Downtown Development Authority	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
16	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
22	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 48 hours prior to the meeting. Staff will be pleased to make the necessary arrangements.



CITY OF AUBURN HILLS MONDAY, DECEMBER 4, 2023

Workshop Session ♦ 5:30 PM

Admin Conference Room, 1827 N. Squirrel Road, Auburn Hills MI

Regular City Council Meeting ◆ 7:00 PM

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

248-370-9402 ♦ www.auburnhills.org

Workshop Topic:

- Workshops Topics for 2024
- 1. MEETING CALLED TO ORDER
- 2. PLEDGE OF ALLEGIANCE
- 3. ROLL CALL OF COUNCIL
- 4. APPROVAL OF MINUTES
 - 4a. City Council Regular Meeting Minutes, November 20, 2023.

5. APPOINTMENTS AND PRESENTATIONS

- 5a. Motion To confirm the appointment of Peter Ducharme to the Board of Review.
- 5b. Motion To confirm the reappointment of Darlene MacMillan to the Board of Review.
- 5c. Motion To confirm the appointment of City Council Members to Boards and Commissions.
- 6. PUBLIC COMMENT

7. CONSENT AGENDA

All items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- 7a. Board and Commission Minutes
 - 7a1. Brownfield Redevelopment Authority, October 3, 2023
 - 7a2. Tax Increment Finance Authority Informational Meeting, November 14, 2023
 - 7a3. Tax Increment Finance Authority, November 14, 2023
 - 7a4. Planning Commission, November 16, 2023
- 7b. Motion To approve the revisions to the City Council Rules of Order and Business.
- 7c. Motion To approve the 2024 Liability and Property Insurance Renewal.
- 7d. Motion To amend General Fund Departments Vehicle Rental appropriations and amend the Fleet fund vehicle rental revenue.
- 7e. Motion To amend appropriate Wage and Benefit lines within General Fund Departments and other Funds.
- 7f. Motion To amend the 2023 General Fund Building Department Budget.
- 7g. Motion To amend the 2023 Fire Prevention Budget and Revenue Fund Increase.
- 7h. Motion To amend the 2023 Fire Suppression Budget and Revenue Fund Increase.
- 7i. Motion To approve the CDBG 2023-2024 Snow Removal Services Contract.
- 7j. Motion To adopt the 2024 Benefits Resolution for Non-Union Personnel.
- 7k. Motion To award the contract for the 2024 Asphalt Maintenance Program.
- 7l. Motion To amend the 2023 General Fund City Manager's department budget.

City Council meeting minutes are on file in the City Clerk's Office. NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 or the City Manager's Office at 248.370.9440 48 hours prior to the meeting. Staff will be pleased to make the necessary arrangements.

- 7m. Motion To amend the 2023 Department of Public Works budget to purchase AEDs throughout City facilities.
- 7n. Motion To approve the purchase of 2024 Graco Pavement Striping and Grinding Equipment.
- 7o. Motion To amend the Fleet budget for the purchase of a 2024 Kia Sportage SX.

8. UNFINISHED BUSINESS

9. **NEW BUSINESS**

- 9a. PART ONE Motion Approval of Special Land Use Permit for the outside storage of vehicles on the east side of the building at 1399 Pacific Drive / AM General PART TWO –Motion Approval of Revised Special Land Permit for the outside storage of vehicles, containers, and trailers on the south side of the building at 1399 Pacific Drive / AM General.
- 9b. Motion Approval of Site Plan and Tree Removal Permit to construct a light industrial building / 3295 Lapeer Road West Industrial Building.
- 9c. Motion Approval of Revised PUD Step Two Site Plan and Revised Tree Removal Permit / Residences at River Trail PUD.
- 9d. Motion To allow the Director of Public Works to execute a Memorandum of Understanding with Oakland Christian School.
- 9e. Motion To approve the scope of services for the design of the South Blvd Water Main Replacement Project.
- 10. COMMENTS AND MOTIONS FROM COUNCIL
- 11. CITY ATTORNEY REPORT
- 12. CITY MANAGER REPORT
- 13. ADJOURNMENT



AGENDA ITEM NO 4A

CITY COUNCIL



CITY OF AUBURN HILLS

REGULAR CITY COUNCIL MEETING DRAFT MINUTES

NOVEMBER 20, 2023

OATH OF OFFICE TO NEWLY ELECTED CITY COUNCIL MEMBERS AT 7:00 PM

The City Clerk administered the Oath of Office to the newly elected City Council Members.

CALL TO ORDER &: City Clerk Pierce at 7:02 PM.

PLEDGE OF ALLEGIANCE

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

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

and Verbeke Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Chief of Police Gagnon, Fire Chief Massingill, Director of Recreation and Senior Services Adcock, Program Coordinator Reis, DPW Director Baldante, Mgr of Fleet & Roads Hefner, Mgr of Municipal Properties Wisser, Community Development Director Cohen, Construction Coordinator Lang,

Management Assistant Hagge, Engineers Juidici & Driesenga

25 Guests

4. ELECTION OF MAYOR

Moved by McDaniel:

RESOLVED: To nominate Eugene Hawkins for Mayor.

Mr. Hawkins did not accept the nomination.

Mr. McDaniel stated that he was disappointed that Mr. Hawkins declined the nomination. He stated that he was originally not going to seek reelection and when it appeared nobody else was going to file for the two year term, he did. Mr. McDaniel stated that he was excited about the thought of Mr. Hawkins taking on the role of Mayor and was looking forward to making that nomination.

City Council Meeting – November 20, 2023 Page 2

Moved by Knight:

RESOLVED: To nominate Kevin McDaniel for Mayor.

Mr. McDaniel accepted the nomination.

Moved by Hawkins:

RESOLVED: To nominate Brian Marzolf for Mayor.

Mr. Marzolf accepted the nomination.

Moved by Verbeke, Seconded by Knight.

RESOLVED: To close the nominations for the position of Mayor.

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

No: None

Resolution No. 23.11.132 Motion Carried (7 - 0)

ROLL CALL VOTE FOR THE POSITION OF MAYOR:

McDaniel: 3 (Knight, McDaniel, Verbeke)

Marzolf: 4 (Ferguson, Fletcher, Hawkins, Marzolf)

Resolution No. 23.11.133

Motion carried to elect Mr. Marzolf as Mayor.

Mr. Marzolf thanked his Council colleagues for their support and stated that he looks forward to working together as a team and to continue the great things that are happening in Auburn Hills.

Mr. Knight expressed his support for Mr. Marzolf as Mayor.

5. ELECTION OF MAYOR PRO TEM

Moved by Marzolf:

RESOLVED: To nominate Eugene Hawkins for Mayor Pro Tem.

Mr. Hawkins accepted the nomination.

Moved by Knight:

RESOLVED: To nominate Kevin McDaniel for Mayor Pro Tem.

Mr. McDaniel did not accept the nomination.

Moved by McDaniel:

RESOLVED: To nominate Cheryl Verbeke for Mayor Pro Tem.

Ms. Verbeke accepted the nomination.

Moved by Knight, Seconded by Verbeke.

RESOLVED: To close the nominations for the position of Mayor.

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

No: None

Resolution No. 23.11.134 Motion Carried (7 - 0)

ROLL CALL VOTE FOR THE POSITION OF MAYOR PRO TEM:

Hawkins: 5 (Ferguson, Fletcher, Hawkins, Marzolf, Verbeke)

Verbeke: 2 (Knight, McDaniel)

Resolution No. 23.11.135

Motion carried to elect Mr. Hawkins as Mayor Pro Tem.

Mr. Hawkins thanked his Council colleagues for their support for the position of Mayor Pro Tem and stated that he is humbled and honored to take on this leadership role.

City Clerk Pierce recessed the meeting at 7:12 PM.

Mayor Marzolf reconvened the meeting at 7:23 PM.

6. APPROVAL OF MINUTES

6a. City Council Workshop Minutes, November 6, 2023.

Moved by Knight, Seconded by Hawkins.

RESOLVED: To approve the City Council Workshop Minutes of November 6, 2023.

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

No: None

Resolution No. 23.11.136

Motion Carried (7 - 0)

6b. City Council Regular Meeting Minutes, November 6, 2023.

Moved by Knight, Seconded by Ferguson.

RESOLVED: To approve the City Council Regular Meeting Minutes of November 6, 2023.

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

No: None

Resolution No. 23.11.137 Motion Carried (7 - 0)

7. APPOINTMENTS AND PRESENTATIONS

8. PUBLIC COMMENT

Ms. Florence Etefia of 3035 Debra Court, Auburn Hills was present.

9. CONSENT AGENDA

9a. Motion – To approve the 2024 Non-Union Wage Chart.

RESOLVED: To adopt the 2024 Non-Union Wage Schedule.

9b. Motion – To approve the installation of the Community Center kitchen equipment.

RESOLVED: To authorize the installation of new kitchen equipment in the Community Center.

9c. Motion – To approve the Performance Resolution for work on State Highway Right-Of-Way required by MDOT.

RESOLVED: To approve the Performance Resolution for Governmental Agencies as required by MDOT for the purposes of receiving the 2024 Annual Construction Permit for miscellaneous operations within the State highway right-of-way.

9d. Motion – To approve the purchase of two replacement vehicles for the Police Department.

RESOLVED: To amend the 2023 fleet vehicle budget and approve the purchase of the two vehicles listed above for \$63,978.00 from LaFontaine Chrysler Dodge Jeep Ram FIAT of Lansing, MI under the MiDEAL contract #071B7700183.

Moved by Verbeke, Seconded by Hawkins.

RESOLVED: To approve the Consent Agenda.

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

No: None

Resolution No. 23.11.138 Motion Carried (7 - 0)

10. UNFINISHED BUSINESS

11. NEW BUSINESS

11a. Motion – To approve the OHM Scope of Design Services and G2 Geotechnical Services for the Shimmons Curve/Dexter Road Reconstruction & Water Main Improvements.

Mr. Hefner shared that discussion of a redesign for the Shimmons Road curve between Dexter and Grove Lane has been ongoing since 2013. He stated that this project has not been able to take place due to ownership of the road right of way. This redesign will help to ease the sharpness of the curve and sight lines especially near the Oakland Christian School. The Oakland Christian School contacted the City and shared that they secured ownership of the right of way and were interested in giving the City rights to the road right of way for the purpose of fixing the concerns with the road. A memorandum of understanding outlining the project and proposed land exchanges has been drafted to allow the project to move forward.

In addition to the mentioned safety concerns, DPW is suggesting the design of Dexter Road be added to this project which will limit any disruptions to the residents and save money for the city. The plans for this reconstruction with include new base material for the Dexter Road, storm drainage improvements, curb cuts, new asphalt as well as sidewalks along Oakland Christian Schools that will tie into the City sidewalk network.

Council asked that the design be looked at to ensure that any drainage issues to the west of this area be alleviated.

Moved by Verbeke, Seconded by Ferguson.

RESOLVED: To approve the budget amendments to the 2023 local roads and water funds listed above, the OHM Advisors scope of design services, and G2 geotechnical services for the Shimmons Curve/Dexter Road Reconstruction & Water Main Improvements which will include the design of portions of Shimmons Road, Dexter Road, and Dexter Road water main. (Attachment A)

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

No: None

Resolution No. 23.11.139 Motion Carried (7 - 0)

11b. Motion – To approve the OHM Advisors Scope of Design Services and G2 Geotechnical Services for the 2024 Local Road Reconstruction Program.

Mr. Hefner presented the design for the Hunt Club subdivision and stated that the area is in need of a road upgrade as well as the draining structure. The project will include milling and an overlay with asphalt if the right profiles allow.

City Council Meeting – November 20, 2023 Page 5

He stated that the projects will be completed sooner due to road conditions. He noted that the reconstruction of Superior Court will be a special assessment district.

Moved by Verbeke, Seconded by Fletcher.

RESOLVED: To approve the budget amendments to the 2023 local roads fund listed above, the OHM Advisors scope of design services, and G2 geotechnical services for the 2024 Local Road Reconstruction Program which will include the design of the Hunt Club subdivision, Perry Walton subdivision and Superior Court. (Attachment B)

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

No: None

Resolution No. 23.11.140 Motion Carried (7 - 0)

12. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Knight shard the events that take place at the Community Center for the seniors and encouraged participation in the programs. He shared that Mayor Marzolf and himself were in attendance of a dedication at the American Legion presented by an Eagle Scout. He concluded by sharing that the Veterans Memorial has come along nicely and will be dedicated early next year.

Mr. Hawkins congratulated Mayor Marzolf on this new position and shared that he is looking forward to working with him. He welcomed Dr. Fletcher and Mr. Ferguson and shared that he has met many people and has been enlightened with those he spoke with.

Ms. Verbeke congratulated Mayor Marzolf and Mayor Pro Tem Hawkins.

Dr. Fletcher congratulated everyone that was elected or reelected to City Council and thanked everyone their support.

Mr. Ferguson also thanked everyone for their support and specifically thanked his family.

Mayor Marzolf thanked the City for their support and thanked everyone that ran for City Council. He thanked City Clerk Pierce for the smooth election process and congratulated those that won their reelection as well as the new members.

13. CITY ATTORNEY REPORT

14. CITY MANAGER REPORT

Mr. Tanghe congratulated everyone and shared that he looks forward to working with everyone that has been elected to the City Council. He shared that City Hall will be closed for the Thanksgiving weekend and announced the 30th annual Tree Lighting on Dec. 1st.

15. ADJOURNMENT

Hearing no objections, the Mayor adjourned the meeting at 7:50 PM.					
Brain W. Marzolf, Mayor	Laura M. Pierce, City Clerk				

ATTACHMENT A

STAFF RECOMMENDATION

Staff recommends the approval of the OHM Advisors scope of design services and G2 geotechnical services for the Shimmons Curve/Dexter Road Reconstruction & Water Main Improvements which will include the design of portions of Shimmons Road, Dexter Road, and Dexter Road water main. Staff also recommends approval of the following budget amendments to the 2023 local roads fund: \$24,000 to 202-452-973.000-SHIMDEXCURVE, \$71,000 to 203-453-973.000-DEXTR_N_WLTN, and \$60,000 to 592-536-971.002-DEXTR_N_WLTN.

ATTACHMENT B

STAFF RECOMMENDATION

Staff recommends the approval of the OHM Advisors scope of design services and G2 geotechnical services for the 2024 Local Road Reconstruction Program which will include the design of the Hunt Club subdivision, Perry Walton subdivision and Superior Court. Staff also recommends approval of the following budget amendments to the 2023 local roads fund: \$17,000 to 203-453-973.000-HUNTCLUBXXXX, \$41,500 to 203-453-973.000-ZEL_HAT_GLEN, and \$46,500 to 203-453-973.000-SUPERIOR_SAD.

AGENDA ITEM NO 5A

ASSESSING

To: City Council

From: Brian Marzolf, Mayor; William Griffin, Assessor

Submitted: November 21, 2023

Subject: Motion – To confirm the appointment of Peter Ducharme

INTRODUCTION AND HISTORY

Please consider confirming the following appointment to fulfill a three--year term to replace Shawanna Fletcher.

Name	Board	Past Experience on the Commission	Service Years on the Commission	Term Ending
Peter Ducharme	Board of Review	None	None	12/31/2026

STAFF RECOMMENDATION

Mr. Ducharme brings over 10 years' experience as a construction inspector. He actively attends City Council meetings. He would be a great asset to the Board of Review.

MOTION

Move to confirm the appointment of Peter Ducharme to the Board of Review for a term ending 12/31/2026.



CITY OF AUBURN HILLS CITY CLERK'S OFFICE

1827 N. Squirrel Rd., Auburn Hills MI 48326 Phone: 248.370.9402 Fax: 248.364.6719 CityClerk@auburnhills.org www.auburnhills.org/cityboards

(Date)

APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

NAME: Duchar	me Peter			,
(Please Print) (Last)	(First)	(Middle Initial)		*
HOME ADDRESS: 393		AUDURN HIL	15 483 26 (Phone)	248453-4257
EMAIL ADDRESS: DUCLAR				NATIONAL PROPERTY OF THE PROPE
HOW LONG HAVE YOU LIVED IN A	AUBURN HILLS? 20 415.	ARE YOU A U.S. CITIZE	v: Yes	- Andread Assessment of the Control
DO YOU WORK IN AUBURN HILLS	? NO LENGTH OF T	ME EMPLOYED IN AUBURN	HILLS:	
If you work in Auburn Hills, please				
(Business Name)	(Number/Street)		(Phone)	
PLEASE LIST WHICH BOARD/COMN	MISSION YOU ARE INTERESTED IN:	BOARD OF	Review	
WHAT SPECIALTIES/EXPERIENCE/E (Attach additional sheet if necessa	ry)			
10 Yerras IN (ONSTRUCTION AS	AN INSPECTO	R.	
30 Vears with	Ford MOTOR Co	· SAFETY ENGIL	veer	
Bachlons De	gree Mechanica	- Engineerin	9	
LIST ANY CIVIC/COMMUNITY ACTIV (Attach additional sheet if necessa ATTEND CITY CAN WORKED WITH "GO WORKED WITH SA				·
Please return this form to the Cithe City Council, on a public age Council Meeting.	ty Clerk's Office at the above ad nda, for the use in making appoi	dress for processing. This interest to the various Boar	nformation will be ds and Commission	provided to as at the City
I HEREBY CERTIFY THAT THE INFO KNOWLEDGE.		PLICATION IS TRUE AND ACC		

AGENDA ITEM NO 5B

ASSESSING

To: City Council

From: Brian Marzolf, Mayor; William Griffin, Assessor

Submitted: November 21, 2023

Subject: Motion – To confirm the reappointment of Darlene MacMillan.

INTRODUCTION AND HISTORY

Please consider confirming the following reappointment to fulfill a five-year term.

Name	Board	Past Experience on the Commission	Service Years on the Commission	Term Ending
Darlene MacMillan	Board of Review	Yes	Two	12/31/2028

STAFF RECOMMENDATION

Mrs. MacMillan has served on the Board of Review for the past two years and has been a great asset to the Board.

MOTION

Move to confirm the reappointment of Darlene MacMillan to the Board of Review for a term ending 12/31/2028.



CITY OF AUBURN HILLS CITY CLERK'S OFFICE

APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

NAME: M/	ACMILLAN (Last)	DARLENI (First)		dle Initial)		
HOME ADDRESS: _	3053 WA (Number/Street)	UREGAN	A UBURN (City)		48326	248 420-3337 (Phone)
EMAIL ADDRESS:	darmacmi	llan@yahoo, C	DM			
DO YOU WORK IN AI	JBURN HILLS? <u>R</u> [RN HILLS? 38 y ea MILITAR ETIRED LENGTH OF the name and address of	TIME EMPLOYED			
(Business Name)		(Number/Stree	t)			(Phone)
PLEASE LIST WHICH B	OARD/COMMISSIO	N YOU ARE INTERESTED II	N: BOARD C	OF RE	VUE	
(Attach additional she	eet if necessary)	TION DO YOU BRING TO T SERUED ON THE BENT DEGRE	LE BOARD		TZY	EARS.

LIST ANY CIVIC/COMMUNITY ACTIVITIES THAT ARE YOU INVOLVED IN: ROTARY CLUB, OPTIMIST CLUB, (Attach additional sheet if necessary)
PACK MEAL ON WHEELS, SENIOR JOLUNTEER, CHAIRMAN OF SHARP.
TEACH PICKLE BALL AT AUBURN HILLS.

Please return this form to the City Clerk's Office at the above address for processing. This information will be provided to the City Council, on a public agenda, for the use in making appointment to the various Boards and Commissions at the City Council Meeting.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Darlene M Mac Mellan 900 /3, 2023
(Signature) (Date)

AGENDA ITEM NO 5C
CITY CLERK'S OFFICE

To: Mayor and City Council

From: Brian W. Marzolf, Mayor; Laura M. Pierce, City Clerk

Submitted: November 29, 2023

Subject: Motion - To confirm the appointment of City Council Members to Boards and

Commissions

INTRODUCTION AND HISTORY

With each new term of City Council Members, the Mayor, with discussion with each Council Member, assigns them to a committee or commission for the current term. Please consider confirming the following appointments to fulfill Council assignments to Boards, Committees and Commissions.

RECOMMENDED APPOINTMENTS OF CITY COUNCIL MEMBERS TO BOARDS/COMMITTEES:

Mayor Marzolf	Pension Board
	Retiree Health Care Board
	Downtown Development Authority
Mayor Pro Tem Hawkins	Public Safety Advisory Committee
Mr. Ferguson	Planning Commission
Dr. Fletcher	Tax Increment Finance Authority
Mr. Knight	Brownfield Redevelopment Authority
Ms. Verbeke	Zoning Board of Appeals

MOTION

Move to appoint the City Council Members to the boards and committees as stated above.

AGENDA ITEM NO 7A1

AUBURN HILLS BROWNFIELD
REDEVELOPMENT AUTHORITY

"Not Yet Approved"

CITY OF AUBURN HILLS BROWNFIELD REDEVELOPMENT AUTHORITY MEETING

October 3, 2023

CALL TO ORDER: Mr. Slocum called the meeting to order at 6:04 p.m.

ROLL CALL: Present: Knight, Hopper, Schaar and Slocum

Absent: Douglas

Also Present: Stephanie Carroll, Economic Development Manager Guests: Brian Westhoff and Samantha Seimer, AKT Peerless

LOCATION: Auburn Hills City Hall, Administrative Conference Room-1827 North Squirrel Road, Auburn Hills, MI 48326

PERSONS WISHING TO BE HEARD

None.

APPROVAL OF MINUTES

Item 3a. Brownfield Redevelopment Authority Regular Meeting Minutes - August 29, 2023.

Moved by Mr. Schaar to approve the August 29, 2023, minutes as presented. Seconded by Mr. Hopper.

Yes: Knight, Hopper, Slocum and Schaar

No: None

Motion Carried

4. CORRESPONDENCE AND PRESENTATIONS

None

Motion Carried

FINANCIAL REPORT

Item 5a. FY 2023 Adopted Budget and YTD Summary -Aubust 31, 2023.

Ms. Carroll presented the financial report for the period ending August 31, 2023. She stated that the 100% of the budgeted tax increment revenue has been received and the AHBRA has spent approximately 50% of its budget for FY2023.

Ms. Carroll also noted that the repayment of TIF to the I-75 Partners has been made in the amount of \$181,518. This payment was made per the Brownfield Plan and prior approved receipts for eligible activities on the site.

Moved by Mr. Knight to receive and file the Brownfield Redevelopment Authority financial report for period ending July 31, 2023.

Seconded by Mr. Schaar.

Yes: Knight, Hopper, Slocum and Schaar

No: None

Motion Carried

UNFINISHED BUSINESS

None

NEW BUSINESS

Item 7a. Proposal for Work Order PF-33824 Assessment of the Clinton River

In response to the Board's request to do additional testing along the Clinton River, AKT has provided the board with a proposal that includes six (6) testing locations along the river. Each sampling will include one sediment and one surface water sampling from each location on a quarterly basis. The board felt it would assist in our discussions related to 2041 Opdyke Road with both the EPA and EGLE to have this testing data.

Mr. Knight asked if instead of sampling at the skate park, we could consider another location, perhaps more near Van Horn. That way both ends of Kayak Point were being sampled for data. Mr. Westhoff agreed to change the location and would just need assistance getting access to the location if it was private.

Moved by Mr. Knight to approve work order PF-33824 in the amount of \$79,500.00, for sediment and stream sampling along the Clinton River and authorize the Executive Director to execute the work order on behalf of the Authority. Seconded by Mr. Schaar

Yes: Knight, Slocum, Hopper and Schaar

No: None

Motion Carried

DIRECTOR UPDATES

The next regular meeting is scheduled for November 21, 2023, at 6:00 p.m.

BOARD MEMBER COMMENTS

Mr. Knight inquired when the next sampling at 3180 Auburn Road was being conducted. Mr. Westhoff indicated it would be the week of October 16, 2023.

ADJOURNMENT

There being no objections, the Brownfield Redevelopment Authority Board of Directors meeting adjourned at 6:32 p.m.

Stephanie Carroll Executive Director

AGENDA ITEM NO 7A2

TAX INCREMENT FINANCE AUTHORITY

"Not Yet Approved"

CITY OF AUBURN HILLS TAX INCREMENT FINANCE AUTHORITY INFORMATIONAL MEETING

November 14, 2023

CALL TO ORDER: Chairman Kneffel called the meeting to order at 4:00 PM.

ROLL CALL: Present: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz

Absent: Waltenspiel, Carrier

Also Present: Brandon Skopek, Assistant City Manager / TIFA Executive Director; Karen Adcock,

Director of Recreation & Senior Services; Tim Wisser, Manager of Municipal

Properties; Andrew Hagge, Management Assistant

Guests: None

LOCATION: Auburn Hills City Hall, Administrative Conference Room, 1827 N. Squirrel Road, Auburn Hills, MI 48326

PERSONS WISHING TO BE HEARD

None.

REVIEW OF PROJECTS COMPLETED OVER THE LAST YEAR

Mr. Skopek reviewed the list of completed TIFA projects in each TIF District in fiscal year 2023.

FISCAL YEAR 2022 PLANS

Mr. Skopek reviewed the project plans for each TIF District in fiscal year 2024.

ADJOURNMENT

Moved by Mr. Moniz to adjourn the TIFA Informational Meeting.

Seconded by Mr. Goodhall

Yes: Kneffel, Moniz, Goodhall, Gudmundsen, Eldredge

No: none

Motion carried

The TIFA Informational Meeting adjourned at 4:09 p.m.

Steve Goodhall Andrew Hagge

Secretary of the Board Management Assistant

AGENDA ITEM NO 7A3

TAX INCREMENT FINANCE AUTHORITY

"Not Yet Approved"

CITY OF AUBURN HILLS TAX INCREMENT FINANCE AUTHORITY MEETING

November 14, 2023

CALL TO ORDER: Chairman Kneffel called the meeting to order at 4:09 PM.

ROLL CALL: Present: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz

Absent: Waltenspiel, Carrier

Also Present: Brandon Skopek, Assistant City Manager / TIFA Executive Director; Karen Adcock,

Director of Recreation & Senior Services; Tim Wisser, Manager of Municipal

Properties; Andrew Hagge, Management Assistant

Guests: None

LOCATION: Administrative Conference Room, 1827 N. Squirrel Road, Auburn Hills, MI 48326

PERSONS WISHING TO BE HEARD

None.

APPROVAL OF MINUTES

A. TIFA Regular Meeting Minutes - October 10, 2023

There was no discussion on the approval of the minutes.

Moved by Mr. Goodhall I to approve the TIFA Board of Directors Meeting Minutes from October 10, 2023 as presented. Seconded by Mr. Moniz

Yes: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz

No: none

Motion carried

CONSENT AGENDA

A. FY 2023 Adopted Budget and YTD Summary - October 31, 2023

RESOLVED: To receive and file the financial report for the period ending October 31, 2023

Moved by Mr. Moniz to approve the Consent Agenda.

Seconded by Mr. Goodhall

Yes: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz

No: none

UNFINISHED BUSINESS

None.

NEW BUSINESS

A. Bid Award for Community Center Kitchen Remodel

Mr. Wisser and Ms. Adcock presented the agenda item related to the kitchen remodel at the Community Center to the TIFA Board. Included in that presentation, Mr. Wisser advised the TIFA Board of the process to go out to bid and why they landed on K&S Ventures. Ms. Adcock explained to the TIFA Board why this action was necessary and how this remodel project would enhance the activities that can take place in the Community Center. The TIFA Board asked clarifying questions about the bid winner and their qualifications regarding kitchen appliances.

Moved by Mr. Moniz to award the contract for the kitchen renovation at the Community Center to K&S Ventures, for a total of \$271,304 and amend the TIF-D budget by increasing appropriations by \$146,304. Seconded by Mr. Goodhall

Yes: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz

No: None

Motion Carried

B. Bid Award for Opdyke Road Streetscape Improvements

Mr. Wisser presented the agenda item related to the Opdyke Road streetscape improvements to the TIFA Board. Mr. Wisser explained the general wear and tear that has occurred to the landscaping, lighting, and irrigation improvements that were made over the last decade-plus within the Opdyke Road corridor. Furthermore, Mr. Wisser advised the TIFA Board about the city's positive working relationship with Green Meadows Lawnscape, which was the bid winner for this project.

Moved by Dr. Eldredge to award the Opdyke Road Streetscape Improvements project to Green Meadows Lawnscape for a total of \$114,426 and to amend the 2023 TIF-B budget by increasing appropriations by \$14,426.00. Seconded by Mr. Gudmundsen

Yes: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz

No: None

Motion Carried

C. Overhead Streetlight Replacements on Executive Hills Boulevard and Featherstone Road

Mr. Wisser presented the agenda item related to overhead streetlight replacements on Executive Hills Boulevard and Featherstone Road to the TIFA Board. Mr. Wisser explained to the TIFA Board that the City of Auburn Hills now assumes responsibility for all future light replacements and associated costs. The TIFA Board asked if the 73 Cree light heads were enough, Mr. Wisser assured the TIFA Board that was the case.

Moved by Mr. Moniz to approve the procurement of 73 Cree light heads and parts from Graybar Electric, Inc., Belleville, Michigan under the MiDEAL contract #180000000463 in the amount of \$38,684.06. Seconded by Mr. Gudmundsen

Yes: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz

No: None

D. Resolution Authorizing the Executive Director to Execute MLCC Application Documents

Mr. Skopek presented the agenda item related to the execution of MLCC application documents to the TIFA Board. Mr. Skopek explained to the TIFA Board that there were some deficiencies in the application submitted by Hot Taco of Auburn Hills, LLC. The TIFA Board asked if this action was required in the previous transfer of the Class C liquor license, which involved Larco Bros. Pizza. Mr, Skopek informed the TIFA Board that this step was not previously required. Furthermore, Mr. Skopek reassured the TIFA Board that the action has been reviewed and approved by city attorney, Derk Beckerleg.

Moved by Mr. Moniz to authorize Brandon Skopek, in his capacity as Executive Director of the Auburn Hills Tax Increment Finance Authority, to execute and submit all Michigan Liquor Control Commission documents required for the transfer and removal from escrow of the Auburn Hills Tax Increment Finance Authority's Class C liquor license currently held in escrow to Hot Taco of Auburn Hills, LLC and to further authorize Brandon Skopek, in his capacity as Executive Director of the Auburn Hills Tax Increment Finance Authority, to execute on behalf of the Auburn Hills Tax Increment Finance Authority, all other documents required by the Michigan Liquor Control Commission and to also perform on behalf of the Auburn Hills Tax Increment Finance Authority all other lawful acts required by the Michigan Liquor Control Commission. Further, the Agreement between the Auburn Hills Tax Increment Finance Authority and Hot Taco of Auburn Hills, LLC dated July 12, 2023, shall remain in full force and effect.

Seconded by Dr. Eldredge

Yes: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz

No: None

Motion Carried

EXECUTIVE DIRECTOR REPORT

Mr. Skopek provided updates on the downtown parking study and the property located at 3257 Auburn Road. Regarding the downtown parking study, Mr. Skopek stated that city staff are currently working with the parking study consultant to review their findings. Mr. Skopek stated that he expects a final report, regarding downtown parking, to be published during the first quarter of 2024.

Regarding the property located at 3257 Auburn Road, Mr. Skopek notified the board that an RFP for the demolition of the building at 3257 Auburn Road has been published. The bid opening for the demolition project is scheduled for Wednesday, November 29, 2023.

BOARD MEMBER COMMENTS

The TIFA Board requested an update on Cantina El Dorado, the anticipated Mexican restaurant in downtown Auburn Hills. Mr. Skopek provided an update regarding the liquor license transfer process noting that the restaurant has applied for a conditional liquor license so that they may open the restaurant while awaiting a permanent liquor license. The restaurant hopes to open within the next month.

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, December 12, 2023 at 4:00 p.m. in the Administrative Conference Room in City Hall at, 1827 N. Squirrel Road, Auburn Hills, Michigan 48326.

ADJOURNMENT

Moved by Mr. Goodhall to adjourn the TIFA Board meeting. Seconded by Mr. Gudmundsen

Yes: Kneffel, Goodhall, Eldredge, Gudmundsen, Moniz

No: None

The TIFA Board of Directors meeting adjourned at 5:15 p.m.

Steve Goodhall Secretary of the Board Andrew Hagge Management Assistant



AGENDA ITEM NO 7A4 PLANNING COMMISSION



CITY OF AUBURN HILLS PLANNING COMMISSION **MINUTES** NOT YET APPROVED

November 16, 2023

CALL TO ORDER: Chairperson Quellette called the meeting to order at 7:00 p.m.

ROLL CALL: Present: Carolyn Shearer, Sam Beidoun, Laura Ochs, Dominick Tringali, Brian Marzolf,

> Chauncey Hitchcock, Greg Ouellette Absent: Raymond Saelens, Cynthia Pavlich

Also Present: Director of Community Development Steve Cohen, Construction Coordinator/Assistant to the Director of Community Development Devin Lang

Guests: 8

LOCATION: City Council Chambers, 1827 N. Squirrel Road, Auburn Hills, MI 48326

3. PERSONS WISHING TO BE HEARD

APPROVAL OF MINUTES - September 13, 2023

Moved by Beidoun to approve the minutes of September 13, 2023.

Second by Hitchcock.

VOTE: Yes: Beidoun, Ochs, Shearer, Tringali, Hitchcock, Marzolf, Ouellette

> Motion Carried (7-0) No: None

5. **PETITIONERS**

5a. AM General (7:01 p.m.)

PART ONE - Public Hearing/Motion - Recommendation to City Council for Special Land Use Permit approval for the outside storage of vehicles on the east side of the building.

PART TWO - Public Hearing/Motion - Recommendation to City Council for Revised Special Land Use Permit approval for the outside storage of vehicles, containers, and trailers on the south side of the building.

Mr. Cohen explained that this is a request from AM General for approval to revise and expand their existing Special Land Use Permit to allow the overnight storage of vehicles, containers, trailers at their business located at 1399 Pacific Drive. The facility serves as AM General's engineering, advanced technology, and prototype development center. The property is zoned I-1, Light Industrial District. This request has been divided into two separate applications due to the expiration dates proposed for each outside storage area.

AM General received approval from City Council to create an outside storage area for only military vehicles on May 22, 2017. This area is currently located on the south side of the building. At the time of that approval, AM General installed an 8' high vinyl fence along a portion of the south and east property lines to screen the storage area from motorists along Taylor Road, Pacific Drive, and I-75.

This request has two parts based on the growth of their business:

PART ONE: This is a request for a new Special Land Use Permit to allow 25 R&D/test military vehicles to be added within the current screened fenced-in area on the east side of the building. This permit is only being requested for the life of the test program, which is five years. *The new permit will expire on November 20, 2028.*

PART TWO: This is a request to amend the Special Land Use Permit previously approved by the City Council on May 22, 2017, to allow the storage of military vehicles, up to six (6) storage containers (8'W x 20'L x 8'6"H), and small vehicle tow trailers within the previously approved designated and screened outside storage area on the south side of the building. The storage containers shall be painted white without markings, or a light color approved by the Community Development Department. This revised permit will only apply to AM General and shall expire if AM General vacates the building.

David McLane, AMAG, LLC, 4488 West Bristol Road, Flint, MI 48507, and Raymond Mann, AM General, 1399 Pacific Drive, Auburn Hills, MI 48326 were available to answer any questions of the Commission and presented the proposal.

The Commission asked about the following:

- 1. The visibility of the vehicles from the road;
- 2. The height of the fence;
- 3. The security of the property;
- 4. Whether the vehicles stored outside are started every day;
- 5. Whether the vehicles stored outside are wrapped;
- 6. The turnover of the vehicles;
- 7. Whether the vehicles are new.

Mr. Mann explained that the vehicles would be minimally visible from I-75. Mr. Cohen stated that the fence will be increased from 8' to 10' in height, and two additional evergreens will be planted for additional screening facing I-75. Mr. Mann stated that the property is screened, has an electronic gate and 24-hour security. Mr. Mann stated that there are two fences. The interior fence is chain link, but there is also a white vinyl fence surrounding the property that was added in 2017. Mr. Mann explained 2-3 vehicles will be inside the building for testing at any given time. All vehicles on site will be new vehicles, which will turn over based on government need. The windows of the vehicles stored outside will be covered to protect the bulletproof glass.

Mr. Ouellette opened the public hearing for PART ONE and PART TWO at 7:09 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:09 p.m.

PART ONE:

Moved by Beidoun to recommend to City Council approval of the Special Land Use Permit for the outside storage of up to 25 R&D/test military vehicles for AM General on the east side of the building located at 1399 Pacific Drive subject to the representation made by AM General, packet materials, and conditions of Mr. Cohen's staff report. The Special Land Use Permit shall expire on November 20, 2028. Second by Ochs.

VOTE: Yes: Beidoun, Ochs, Hitchcock, Tringali, Shearer, Marzolf, Ouellette

No: None Motion Carried (7-0)

PART TWO:

Moved by Ochs to recommend to City Council approval of the Revised Special Land Use Permit for the outside storage of military vehicles, up to six (6) storage containers, and small vehicle tow trailers within the previously City approved area for AM General on the south side of the building located at 1399 Pacific Drive subject to the representations made by AM General, packet materials, and conditions of Mr. Cohen's staff report. The Revised Special Land Use Permit will only apply to the building tenant AM General and shall expire if AM General vacates the building in the future. Second by Beidoun.

VOTE: Yes: Hitchcock, Tringali, Ochs, Shearer, Beidoun, Marzolf, Ouellette

No: None Motion Carried (7-0)

Auburn Hills Planning Commission –November 16, 2023 Page **3** of **4**

5b. 3295 Lapeer Road West Industrial Building (7:13 p.m.)

Public Hearing/Motion – Recommendation to City Council for Site Plan and Tree Removal Permit approval to construct a light industrial building.

Mr. Cohen explained that this is a request from Auburn Hills Realty Ventures, LLC to construct a 149,170-square-foot light industrial building at 3295 Lapeer Road West, which is located at the terminus of Lapeer Road West, south of the M-24 connector. The 19.79-acre parcel is zoned I-1, Light Industrial District.

The proposed building will be a speculative facility intended for a single or duplex tenant, offering space for office, warehouse, and light assembly operations. A similar facility was previously approved by City Council for this site on June 4, 2021, but stalled after the economic slowdown following the September 11, 2001 terrorist attacks.

Auburn Hills Realty Ventures, LLC will be the developer of this project, and intends to lease the building upon completion. Construction is anticipated to begin in the summer of 2024, with completion in the fall of 2025.

Christopher Cousino, Auburn Hills Realty Ventures, LLC, 12955 23 Mile Road, Shelby Township, MI 48315 presented the proposal and was available to answer any questions of the Commission.

The Commission asked about the following:

- 1. The type of tenant(s) expected;
- 2. The signage anticipated;
- 3. Tree removal.

Mr. Cousino explained that there are a wide range of tenants allowed per the Ordinance, but he anticipates that it will likely be some type of automotive supplier. He also explained that the sign will be placed at the entrance way to the property, as much of the property is in a conservation easement. Mr. Cousino stated that 397 replacement trees were required to be planted per the 2001 project. Mr. Cohen explained that 9 additional trees will be required to facilitate the new project for a total of 406 trees. Mr. Cousino will be adding 253 replacement trees and paying \$58,140 into the City's Tree Fund for the remaining 153 replacement trees that can't fit onto the site.

Mr. Ouellette opened the public hearing at 7:19 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:19 p.m.

Moved by Ochs to recommend to City Council approval of the Site Plan and Tree Removal Permit for 3295 Lapeer Road West Industrial Building subject to the conditions of the City's Administrative Review Team. Second by Shearer.

VOTE: Yes: Shearer, Tringali, Marzolf, Ochs, Beidoun, Hitchcock, Ouellette

No: None Motion Carried (7-0)

- 6. UNFINISHED BUSINESS None.
- 7. **NEW BUSINESS None.**

8. COMMUNICATIONS

The City of Auburn Hills 2024 Meeting Schedule was included in the packet. The City of Troy Master Plan update was also included in the packet.

A letter from the American Planning Association, Michigan Chapter, was included in the packet. Mr. Cohen's Thirty-Year Member designation was recognized with a Certificate from the Michigan Association of Planning.

9. NEXT SCHEDULED MEETING

The next scheduled meeting is on Wednesday, December 6, 2023 at 6:30 p.m. in the Auburn Hills Community Center.

Auburn Hills Planning Commission –November 16, 2023 Page **4** of **4**

10. ADJOURNMENT

There being no further business, Chairperson Ouellette adjourned the meeting at 7:23 p.m.

Submitted by: Susan McCullough, CMC, CMMC Recording Secretary



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: DECEMBER 4, 2023

AGENDA ITEM NO 7B
CITY CLERK'S OFFICE

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Laura M. Pierce, City Clerk

Submitted: November 28, 2023

Subject: Motion – To approve the revisions to the City Council Rules of Order and Business.

INTRODUCTION AND HISTORY

Article I, Section 1 of the City Council Rules of Order and Business states:

"In accordance with the City Charter, the Rules of Order and Business of Council shall be placed on the agenda for review and adoption at the first meeting of Council following the seating of the newly elected Council Members. A copy of the rules adopted shall be distributed to each council member. The council may alter or amend its rules at any time by a vote of a majority of its members after notice has been given of the proposed alteration or amendment."

The last time the Rules were amended was December, 2021. The following revisions have been recommended by staff:

Page 4, Section 2 (3) (c)

• Replaced "he or she" with "they" to update the language to gender neutral.

Page 5, Section 3 (b)

- Updated to represent the current timeframe for approving the annual meeting schedule due to the publication deadlines for the City Calendar and Newsletter.
- Removed the reference to the City Charter as it is not applicable.

Page 8, Section 9 (a) (ii)

• Removed the word "Cover" to clarify the sentence.

Page 8, Section 9 (b)

- Changed "Old Business" to "Unfinished Business".
- Changed the order of Unfinished Business and New Business to represent the current agenda order.

Page 9, Section 11 (d)

• Replaced "he" with "the Chair" to update the language to gender neutral.

STAFF RECOMMENDATION

Staff recommends approving the revisions as presented.

MOTION

Move to approve the revisions to the City Council Rules of Order and Business.

I CONCUR:

Thomas A. Taughe



AUBURN HILLS CITY COUNCIL RULES OF ORDER AND BUSINESS

RULES OF ORDER AND BUSINESS AS ADOPTED BY CITY
COUNCIL, IN ACCORDANCE WITH SECTION 4.1 9 OF THE
CITY CHARTER

Adopted June 7, 2010 Revised August 11, 2014 Revised January 11, 2016 Revised December 16, 2019 Revised December 6, 2021 Revised December 4, 2023

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CITY COUNCIL RULES OF ORDER AND BUSINESS

PREAMBLE

In addition to the Rules delineated herein, City Council Members shall at all times conduct themselves and the business of the City in accordance with the provisions of the City Charter, the City Code and the laws of the State of Michigan. Rules established herein, not governed by State law or the City Code may be suspended at the discretion of the Mayor and a majority vote of City Council.

All meetings of the City Council shall be held in accordance with the Charter of the City of Auburn Hills, the City Code, the Open Meetings Act, the statutes of the State of Michigan and the *Rules of Order and Business* as herein adopted this 7th day of June, 2010; and as amended.

ARTICLE I: THE RULES

1. ADOPTION AND AMENDMENT OF RULES OF ORDER AND BUSINESS

In accordance with the City Charter, the *Rules of Order and Business* of Council shall be placed on the agenda for review and adoption at the first meeting of Council following the seating of the newly elected Council Members. A copy of the rules adopted shall be distributed to each council member. The Council may alter or amend its rules at any time by a vote of a majority of its members after notice has been given of the proposed alteration or amendment. *(Charter: 4.19)*

2. SUSPENSION OF RULES

The *Rules of Order and Business* may be suspended for a specified portion of a meeting by an affirmative vote of two-thirds of the members present, except that Council actions shall conform to the City Charter, the Auburn Hills City Code and the statutes and Constitutions of the State of Michigan and the United States.

ARTICLE II: STANDARDS OF CONDUCT FOR CITY COUNCIL MEMBERS

1. PROHIBITED CONDUCT

The City of Auburn Hills does, hereby, establish and enforce the following standards of conduct for elected officials (public officials), in accordance with State Statute - §15.342, Sec. 2:

- (1) A public officer shall not divulge to an unauthorized person, confidential information acquired in the course of employment/service in advance of the time prescribed for its authorized release to the public.
- (2) A public officer shall not represent his or her personal opinion as that of an agency.
- (3) A public officer shall use personnel resources, property, and funds under the officer's official care and control judiciously and solely in accordance with prescribed constitutional, statutory, and regulatory procedures and not for personal gain or benefit.

- (4) A public officer shall not solicit or accept a gift or loan of money, goods, services, or other thing of value for the benefit of a person or organization, other than the state, which tends to influence the manner in which the public officer or another public officer performs official duties.
- (5) A public officer shall not engage in a business transaction in which the public officer may profit from his or her official position or authority or benefit financially from confidential information which the public officer has obtained or may obtain by reason of that position or authority. Instruction which is not done during regularly scheduled working hours except for annual leave or vacation time shall not be considered a business transaction pursuant to this subsection, if the Instructor does not have any direct dealing with or influence on the employing or contracting facility associated with his or her course of employment with this state.
- (6) Except as provided in section 2a, below, a public officer shall not engage in or accept employment or render services for private or public interest when that employment or service is incompatible or in conflict with the discharge of the officer official duties or when that employment may tend to impair independent judgment or action in the performance of official duties.
- (7) Except as provided in section 2a, below, a public officer shall not participate in the negotiation or execution of contracts, making of loans, granting of subsidies, fixing of rates, issuance of permits or certificates, or other regulation or supervision relating to a business entity in which the public officer- has a financial or personal interest.

2. VOTING ON, MAKING, OR PARTICIPATING IN GOVERNMENTAL DECISIONS - §15.342, Sec. 2a

The City of Auburn Hills does, hereby, establish and enforce the following standards of conduct for elected officials (public officials), in accordance with State Statute - §15.342, Sec. 2a:

- (1) This act shall not in any manner amend or modify the terms of Act No. 317 of the Public Acts of 1968, being sections 15.321 to 15.330 of the Michigan Compiled Laws and Act No. 318 of the Public Acts of 1968, being sections 15.301 to 15.310 of the Michigan Compiled Laws.
- (2) This act is intended as a code of ethics for public officers and not as a rule of law for public contracts. A contract in respect to which a public officer or employee acts in violation of this act shall not be considered to be void or voidable, unless the contract is a violation of another statute which specifically provides for the remedy.
- (3) Subject to subsection (4), section 2(6) and (7) shall not apply and a public officer shall be permitted to vote on, make, or participate in making a governmental decision if all of the following occur:
 - (a) The requisite quorum necessary for official action on the governmental decision by the public entity to which the public officer has been elected or appointed is not available because the participation of the public officer in the official action would otherwise violate section 2(6) or (7).
 - (b) The public officer is not paid for working more than 25 hours per week for the City.
 - (c) The public officer promptly discloses any personal, contractual, financial, business, or employment interest he or she they may have in the governmental decision and the disclosure is made part of the public record of the official action on the governmental decision.

- (4) If a governmental decision involves the awarding of a contract, section 2(6) and (7) shall not apply and a public officer shall be permitted to vote on, make, or participate in making the governmental decision if all of the following occur:
 - (a) All of the conditions of subsection (3) are fulfilled.
 - (b) The public officer will directly benefit from the contract in an amount less than \$250.00 or less than 5% of the public cost of the contract, whichever is less.
 - (c) The public officer files a sworn affidavit containing the information described in subdivision (b) with the legislative or governing body making the governmental decision.
 - (d) The affidavit required by subdivision (c) is made a part of the public record of the official action on the governmental decision.
- (5) As used in this section, "governmental decision" means a determination, action, vote, or disposition upon a motion, proposal, recommendation, resolution, ordinance, or measure on which a vote by the members of a legislative or governing body of a public entity is required and by which a public entity formulates or effectuates public policy.

3. CITY'S ETHICS POLICY

The City Council and its members shall at all times comply and act in accordance with City Policy Number 80-06, as amended, titled "Employee, City Council and City Boards and Commissions Ethics" and City Policy Number 150-01, as amended, entitled "Gifts and Gratuities".

ARTICLE III: MEETINGS OF COUNCIL

1. OPEN MEETINGS ACT

All meetings of the City Council shall be conducted in accordance with, the Open Meetings Act and all notices required by the Act shall be given by the City. (Open Meetings Act: Public Act 267 of 1976)

2. PRESIDING OFFICER

The Mayor shall be executive officer of the City and shall preside at all its meetings. (Charter Excerpt: 4.13)

3. REGULAR MEETINGS and REQUIREMENTS

- (a) The Council shall, at its first meeting following each regular city election, elect one member to serve as mayor and one to serve as mayor pro tem by a majority vote of the Members elect. (Charter: 4.12)
- (b) The Council shall, at the first meeting in October its first meeting held following each regular city election, establish the annual meeting schedule and within 10 days of such action, public notice stating the dates, times and places of the regular monthly Council meetings shall be posted in the following locations: (Charter: 4.12)
 - i. The City's cable television station
 - ii. The City's website
 - iii. The Auburn Hills City Hall
 - iv. The newspaper of local circulation

- (c) As presently established, Regular Meetings of the City Council shall be held on the first and third Monday of each month, beginning at 7:00 p.m., in the Council Chamber at the Auburn Hills City Hall, 1827 N. Squirrel Road, Auburn Hills, Michigan, unless rescheduled by the Council or City Administration.
- (d) If the meeting schedule is changed, public notice shall be given within 3 days after the meeting at which the change is made. (Open Meetings Act)
- (e) All meetings of the Council shall be open to the public and the citizens shall have a reasonable opportunity to be heard, subject to these rules, at any such meeting on matters within the jurisdiction of the Council. (*Charter: 4.17*)
- (f) Public meetings are open to the media and may be recorded for radio, television and/or photographic services, provided that this will not interfere with the meeting process or audience access to such. (*Open Meetings Act*)

4. QUORUM

- (a) Four (4) Members of Council shall constitute a quorum for the transaction of business. However, no ordinance or resolution shall be adopted by less than four (4) affirmative votes. *(Charter: 4.19; 4.20)*
- (b) Council Members unable to attend a scheduled meeting shall, at the earliest convenience, notify the Mayor and either the City Clerk or the City Manager.
- (c) The seat of a Council Member with three (3) consecutive absences, without written notification to the Mayor, City Manager or City Clerk, is deemed vacant. *(Charter: 4:7)*

5. SPECIAL MEETINGS

- (a) A special meeting of the City Council may be called by the Clerk on the written request of the Mayor or any two (2) Members of the Council or the City Manager on eighteen (18) hours written notice to each Council member and the public, stating the purpose of such meeting and served personally or left at his/her usual place of residence by the Clerk or someone designated by the Clerk. (Charter: 4.15)
- (b) The Council shall conduct no business at any Special Meeting, the purpose and/or nature of which has not been stated in the required notice of such meeting. (Charter: 4.15)
- (c) The notice described above is not required for a meeting of the Council in emergency session in the event of a severe and imminent threat to the health, safety or welfare of the public when two-thirds of the Members of the Council determine that delay would be detrimental to the City's efforts in responding to the threat. (Open Meetings Act)

6. JOINT MEETINGS

The City Council may hold Joint Meetings with School Boards, Boards, Commissions, Committees, and municipal governments who share a community interest with the City of Auburn Hills. Such meetings shall be scheduled for a specific purpose or goal, agreed to by the Council and any other entity or entities before the meeting.

7. WORK/STUDY SESSIONS

Work/Study Sessions may be held upon the call of the Mayor, the City Manager or the Council, which sessions shall be open meetings that the public may attend. With appropriate notice to the Council Members and the public, the Council may convene a work/study session devoted exclusively to the exchange of information relating to municipal affairs. It is preferred that votes not be taken at Work/Study Sessions, but under certain circumstances on any matters under discussion a vote may be taken. Certain circumstances include time sensitive matters that cannot wait until the next regular meeting. No Council member shall enter into a formal commitment with another member regarding a vote to be taken subsequently.

8. EXECUTIVE (CLOSED) SESSION (Open Meetings Act)

- (a) Under a limited number of circumstances, Council may convene in Executive or Closed Session to discuss matters as permitted in the Open Meetings Act. The motion to move into Executive Session shall be made in the Open Meeting and shall include the reason for going behind closed doors. The motion requires a two-thirds (2/3) roll call vote of all Members elected and serving, except in the following instances, in which case only a two-thirds (2/3) majority of those present is required:
 - (i) To consider the dismissal, suspension, or disciplining of, to hear complaints or charges brought against or to consider the periodic personnel evaluation of a public officer, employee, staff member, or individual agent, if the named person requests a closed hearing. A person requesting a closed hearing may rescind the request at any time, in which case the matter at issue shall be considered after the rescission only in open sessions.
 - (ii) For strategy and negotiation sessions connected with the negotiation of a collective bargaining agreement if either negotiating party requests a closed hearing.
 - (iii) To consider the purchase or lease of real property up to the time an option to purchase or lease the property is obtained.
 - (iv) To consult with its attorney regarding trial or settlement strategy in connection with specific pending litigation, but only if an open meeting would have a detrimental financial effect on the litigating or settlement position of the public body.
 - (v) To review and consider the contents of an application for employment or appointment to a public office if the candidate requests that the application remain confidential. However, except as otherwise provided in this subdivision, all interviews by a public body for employment or appointment to a public office shall be held in an open meeting pursuant to the Open Meetings Act.
 - (vi) To consider material exempt from discussion or disclosure by state or federal statute.
- (b) A separate set of minutes shall be taken by the clerk or the designated secretary of the public body at the closed session.
 - (i) These minutes shall be retained by the clerk of the public body, are not available to the public, and shall only be disclosed if required by a civil action filed under sections 10, 11, or 13 of the Open Meetings Act. These minutes must be approved in a regular meeting of Council and must be maintained for one (1) year and one (1) day after the date of approval.

9. THE MEETING AGENDA

(a) Agenda Preparation

The Agenda preparation process shall be established by the Mayor, City Manager and City Clerk and is set forth below:

- (i) Departments having business for Council consideration shall submit the item(s) on the approved Council Cover Memo by noon on the Wednesday prior to the meeting date.
- (ii) Staff shall name the completed Council Cover Memo so as to identify it by subject, ie Name of Agenda Item. Cover and save the document in the date-appropriate folder at:
 O:\CITY COUNCIL PACKET\Meeting Date.
- (iii) All substantiating documents shall be saved in the above name folders so as to link them to the Cover Memo and to indicate the order in which the documents are to appear, ie Name of Agenda Item.1, Name of Agenda Item.2, etc.
- (iv) When all documentation has been saved in the Meeting Folder, email City Manager to advise that the Council Item has been placed in Council Packet Folder for review and approval. Send a copy of the email to the *Clerk's Office* Group email address.
- (b) Order of Business shall be established by the Mayor, City Manager and City Clerk and unless altered by the same, shall appear on the Agenda as follows:

AGENDA FORMAT

- 1. Call to Order
- 2. Pledge of Allegiance
- 3. Roll Call of Council
- 4. Approval of Minutes
- 5. Appointments and Presentations
- 6. Public Comment Time Limit of Three (3) Minutes
- 7. Consent Agenda
- 8. New Business Unfinished Business
- 9. Old Business New Business
- 10. Council Comments and Motions
- 11. Attorney's Report
- **12**. City Manager's Report
- 13. Executive Session as needed
- 14. Adjournment
- (c) After the meeting has been convened and in order to facilitate the meeting process, the Chair may amend the Agenda.
- (d) The Consent Agenda, Agenda Item No. 7, is utilized to facilitate the business before Council. Routine administrative, noncontroversial items may be placed on the Consent Agenda to be heard and acted upon with one motion.
 - (i) There is no separate discussion on an item unless so requested by a Council Member, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.
 - (ii) In that the Consent Agenda is prepared for the purpose of expediting the business before Council, it is understood that Council Members will make an effort to contact the City

- Manager or Department Head(s) prior to the meeting to gain an understanding of the item in order to avoid having the item removed from the Consent Agenda.
- (iii) Items approved on the Consent Agenda shall appear individually, in standard format in the meeting minutes.

10. CONDUCT OF MEETINGS

- (a) No business shall be conducted without the presence of a quorum, except that the Mayor or two (2) Council Members may act to adjourn the meeting.
- (b) In the absence of the Mayor, the Mayor pro tem shall be the Chair, and in the pro tem's absence, the Council Member, in attendance, with the longest continuous service shall preside.
- (c) The Mayor shall speak and vote as any other member of the Council. (Charter: 4.13)
- (d) Every Council Member present, including the Mayor, is required to vote on all matters before the Council, except where such vote would create a conflict of interest. (Charter: 4.19)
- (e) A Council Member who requests to abstain shall be required to provide the reason(s) for such, which reason(s) shall be acceptable to a majority of the Council, as shown by a vote. (*Charter: 4.19*)
- (f) The Mayor shall seek the attorney's opinion if the existence of a conflict of interest claim be disputed.
- (g) Conflict of interest, as defined by law, shall be the sole reason a member may abstain from voting. The city attorney's opinion shall be binding on Council with respect to the existence of a conflict of interest.
- (h) Speakers shall address all remarks to the Chair.
- (i) During discussion or debate, no Council Member shall speak until recognized by the Chair.
- (j) Discussion shall be confined to the question at hand and shall only be interrupted by a point of order.
- (k) Any item on the Council agenda that has not been introduced by 11:00 p.m. on the evening of the meeting shall be continued to the next regular meeting as a Carryover Item, unless City Council takes action to the contrary.
- (I) All cell phones shall be placed in silent mode before the meeting is called to order.

11. COUNCIL ACTION

- (a) The Chair shall introduce each Agenda Item.
- (b) Comments and questions shall be entertained by the Chair, with no Council Member speaking until acknowledged by the Chair. Each Council Member may, at the Chair's discretion, speak again after all other Members have had an opportunity to do so.
- (c) Following such, the Chair shall end discussion by calling for a motion.
 - (i) Wishing to close discussion or debate, the Chair shall call for the *Previous Question*.
- (d) Hearing such, he the Chair shall call for a Second.
- (e) The Chair shall identify the motion maker and the second for entry into the official record.
- (f) The Chair shall ask for and entertain further discussion before calling for the vote. At the request of the Chair, the Clerk shall ascertain the vote of each Council Member by Roll Call vote.

- (g) In calling the Roll Call vote, the Clerk shall first call for the vote of the Motion Maker, followed by that of the Second. The Chair shall be called last. The remaining Council members shall be called in a random order.
- (h) Except for Emergency Ordinances and Amendments to Zoning Ordinance Text and the Zoning Map, no ordinance shall pass without having been introduced, advertised and heard at a public hearing, notice of which shall be published in a paper of local circulation, in accordance with pertinent regulations. (Charter: 5.7)
- (i) No ordinance or resolution shall be passed/adopted by less than four (4) affirmative votes. *(Charter: 4.20)*
- (j) Every attempt shall be made to use gender inclusive language in all resolutions and ordinances that are presented to, considered by and adopted by the Auburn Hills City Council.
- (k) Remarks made under *Council Comments and Motions* shall be limited to announcements, acknowledgments, concerns, inquiries, and matters introduced so as to determine the interest of and/or seek consensus, in the form of a motion, from Council for the purpose of engaging or directing Staff with regard to such matters.
- (I) The following motions are germane to Council processes and procedures and are to be used as appropriate. (ROBERT'S RULES OF ORDER/NEWLY REVISED)

(i) Withdrawal of a Motion

A motion may be withdrawn or amended by its maker, until the motion has received a second. If the mover wishes to withdraw the motion after it has received a second, the mover shall ask the second for permission to withdraw and, receiving such, shall seek consensus of the Council. If consensus cannot be reached, any member may make a motion allowing withdrawal. Upon receiving a second, the withdrawal may be voted upon. The motion requires a two-thirds vote (2/3 of the votes cast).

(ii) <u>Reconsider</u>

A motion to reconsider can be made only on the day the vote to be reconsidered was taken or at the next City Council meeting. The motion must be made by one who voted with the prevailing side. Any member may second it. It can be made while any other question is pending, even if another member has the floor, or after the vote to adjourn, unless the chair has declared the assembly adjourned.

(iii) Rescind a Vote

Council may rescind a vote at any time, except for those specifically noted below. The vote to do so requires a majority of the Council Members present, if prior notice has been given. If prior notice has not been given, the vote to rescind shall require a 2/3 vote (2/3 of the votes cast).

- Something has been done as a result of that vote that the Council cannot undo
- The vote was of a contractual nature and the other party has already been informed
- The vote resulted in a resignation, election, expulsion, membership, or office and the affected party has been notified of such

(iv) Table

The object of this motion is to lay aside the item, in order to attend to more urgent business. The tabled item can be removed from the table and acted on at any time later in the meeting, as if it were a new question.

(v) Postpone to a Date Certain

The item is postponed until a specific date.

(vi) <u>Postpone Indefinitely</u>

The object of this motion is really not to postpone, but to reject, the main motion. It is made by those who oppose the motion and are in doubt as to their being in the majority. If the indefinite postponement is carried, the main question is suppressed; if the motion to postpone indefinitely fails, the vote is called on the main motion.

12. AUDIENCE

The purpose of the Public Comment portion of a City Council meeting is to allow individuals to express their opinions and/or share their comments with the City Council and not necessarily to engage the City Council in a dialogue. Public Comment is not intended to have individuals present formal presentations on a particular issue, but is instead for the purpose of individuals expressing their opinions and sharing their comments on an issue.

- (a) All cell phones and other forms of electronic media that may cause noise and/or distraction shall be in silent mode before the meeting is called to order.
- (b) No Council Member shall engage the speaker in debate, nor make a promise of resolution. The Chair shall direct the issue to the City Manager who shall attend to the matter or assign such to the appropriate staff member(s) for follow-up.
- (c) Speaker Cards shall be provided at all meetings of Council. Attendees who wish to address Council are encouraged to complete the Speaker Card, upon which they can indicate the nature of their address. Participants will be recognized by the Chair at the appropriate time and will have an opportunity to speak one (1) time for up to three (3) minutes.
- (d) Persons wishing to address Council shall approach the podium and wait to be recognized by the Chair.
- (e) In instances where numerous participants wish to speak on one issue, whether a regular agenda item, a public hearing or under public comment, the Chair, with a majority vote of Council, may limit the time and/or number of speakers.
- (f) Disruptive, disorderly or noncompliant persons shall be called to order by the Chair, and those failing to comply shall forfeit the right to speak. Should such action breach the peaceful conduct of the meeting, the Mayor may request the offender be escorted from the building by a law enforcement official.

13. PUBLIC HEARINGS

- (a) Each Public Hearing shall be conducted in conjunction with its item of business and in the order the item appears on the agenda.
- (b) The Chair shall introduce the item of business and the presenting City staff member.
- (c) The Chair shall continue to preside and shall maintain the order of the public hearing.
- (d) The staff member shall present item of business from the City's perspective, and introduce applicant.
- (e) The applicant shall provide detailed information in a manner sufficient for public understanding and Council action.
- (f) At the conclusion of applicant's presentation, Chair shall call for questions and comments from Council.

- (g) Closing Council comments, the Chair shall cite the time and open the public hearing, which shall be made part of the official record of the meeting.
- (h) Persons wishing to speak during the public hearing shall do so from the podium and shall speak one (1) time for a period of up to three (3) minutes.
- (i) Groups or organizations shall select a spokesperson to represent them at the podium.

14. ROBERTS RULES OF ORDER

The Open Meetings Act and these Auburn Hills City Council Rules of Order and Business shall govern the conducting of City Council meetings, however, to the extent that the Open Meetings Act and this Auburn Hills City Council Rules of Order and Business do not address a particular matter than the most recent edition of Robert's Rules of Order shall apply to and govern that matter.

15. MINUTES

- (a) Council shall keep minutes of each meeting, which shall be prepared in accordance with Robert's Rules of Order/Newly Revised. Corrections to the minutes shall be made no later than the next meeting after the meeting to which the minutes refer. Corrected minutes shall be available no later than the next subsequent meeting after correction. The corrected minutes shall show both the original entry and the correction. (Open Meetings Act)
- (b) A synopsis of Council action shall be prepared and available on the day following the meeting.
- (c) Proposed minutes shall be available for public inspection not more than 8 business days after the meeting to which the minutes refer. (Open Meetings Act)
- (d) Approved minutes shall be available for public inspection not later than 5 business days after the meeting at which the minutes are approved by the public body. (Open Meetings Act)
- (e) The minutes shall be a record of Council action, only. If so requested by a Council Member, relevant comment will be made part of the record. (*Charter: 6.3*)
- (f) The minutes shall be signed by the Mayor and the Clerk. (Charter: 4.19)
- (g) A copy of the minutes of each regular or special Council meeting shall be published within twenty (20) days after passage thereof. A synopsis of such minutes showing the substance of each separate proceeding of the Council shall suffice for publication. (Charter: 4.22)
- (h) Meetings of Council shall be tape recorded or videotaped. The tapes are maintained by the Clerk's Office only until the minutes have been approved by the Council, but a copy is then kept electronically for viewing on streaming video or cable by the IT Staff for not less than one year.

16. ADVISORY COMMITTEES OR BOARDS

- (a) The Mayor or City Manager with the advice and consent of the City Council may, from time to time, appoint such committees or boards as are deemed appropriate to advise and consult with them, and with appropriate departments, regarding any municipal activity. Such committees or boards shall be advisory, serve temporarily and without compensation unless otherwise provided by the City Council.
- (b) At the second meeting following the local election, the Mayor shall appoint City Council Members to the various representative positions on Boards/Commission.
- (c) Council Members shall serve in the appointed positions until the second meeting following the next local election.

17. EXPENSES:	OUT-OF-TOWN	TRAVEL - C	ITY	BUSINESS
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Conferences/seminars germane to City business or municipal matters that are of interest to members of Council shall be considered during budget preparation. The approved budget shall be equitably allocated to each Member, limiting the number of conferences/seminars a member may attend to the cost thereof. Unencumbered funds may be used for additional opportunities subject to Council approval. Covered costs shall include registration, accommodations, travel and meals not provided in the cost of registration.

registration.	
• • • • • • • • • • • • • • • • • • • •	el resources, property, and funds under the officer or and solely in accordance with prescribed constitutional, r personal gain or benefit.
Brian W. Marzolf, Mayor	Laura M. Pierce, City Clerk

MEETING DATE: DECEMBER 4, 2023

AGENDA ITEM NO 7C FINANCE/TREASURER

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Michelle Schulz, Finance Director/Treasurer

Submitted: November 28, 2023

Subject: Motion – Approve the 2024 Liability and Property Insurance Renewal

INTRODUCTION AND HISTORY

For the 2024 property and casualty insurance renewal, the City utilized the services of the City's Independent Agent, Jim Huttenlocher of the Huttenlocher Group, to negotiate the renewal terms with Travelers Insurance Company.

The City solicits and receives multiple competitive bids typically every three years. Thus, during the 2023 renewal period Travelers was selected as the most cost effective while providing the most comprehensive coverage to the benefit of the City from the competing insurers through an open bid process. The property and casualty insurance program includes coverages for property, liability, auto liability and physical damage, inland marine (moveable equipment and computer equipment), computer fraud, police and public officials' wrongful acts, terrorism, and other coverages specific to municipalities.

For the 2024 policy period, the coverages, deductibles, and limits remain similar to 2023. Municipality insurance programs are currently under stress due to the increased claim activity across the nation from protests, civil unrest, and police-involved incidents. Many municipalities are experiencing a reduction in coverages and limits, along with material premium increases. The City's renewal remains positive to industry trend, seeing an overall 9.98% increase, with no deterioration to coverage provided. Most exposures remain similar year-over-year, however, the building values were increased by 6.86% to keep pace with inflationary building valuations along with higher total values of vehicles insured. Attached is the Coverage Summary and Renewal Analysis for 2024 compared to 2023.

STAFF RECOMMENDATION

Staff recommends that the City Council accept and approve the 2024 insurance policy renewal with Travelers Insurance Company.

MOTION

Move to approve the 2024 policy renewal for Liability and Property Insurance with Travelers in accordance with the specifications contained in the Coverage Summary in the amount of \$385,997 and authorize Mr. Huttenlocher to convey acceptance on behalf of the City and for the City Manager to sign the necessary documents related to binding coverage.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

Momas A. Taughe

City of Auburn Hills Risk Management Coverage Summary & Renewal Analysis

Prepared by: James M Huttenlocher, CIC, CRM, LIC
The Huttenlocher Group/Acrisure

Insurer: Travelers Insurance Company January 1, 2024 to December 31, 2024 November 29, 2023

Property Value Insured (Bldg/Contents) Inland Marine - Scheduled Inland Marine - Misc Property/Ancillary Equipment General Liability Deductible Property Deductible Limit of Liability - Per Occurrence Aggregate Police & Public Official Wrongful Act Deductible Regulatory Taking Sublimit Flood & Earthquake Flood/ Earthquake Deductible Computer Fraud Impound Vehicles Coverage Auto Physical Damage: Total Auto Value Insured **Total Number of Autos** Auto Physical Damage Deductible CAT Auto Physical Damage: DPW - 1500 Brown Rd. Police Garage-1899 N. Squirrel Rd Auto CAT Deductible

Total Premium

Excess \$10,000,000 Umbrella

Total Premium with Excess Umbrella



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: DECEMBER 4, 2023

AGENDA ITEM NO 7D FINANCE/TREASURER

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Michelle Schulz, Finance Director

Submitted: December 4, 2023

Subject: Motion – To amend General Fund Departments Vehicle Rental appropriations and

amend the Fleet fund vehicle rental revenue.

INTRODUCTION AND HISTORY

Upon review of the 2023 General fund Budget, Finance staff determined amendments are needed within the General Fund Fleet Management Vehicle Rent line items in multiple departments. An increase in appropriations is necessary as outlined below. The necessity of the increases is primarily due to newer vehicles, fuel and part inflation, and some larger unforeseen repairs. Staff further recommends that Fleets revenue be increased as shown to keep the interfund charges and revenues in balance.

	General Fund	2023	2023	Appropriation
Fleet Vehicle Rent	Departments	Amended Budget	Anticipated	Needed
101-261-995.002	General Admin	1,369.00	3,713.00	2,344.00
101-301-995.002	Patrol	371,441.00	415,001.11	45,561.00
101-305-995.002	Police Admin	8,610.00	17,000.00	8,390.00
101-336-995.002	Fire Admin	43,764.00	66,365.00	22,601.00
101-339-995.002	Fire Suppression	299,438.00	368,044.00	68,606.00
101-341-995.002	Fire Prevention	11,858.00	12,000.00	142.00
101-371-995.002	Building	25,320.00	42,492.00	17,172.00
101-441-995.002	DPW Admin	18,981.00	30,219.00	11,238.00
101-686-995.012	Smart	6,754.00	26,780.00	20,026.00
101-685-995.002	Seniors		401.00	401.00
TOTAL INCREASE IN VEHI	<mark>CLE INTERFUND APP</mark>	ROPRIATIONS		196,481.00
661-594-699.001	Fleet Fund			176,455.00
661-594-699.002	Fleet Fund			20,026.00
TOTAL INCREASE IN VEHI	CLE INTERFUND REV	ENUES		196,481.00

STAFF RECOMMENDATION

Staff recommends a budget amendment increasing the above General fund department budgets and increasing the Fleet Fund revenue budget .

MOTION

Move to amend the 2023 General Fund departments as listed above increasing appropriations \$196,481 for interfund vehicle rent and also increasing the Fleet Funds revenue to accept the increase in appropriations.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

Thomas A. Taughe



MEETING DATE: DECEMBER 4, 2023

AGENDA ITEM NO 7E

FINANCE

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Michelle Schulz, Finance Director: Connie Bommarito,

Accountant

Submitted: December 4, 2023

Subject: Motion - to Amend Appropriate Wage and Benefit lines within General Fund

Departments and other Funds

INTRODUCTION AND HISTORY

Each year during the budget process, the budget for wages and benefits is based on a point in time and assumptions. The primary reasons for the adjustments below are decrease in part time hours, increase in Smart driver hours, increase in Golf part time hours due to busier and more profitable season, and higher than expected Police Extra Duty reimbursable overtime.

RECOMMENDATION

Staff recommends the following amendments to the departments listed be approved and line items identified internally be adjusted to reflect the net amendment shown.

Department	Net Amendment	Primary Reason
257 - Assessing	522.00	Boards and Commisions wages
270- Human Resources	2,550.00	Part time wages
301- Police	62,962.00	Extra-Duty OT
685- Seniors	(18,256.00)	Part time wages
686- Smart	9,045.00	Part time wages
755- Recreation	(155,000.00)	Part time wages
770- Parks	(60,200.00)	Part time wages
Total General Fund	(158,377.00)	
453- Local Roads	11,380.00	Termed Employee payout
753- Golf	64,639.00	Part time wages
	(82,358.00)	Total Net Amendment

MOTION

Move to Amend General Fund departments 2023 Wages and Benefits Budget by increasing or decreasing appropriations as stated above.

Move to Amend Local Roads 2023 Budget by increasing appropriations as stated above.

Move to Amend Golf 2023 Budget by increasing appropriations as stated above.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

Thomas A. Taughe



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: DECEMBER 4, 2023

AGENDA ITEM NO 7F

Revised

COMMUNITY DEVELOPMENT

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community

Development; and Michelle Schulz, Finance Director

Submitted: November 21, 2023

Subject: Motion – Amend the 2023 General Fund Building Department Budget

INTRODUCTION

Community Development Department staff have reviewed the appropriations and determined the following amendments are needed within the Building Department budget to ensure expenditures do not exceed approved appropriations as of December 31, 2023. An increase in appropriations is necessary, as outlined below. Further, an increase in expected revenues is also requested to reflect an offset of the increased expenditure where applicable. The increase in revenues (\$1,081,986) and the increase in appropriations (\$169,303) highlighted below relate to increased development and permit activity over what was previously conservatively estimated for the Y2023 budget.

Curent 2023

			Appropriations	Amendment	2023 Appropriation
	GL Number	Description			
Projected	BUILDING SERVICES				
-	101-371-478.001	SIGN PERMITS	20,000.00	1,000.00	21,000.00
FY2023	101-371-479.002	BLDG. PERMITS	500,000.00	600,000.00	1,100,000.00
_	101-371-479.003	ELECTRICAL PERMITS	100,000.00	65,000.00	165,000.00
<u>Revenues</u>	101-371-479.004	HEAT, VENT & AC PERMITS	12,000.00	18,000.00	30,000.00
	101-371-479.005	PLUMBING PERMITS	100,000.00	145,000.00	245,000.00
Amendment	101-371-480.101	INSPECTION & OCCUPANCY	60,000.00	17,000.00	77,000.00
Amendment	101-371-493.001	HEAT, VENT, & AC LICENSES	1,500.00	,	1,500.00
of \$1,081,986	101-371-493.002	BLDG. REGISTRATION	1,500.00		1,500.00
0. \$1,001,500	101-371-493.003	ELECTRICAL LICENSES	3,800.00		3,800.00
	101-371-496.005	PLUMBING LICENSES	1,500.00		1,500.00
	101-371-627.100	WEED CUTTING	13,000.00	15,149.00	28,149.00
	101-371-628.000	PLAN REVIEW FEES	205,000.00	155,000.00	360,000.00
	101-371-628.001	ZONING AND PLAT FEES	45,000.00	-	45,000.00
	101-371-628.003	ENGINEERING FEES	145,000.00	65,000.00	210,000.00
	101-371-676.002	BLIGHT-REIMBURSED EXPENSE	5,000.00	837.00	5,837.00
	Total Department BUILDNG SERVICES:		1,213,300.00	1,081,986.00	2,295,286.00
Projected	101-371-728.000 101-371-729.000	OFFICE SUPPLIES PRINTING	6,000.00 2,500.00		6,000.00 2,500.00
-	101-371-729.000	POSTAGE	2,500.00		2,500.00
FY2023	101-371-730.000	PUBLICATIONS	5,210.00		5,210.00
	101-371-731.000	SOFTWARE & LICENSES SUBSCRIPTIO	500.00		500.00
<u>Appropriations</u>	101-371-799.000	EQUIPMENT UNDER \$5,000	5,000.00		5,000.00
	101-371-801.000	CONT SERVICES - TEMP. EMPLOY	129,400.00	45,600.00	175,000.00
Amendment of	101-371-802.004	WEED CUTTING	13,000.00	19,885.00	32,885.00
Amendment of	101-371-814.000	COMPUTER SERVICES	2,700.00	2,318.00	5,018.00
\$169,303	101-371-817.000	CONSULTANT SERVICES	148,500.00	101,500.00	250,000.00
4 = 00,000	101-371-819.000	BLIGHT ORD. (NONCOMPLIANCE)	5,000.00	,	5,000.00
	101-371-851.000	TELEPHONE	5,000.00		5,000.00
	101-371-901.000	ADVERTISING/MARKETING	12,000.00		12,000.00
	101-371-957.001	PHYSICAL DAMAGE INSURANCE	1,627.00		1,627.00
	101-371-958.000	MEMBERSHIP DUES	3,000.00		3,000.00
	101-371-960.001	CONFERENCES/TRAINING	9,750.00		9,750.00
	101-371-995.002	FLEET MANAGEMENT VEHICLE RENT	25,520.00		25,520.00
	Total Department BUILDNG SERVICES:	_	377,207.00	169,303.00	546,510.00
			,	,	

STAFF RECOMMENDATION

Staff recommends a budget amendment increasing the General Fund Building Department appropriations and revenues, as highlighted on the previous page. Revenues will increase from \$1,213,300 to \$2,295,286 (by \$1,081,986), and appropriations will increase from \$377,207 to \$546,510 (by \$169,303). This is an overall net revenue increase in the General Fund Building Department budget of \$912,683.

MOTION

Move to amend the 2023 General Fund Building Department budget with an increase in revenues of \$1,081,986 and an increase in appropriations of \$169,303.

I CONCUR:

Thomas A. Taughe

THOMAS A. TANGHE, CITY MANAGER



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: DECEMBER 4, 2023

AGENDA ITEM NO 7G

FIRE DEPARTMENT

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Adam Massingill, Fire Chief, Michelle Schulz, Finance

Director

Submitted: December 4, 2023

Subject: Motion – To amend the 2023 Fire Prevention Budget and Revenue Fund Increase

INTRODUCTION AND HISTORY

Fire staff reviewed the 2023 Fire Suppression Budget and determined the following amendment is needed within the fire department budget to ensure expenditures do not exceed approved spending for 2023. An increase in appropriations is necessary as outlined below. This increase is offset by increased revenue resulting from the department receiving reimbursement for plan reviews throughout the year.

Expense Account	Desription	2023 Appropriation	Amendment	Revised 2023 Appropriation
101-341-817.000	Consultant Services	\$40,000	\$24,000	\$64,000
Revenue Account	Description	2023 Anticipated	Amendment	Revised 2023 Revenue
101-336-480.101	Inspection & Occupancy	\$51,000	\$58,000	\$109,000.00

STAFF RECOMMENDATION

Staff recommends a budget amendment increasing the fire prevention budget as outlined. The increase is offset by increased revenue as described above.

MOTION

Move to amend the 2023 General Fund Fire Prevention Department budget with an increase in appropriations of \$24,000 and increase in the Fire Department revenues of \$58,000.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

Thomas A. Taughe

CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: DECEMBER 4, 2023

AGENDA ITEM NO 7H

FIRE DEPARTMENT

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Adam Massingill, Fire Chief; Michelle Schulz, Finance

Director

Submitted: December 4, 2023

Subject: Motion – To amend the 2023 Fire Suppression Budget and Revenue Fund Increase

INTRODUCTION AND HISTORY

Fire staff reviewed the 2023 Fire Suppression Budget and determined the following amendment is needed within the fire department budget to ensure expenditures do not exceed approved spending for 2023. An increase in appropriations is necessary as outlined below. This increase is offset by increased revenue resulting from the department receiving unanticipated grant funding in 2023. The remaining grant revenue will offset overtime wages for our firefighters attending training, for which no budget amendment is necessary.

Expense Account	Desription	2023 Appropriation	Amendment	Revised 2023 Appropriation
101-339-960.001-EMSWRKFGRANT	Conferences/Training	\$0	\$90,000	\$90,000
Revenue Account	Description	2023 Anticipated	Amendment	Revised 2023 Revenue
101-330-540.000-EMSWRKFGRANT	State Grant	\$0	\$119,039	\$119,039.38

STAFF RECOMMENDATION

Staff recommends a budget amendment increasing the fire suppression budget as outlined above. The increase is offset by grant funding as described above.

MOTION

Move to amend the 2023 General Fund Fire Suppression Department budget with an increase in appropriations of \$90,000 and increase in the Fire Suppression revenues of \$119,039.38.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

Thomas A. Taughe

MEETING DATE: DECEMBER 4, 2023

AGENDA ITEM NO 7I

RECREATION & SENIOR SERVICES

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Karen Adcock, Director Recreation and Senior Services

Submitted: November 24, 2023

Subject: Motion – Approval for CDBG 2023-2024 Snow Removal Services Contract.

INTRODUCTION AND HISTORY

The Snow Removal Services Program is part of the Community Development Block Grant Program (CDBG), which is a federally funded program by Housing Urban Development (HUD) and Oakland County Neighborhood Housing and Development and administrated through the Recreation and Senior Services Department. This Snow Removal Service is part of the CDBG grant program under the category of Public Services, which also includes the Lawn Mowing Program.

This program is for income-eligible senior citizens and disabled homeowners who need assistance in snow removal. Participants must own and reside in the home year-round, and all household members must be 65 or older OR under 65 and disabled and unable to remove the snow or have household members physically unable to remove the snow. Eligible participants must register each year for the service and provide income documentation such as previous year's tax forms and current Social Security Statement. The grid below shows maximum guidelines.

Persons Per Household	Maximum Total
	Household Income
01	\$ 32,000
02	\$ 36,000
03	\$\$41,300

On September 14, 2023, staff posted on the Michigan intra-Governmental Trade Network (MITN) an Invitation To Bid (ITB) to provide snow removal services for eligible residents in the city CDBG program. The deadline to submit proposals was September 26, 2023. CDBG requires at least three separate quotes for services over \$10,000. If less than three bids are received, we are required to reissue another ITB.

The program guidelines provide snow removal when there is 2" or more new-fallen snow. CDBG requires each push to be counted as one service and priced as one. A push is clearing the main driveway, one primary walkway, and the city sidewalk in front of the home.

Staff do their best to estimate how much snowfall we may get per season. Staff estimates 14 snow pushes from December to the end of March. The program this year can assist up to five mobile home lots and thirty-five residential.

One bid was received from Luxury Lawn and Snow located in Farmington Hills. Staff contacted Luxury Lawn and Snow to ask more questions about the contractor and their experience. Staff spoke with the contractor's wife who provided some information including that this was the first year the company was operating as an independent company. The prior year they worked with another company. She wasn't sure how many employees they would employ, she said it would depend on need. She also was not sure how they would monitor the snowfall in Auburn

Hills and was unsure how they would prioritize their customers in terms of providing the snow removal service. She indicated her husband would call the staff back to answer the questions in more detail. Staff never received a return call. Staff reached out to the five references provided with the bid. Staff spoke with one reference who said they were satisfied. Staff left messages for the other four references. We did not receive any returned calls.

Luxury Lawn and Snow's bid was \$30 per Mobile Home and \$40 per residential. The total contract would be \$21,700.

To remain in compliance with CDBG requirements, a second ITB was issued on MITN on October 17, 2023, with a deadline of November 3, 2023. As a professional courtesy Luxury Lawn and Snow was notified of the issuance of a second ITB.

Two bids were submitted, Luxury Lawn and Snow and C-Care Lawn Service located in Rochester Hills.

Staff followed the same process as with the first bid. Staff did reach out again to the four references provided by Luxury Lawn and Snow previously and was unable to speak with anyone, however, staff did leave messages requesting a callback. We did not receive any callbacks.

Staff contacted the second company, C-Care Lawn Services, to ask more questions about the contractor and their experience. Staff spoke with the owner, who answered the same questions asked of the other contractor. This company has been in business for two years, going on its third year, averages about 50 customers, employs enough staff to provide good service, has several weather apps he uses to monitor snowfall, and lives close by and would drive to the area. The contractor stated he would prioritize customers based on need, and our program would be a priority. Staff also reached out to the five references provided and received positive feedback from all five references.

The Luxury Lawn and Snow bid was \$ 35 per Mobile Home and \$45 per residential. The total contract would be \$24,500. It should be noted the price per push is higher than the previous bid, however, this is within the right of the company as this is considered a new ITB.

C-Care Lawn Services' bid was \$40 per Mobile Home and \$50 per residential. The total contract would be \$27,300.

The CDBG guidelines for awarding a contract is to accept the lowest qualified and reasonable bidder. Staff confirmed with the CDBG county representative that if we do not award the contract to the lowest bidder, we must make sure we have valid reasons for not accepting the lowest bid and document our reason in the records.

The low-bid company, Luxury Lawn and Snow has less than two years of experience as an independent contractor, and the company representative was also unsure how they would monitor snowfall as they were a distance from Auburn Hills. The lack of communication by the contractor was poor. The contractor never returned our call. The staff made two attempts to contact the provided references with no returned calls. The program requires a company that can communicate effectively and timely.

C-Care Lawn Services, the second bidder, has two years of experience as an independent lawn and snow contractor. The contractor communicated well, appeared to have the appropriate snowfall monitoring tools, and responded to how he would prioritize our program. His references were responsive and indicated satisfaction with the company.

STAFF RECOMMENDATION

Staff is recommending the award of the CDBG Snow Removal Service 2023-2024 contract to C-Care Lawn Services in the amount of \$27,300 following CDBG procurement and Public Service contract guidelines.

MOTION

Move to award of the CDBG Snow Removal Service 2023-2024 contract to C-Care Lawn Services in the amount of \$27,300 following CDBG procurement and Public Service contract guidelines.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

Thomas A. Taughe

BID ITEM: Snow Removal Services for CDBG Program

BID OPENING DATE: November 3, 2023

BID OPENING TIME: 10:30 AM

ATTENDED BY: Odish, Klassen



COMPANY NAME	ADDRESS	5 LOTS; MOBILE HOME LOT DRIVEWAY & SIDEWALK	35 LOTS; AVG RESIDENTIAL DRIVEWAY, CITY SIDEWALK & PRIMARY ACCESS TO HOME
Luxury Lawn and Snow LLC	28240 Farmington Rd., Farmington Hills	\$ 35.00	\$ 45.00
C-Care Lawn Services	1950 S. Rochester Rd, Rochester Hills	\$ 40.00	\$ 50.00



Mailboxes have been checked for bids that may have been mailed in

also send results to: Pauline Beckett Karen Adcock

SNOW BID COMPARISON 2023-24 CDBG

	Unit Price per		Cost per			Unit Price per	# of	Cost per			Total bid 12	Total bid 14
Bidder's Name	Push MH	# of MH	Plow Event	12 Plows	14 Plows	Push Res	Residences	Plow Event	12 Plows	14 Plows	Plows	Plows
Luxery Lawn & Snow												
LLC	\$ 35.00	5	\$ 175.00	\$ 2,100.00	\$ 2,450.00	\$ 45.00	35	\$ 1,575.00	\$ 18,900.00	\$ 22,050.00	\$ 21,000.00	\$ 24,500.00
C-Care Lawn Services	\$ 40.00	5	\$ 200.00	\$ 2,400.00	\$ 2,800.00	\$ 50.00	35	\$ 1,750.00	\$ 21,000.00	\$ 24,500.00	\$ 23,400.00	\$ 27,300.00

MEETING DATE: DECEMBER 4, 2023

AGENDA ITEM NO 7J

CITY MANAGER'S OFFICE

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager

Submitted: November 22, 2023

Subject: Motion – to Adopt the 2024 Benefits Resolution for Non-Union Personnel

INTRODUCTION AND HISTORY

Each year City Council adopts the Benefits Resolution for Non-Union Personnel which provides for the benefits for that employee group. From time-to-time adjustments are made, but this year, only one modification is recommended. That change is a simple clarifying statement added to Section VIII Health Insurance, §E Vision Coverage. The added language is highlighted for your convenience and aligns with similar references in other sections of the Non-Union Benefits Resolution as well as labor agreements as it relates to providing certain benefits.

STAFF RECOMMENDATION

Staff recommends adoption of the 2024 Benefits Resolution for Non-Union Personnel as submitted.

MOTION

Move to adopt the 2024 Benefits Resolution for Non-Union Personnel, as submitted.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

Thomas A. Taughe

CITY OF AUBURN HILLS 2024 RESOLUTION BENEFITS FOR NON UNION PERSONNEL – AS AMENDED EFFECTIVE JANUARY 1, 2024 THROUGH DECEMBER 31, 2024

This Resolution, as adopted by City Council on August 28, 1985, and subsequently amended as stated in Section XIII of this resolution, is proposed to be amended as follows:

WHEREAS, certain employees of the City are not covered by a collective bargaining agreement; and

WHEREAS, the salaries and certain benefits for these employees are covered in other Resolutions and Motions of the City Council, but certain other conditions of employment and benefits have not been specifically stated before; and

WHEREAS, it is the intent of this Resolution to specifically state and provide for certain conditions of employment and benefits.

NOW, THEREFORE, BE IT RESOLVED that the following shall be effective for these employees of the City of Auburn Hills:

I. WORK WEEK

The normal work week consists of five (5) days, Monday through Friday. The normal workday consists of eight (8) hours of work with a one-hour lunch break. Normal work hours are 8:00 a.m. to 5:00 p.m. daily. In addition to normal office hours, employees may be required to attend evening meetings and perform other duties outside regular office hours in the best interest of the City.

II. VACATION LEAVE

A. Administrative (Non-Union) employees shall receive leave time as follows:

First year
 Year 2 to end of year 9:
 Year 10 and over:
 6.66 hours/month (10 days)
 10 hours/month (15 days)
 13.33 hours/month (20 days)

4. Maximum accrual: 1 times annual accrual, excess forfeited

- B. Employees who lost time due to on-the-job disability under Worker's Compensation up to a maximum of one (1) year shall receive their vacation as though the time was worked. In instances where employees lose time other than on-the-job disability, the City Manager shall determine the extent of their benefits earned during their absences, if any.
- C. Employees are encouraged to take leave and each employee covered by this resolution shall be required to take one period of leave per year consisting of forty (40) consecutive work hours (5 days). Employees may elect to receive a buyout of up to 40 hours of vacation time at the end of each year, to be paid in January for the preceding year and at the preceding year's regular base pay rate, only if the employee has eighty (80) or more hours accumulated in their bank as of December 31. Vacation time buyout shall not be considered as part of Final Average Compensation Calculations for Defined Benefit Pensions.
- D. Upon termination of employment, an employee shall be paid for the unused and earned accumulation of leave hours in their leave bank up to a maximum of two (2) times the amount of leave hours allowed on an annual basis.

III. NON-DUTY CONNECTED DISABILITY

A. The employer shall pay the premium to provide the STD insurance policy presently in effect. The weekly benefit shall be equal to 66 2/3% of the employee's base weekly salary to a maximum of \$1,500.00.

B. The employer shall pay the premium to provide the LTD insurance policy in effect. The monthly benefit shall be equal to 66 2/3% of the employee's base monthly salary to a maximum of \$6.500.00.

IV. Sick Leave

- A. All administrative employees shall accrue sick leave at the rate of eight (8) hours for each month of service, not to exceed ninety-six (96) hours per year.
- B. Sick leave is provided to permit an employee to remain in pay status while absent from work because of:
 - 1. Personal illness or injury
 - 2. Pregnancy
 - 3. Illness or injury in own family (mother, father, wife, husband, children, step-children).
- C. Accumulation of sick leave may not exceed thirty (30) days at the end of any calendar year. Employees will be paid for all accumulated sick days over thirty (30) at the end of any calendar year.
- D. Upon the employee's death, retirement, or resignation, the City will pay one hundred percent (100%) of the accumulated unused sick time.
- E. Employees off sick shall be required to bring in a doctor's slip if the City Manager requests it. The employer may require an examination of the employee, following an illness or injury, by a doctor of the employer's choice on City time and City expense.

V. DUTY-CONNECTED INJURY PAY

- A. Provisions of the Michigan Worker's Compensation Act shall apply to all duty-connected accidents or injuries of the employees in the line of duty.
- B. The employee shall receive eighty percent (80%) of his/her gross pay exclusive of all deductions for duty-connected injuries for up to one (1) year in conjunction with Worker's Compensation.

VI. OTHER LEAVE

- A. Jury Duty: Any employee required to serve on jury duty will suffer no loss of pay but will be paid the difference between jury pay and his/her regular pay. The employee shall return to work if his/her presence is not required at court.
- B. Funeral Leave: In the case of death occurring in the employee's immediate family requiring his/her absence during a duty period, the employee shall be granted a leave of absence with pay for such period not to exceed five (5) consecutive workdays as will be necessary in the particular circumstances, one day of which shall be the day of the funeral. Immediate family is defined as the employee's wife, husband, children, mother, father, sister or brother. Three (3) days, one of which shall be the day of the funeral, shall be granted for parents-in-law, grandparents, or grandchildren. One (1) day on which the funeral takes place, shall be granted for grandparentsin-law, brother-in-law, sister-in-law, niece, nephew, aunt, or uncle of the employee or employee's spouse, provided the funeral occurs on an employee's scheduled workday.

VII. HOLIDAY PROVISIONS

The paid holidays are designated as follows:

6. Thanksgiving Day 1. New Years Dav

2. Good Friday 7. Friday after Thanksgiving

8. Christmas Eve
9. Christmas Day 3. Memorial Day 4. 4th of July 5. Labor Day 10. New Years Eve

In addition to the above ten (10) holidays, employees will be granted three (3) "Floating Holidays" each calendar year. The "Floating Holidays" shall be granted at any time provided one (1) week notice is given by the employee. "Floating Holidays" can also be used to extend vacations provided notice is given one (1) week prior to the scheduled vacation.

VIII. HEALTH INSURANCE

Section 1. Active Employee Health Benefits

The employee and his/her eligible dependents shall be covered by health insurance, including a prescription drug plan under the terms and conditions of the plan manager, and cost containment provisions for second opinion surgery, and exclusion for pre-existing conditions may exist. Hospital pre-admission certification may be required for the employee and eligible dependents in accordance with the policy currently in effect.

Effective January 1, 2021, the HMO/EPO shall have a \$20 PCP/\$40 specialist office visit co-pay, \$40 urgent care visit co-pay, \$100 emergency room visit co-pay. The in-network deductible shall be \$500/\$1,000. Co-insurance is 80/20% to \$1,000 single/\$2,000 couple or family. The PPO shall have \$25 PCP/\$50 specialist office visit co-pay, \$50 urgent care visit co-pay, \$100 emergency room visit co-pay. The in-network deductible shall be \$750/\$1,500. In network co-insurance is 80/20% to \$1,000 single/\$2,000 couple or family. Out-of-network co-insurance is 50/50% to \$5,000 single/\$10,000 couple or family.

A. Job-Related Injury

Health insurance premiums shall be paid for a period of up to five (5) years for an employee disabled due to a job-related injury and for a period of up to one (1) year for other disabilities not related to employment.

B. Medical Insurance Buyout Option

Medical Insurance buyout is available at the rate of \$130 per pay period or \$3,380 per year to employees who elect to no longer take the City's health care insurance. This waiver of insurance shall apply only to the medical and prescription portion of coverage and not to the dental or optical portions. Should the employee lose coverage from another source, the employee may elect to once again take coverage and to relinquish their right to the monthly buyout. The City shall require that the employee provide proof of insurance coverage from another source (including spouse and dependent coverage where applicable) prior to the City granting buyout payment. In any case, the annual buyout payment shall not exceed 1/3 the cost of the annual premium amount of the medical coverage. Payment for the medical insurance buyout shall not be included as part of the final average compensation calculations for the pension.

C. Prescription Drug Coverage

Prescription drug coverage shall be provided to the employee and his/her eligible dependents based on a three-tier co-pay system whereby the employee is responsible for:

\$10 for Generics

\$30 for Brand Name Drugs

\$80 for Non-Preferred Drugs

with two times the applicable co-pay for the 90-day supply mail-in program and generic enforcement. The plan shall include formulary changes from time to time that may cause drugs to be placed into different co-pay categories. Specialty drugs, as determined by the plan manager shall have a 50% employee co-pay. Availability of specialty drugs shall occur only after all other drug therapies have been exhausted.

D. Dental Coverage

Dental coverage shall be provided to the employee and his/her eligible dependents through the Delta Dental Family Plan, Class I and Class II, or equivalent coverage from another provider with an accrued benefit amount of \$1,200 per family member and an 80/20 co-pay. The co-pay for major restorative (caps, crowns, etc.) shall be 50/50. The coverage shall also include orthodontics with a 50/50% benefit level to a maximum of \$2,000 per family member with an age limit of 19.

E. Vision Coverage

Vision coverage shall be provided to the employee and his/her spouse and eligible dependents through Preferred Vision or equivalent coverage from another provider. Coverage includes annual eye exam, lenses, frames and contact lenses; frame allowance of \$135 (approximately) retail, contact lenses \$100 for cosmetic purposes/covered in full for medical necessity (in lieu of all other benefits); \$10 co-pay for examinations.

F. COBRA

The City shall offer the employee continuation health coverage as required under the Consolidated Omnibus Budget Reconciliation Act of 1985 (Public Law 99-272 Title IX). The premiums for such coverage shall be the responsibility of the employee and/or eligible beneficiary.

G. EMPLOYEE PREMIUM SHARE

The Employer may opt to implement either PA 152 cap on an annual basis. The Employee contribution shall be collected by way of twenty-four or twenty-six equivalent payroll deductions and shall begin on January 1, 2015.

Section 2. Retiree Health Benefits

A. Employees Hired before January 1, 2007

Health insurance, including a prescription drug plan, dental coverage and optical services, shall be provided for the eligible retiree and his/her spouse. An eligible spouse is one who is the spouse of record two years prior to retirement. In the event of the death of the retiree, the City shall pay the total cost of providing medical coverage, subject to contribution requirements below under "Effective January 1, 2011 for Defined Benefit Retirees", for the surviving spouse until such time the surviving spouse is eligible for Medicare Supplemental Policy, at which time the City shall pay the cost of the Medicare Supplemental Policy.

<u>EFFECTIVE JANUARY 1, 2010 FOR ALL RETIREES</u>: Health insurance, including a prescription drug plan, dental family coverage and optical services, shall be available for the eligible dependents of the retiree. Such care may be purchased through the City at a cost of 102% of the policy premium in effect at the time. Eligible dependents qualify by being on record with the City for at least two years prior to employee's retirement and meeting eligibility requirements of the policies.

<u>EFFECTIVE JANUARY 1, 2011 FOR DEFINED BENEFIT RETIREES</u>: Health insurance, including a prescription drug plan, dental and optical coverage, shall require a contribution from all retirees, regardless of retirement date, as follows: For retirees whose monthly pension payment is equal to or greater than \$5,000.00, the employee shall contribute the equivalent of 10% of the monthly premiums for each type of coverage listed in this paragraph.

Continuing Coverage for Surviving Spouse and Eligible Dependents of Retiree hired before January 1, 2007

- a. City-paid health care coverage shall be limited to a surviving spouse as defined in 2A., above.
- b. The City shall continue to make health care coverage available for eligible dependents as defined and at the cost shown in 2A., above.
- c. Regular retirement medical will be provided to the surviving spouse if they are not Medicare eligible, until such time they achieve Medicare eligibility. The employee must have met the eligibility requirements for retiree health care.
- d. The City shall provide dental and optical coverage for a surviving spouse of a retiree.
- e. The City shall continue to make dental and optical coverage available for eligible dependents as defined and at the cost shown in 2A., above.
- f. Once a surviving spouse becomes eligible for coverage under another group medical plan, the City-provided coverage shall cease, subject to COBRA extensions paid for by the surviving spouse.
- g. Coverage shall not be available to the surviving spouse once it has been terminated.

- h. If an employee should die prior to retirement, the surviving spouse shall qualify for coverage, if the employee had been eligible for normal retirement.
- i. If an employee should die prior to retirement, the City shall continue to make coverage available for eligible dependents as defined and at the cost shown in 2A., above, if the employee had been eligible for normal retirement.

B. Employees Hired on or after January 1, 2007

The City will provide a Retirement Health Savings (RHS) Plan for employees with an employer contribution of 3% of base pay only per pay period and a 3% required match by the employee on base pay, during active employment. Such plan shall be utilized as the sole retirement health coverage provided to retirees by the City. No medical, prescription, dental or optical insurances shall be provided to the retiree, spouse or eligible dependents.

IX. RETIREMENT BENEFITS

Section 1. Defined Benefit Plan

A. Pension Benefits

In accordance with the Plan Document, the Defined Benefit Pension Plan shall provide pension benefits to the participating employee calculated using a benefit factor of two and sixty-five-onehundredths percent (2.65%) for all eligible years of service, to a maximum of 80% of final average compensation and will continue to be provided for the employees covered under this resolution, and to set the age for full retirement for vested employees at the age of fifty-five (55) with early retirement no sooner than age fifty (50) with at least ten (10) years of service with a reduction of calculated benefit of ½% for each month prior to age 55. The Pension Plan for this group shall provide adjustments as follows: January 1, 1992, and annually thereafter as of January 1, the amount of pension benefit payable to each retiree whose service to the City has terminated and has reached fifty-five (55) years of age, shall be increased by five percent (5%) of the amount of pension benefit which the participant is entitled to receive, when such benefit first becomes payable. Each January 1 thereafter, the pension benefit shall be increased by the same dollar amount for a period of fifteen (15) years. Employees in the Defined Benefit Pension Plan who are eligible and elect to retire on or after January 1, 2010, shall have their Cost-of-Living-Allowance reduced from 5% non-compounding for fifteen years to 2.5% non-compounding for fifteen years as prescribed in this section.

Effective on the February 8, 2007 payroll, the pension plan requires a six percent (6%) employee contribution of base earnings to be paid as a pre-tax employer pickup under Internal Revenue Code 414(h)(2). All eligible employees shall participate in the employer "pick-up" program whereby mandatory employee contributions to the Retirement System shall be paid by the City of Auburn Hills in lieu of contributions by the employees. The terms and conditions of such contributions shall be in accordance with the provisions of the Internal Revenue Code Section 414(h)(2) and related Treasury Regulations and applicable law. The provisions of this section are mandatory, and the member shall have no option concerning the pick-up or to receive the contributed amount directly instead of having such amount paid by the City directly to the Retirement System. Member contributions picked-up under the provisions of this section shall be treated as City contributions for purposes of determining income tax obligations under the Internal Revenue Code; however, such contributions picked-up under this section shall continue to be designated member contributions for purposes of the Retirement System and all other federal and state laws. All contributions picked-up under the provisions of this section shall be considered part of the member's salary for purposes of determining the amount of the member's contribution. Implementation of the pick-up program occurs upon authorization by the Retirement System. In no event may implementation occur other than at the beginning of a pay period. Pensions are vested at fifty percent (50%) for five (5) years of service and ten percent (10%) for each additional year, with full vesting at ten (10) years of service.

Employees in the Defined Benefit Pension Plan shall qualify for retirement medical coverage per the current resolution (as defined in Section IX (2) above) with ten (10) years of service as defined in the pension plan and with the attainment of 55 years of age, or age 50 if an early

retirement provision is elected. Employee must be actively employed by the City at the time of retirement in full pay status and meet the qualifying pension age to obtain medical insurance.

B. Supplemental 401(K) Plan

In addition to the Defined Benefit Pension Plan, the City shall make available a Supplemental 401(K) Plan to which employees may make contributions.

Further guidelines are set forth in Section 401(k) of the Internal Revenue Code and in the plan documents.

Section 2. Defined Contribution Plan

For employees hired on or after April 1, 1998, the City will provide a Defined Contribution Plan jointly funded by the employer and employee. The City shall contribute 9% of base salary without an employee contribution. However, an employee who elects to contribute 3% of base income shall have that matched with an additional employer match of 3%, bringing the total employer/employee contribution to 15% of base salary. City contributions shall vest at the rate of 20% per year, 100% at five (5) years. The plan documents more fully describe the Defined Contribution Plan.

Employees in the Defined Contribution Plan shall qualify for retirement medical coverage per the current resolution (as defined in Section IX (2) above) with ten (10) years of service and the attainment of 55 years of age. Employee must be actively employed by the City in full pay status at time of retirement and meet the qualifying retirement age to obtain medical insurance.

Section 3. Deferred Compensation

The City shall make available a 457 Deferred Compensation Plan that is funded solely by employee contributions. Such plan is available to employees who participate in either the Defined Benefit or Defined Contribution plans. Rules of participation are found in the employer plan documents and as set forth in Section 457 of the Internal Revenue Code.

Section 4. Voluntary 457 Plan Participation for Defined Contribution Plan Participants Only

Effective February 4, 2019, the Employer will match dollar for dollar with the Employee, on a pre-tax basis, contributions to an employee's 457 plan on each payroll as follows: \$20, \$30 or \$40. Employee contributions are not mandatory; however, employees will not receive an identical employer match to one of the amounts listed in this section if they do not contribute. Contributions are not tied to wages and therefore are not subject to overtime, rollup costs on benefits, or any other circumstance that would increase employer costs. The Employer will continue the Employees' previous annual election amount into the next year unless the Employee notifies the Employer by December 1 that they wish to change their election amount. Under no circumstance shall the Employee change their election amount after December 1.

X. TUITION REIMBURSEMENT

The City shall reimburse the cost of tuition at an accredited education institution in accordance with the following:

- A. The course(s) must be related to the job.
- B. Tuition reimbursement will not be made in advance. The employee will pay for the course and be reimbursed upon proof of completion of the course with a grade of "C" or better, and the submission of a signed affidavit that the amount requested has not been requested or received from another source.
- C. City reimbursement will be for tuition and mandatory fees. Books, supplies, and other expenses will be the employee's responsibility.

D. Reimbursement will apply to active employees only and will require prior approval by the City Manager. Reimbursement will be limited to five thousand dollars (\$5,000) per person per calendar year.

XI. LIFE INSURANCE

The City shall pay the premium to maintain life insurance in the amount of one and one-half (1 1/2) times the annual salary for employees with less than five (5) years of service, and two (2) times the annual salary for employees with five (5) or more years of service, and who are enrolled in the Defined Benefit Pension Plan.

In lieu of the above-described life insurance benefit, the employer shall pay the premium to maintain a life insurance policy equal to three (3) times the annual salary for employees covered by the defined contribution plan.

<u>Life Insurance Reduction Schedule</u>: Employees who are in full-time active status and who have attained the age of 65 shall have their life insurance reduced by 35%. From and after age 65, employees who remain employed in full-time active status shall receive another reduction of an additional 15% (for a total of 50%) once they have attained the age of 70.

XII. VESTED RIGHTS

The passage of this resolution shall not vest upon any employee the right or expectancy to continue receiving any benefits provided for in this resolution. The City Council expressly reserves the right to amend or repeal this resolution, or any part thereof, at any time.

THIS RESOLUTION WAS ADOPTED BY THE AUBURN HILLS CITY COUNCIL ON AUGUST 28, 1985,

AMENDED BY SAME APRIL 27, 1987, NOVEMBER 23, SEPTEMBER 18, 1989, FEBRUARY 19, 1990, JUNE17, 1991, DECEMBER 7, 1992, OCTOBER 25, 1993, MARCH 7, JUNE 6, 1994, MARCH 6, 1995, APRIL 20, 1998, APRIL 15, 2002, MARCH 17, 2003, AND MAY 17, 2004.

THIS RESOLUTION WAS ADMINISTRATIVELY AMENDED BY CITY MANAGER RANDALL, JUNE 28, 2005

THIS RESOLUTION WAS ADMINISTRATIVELY EXTENDED BY CITY MANAGER CULPEPPER, AUGUST 25, 2006.

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, JANUARY 22, 2007.

THIS RESOLUTION WAS ADMINISTRATIVELY AMENDED BY CITY MANAGER CULPEPPER, DECEMBER 12, 2007.

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, FEBRUARY 2, 2009.

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, AUGUST 24, 2009.

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, DECEMBER 6, 2010.

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, DECEMBER 5, 2011.

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, DECEMBER 17, 2012.

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, DECEMBER 16, 2013.

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, DECEMBER 15, 2014.

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, NOVEMBER 23, 2015.

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, DECEMBER 12, 2016.

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, DECEMBER 11, 2017. THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNICL, DECEMBER 12, 2018.

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, DECEMBER 16, 2019.

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, DECEMBER 7, 2020.

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, NOVEMBER 15, 2021.

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, NOVEMBER 28, 2022.

Non-Union Benefits 1/1/2024 – 12/31/2024 CC Res. No. 22. (to be issued) Page 8 of 8

THIS RESOLUTION WAS AMENDED BY THE AUBURN HILLS CITY COUNCIL, DECEMBER 4, 2023.

AYES:
NAYS:
ABSENT:
ABSTENTIONS:

RESOLUTION ADOPTED

STATE OF MICHIGAN)
)SS
COUNTY OF OAKLAND)

I, the undersigned, the duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of "2024 Resolution - Benefits for Non-Union Personnel" as adopted and made effective January 1, 2024 through December 31, 2024 by the Auburn Hills City Council.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this 4^{th} day of December, 2023.

Laura M. Pierce, City Clerk

MEETING DATE: DECEMBER 4, 2023

AGENDA ITEM NO 7K

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads

Submitted: November 28, 2023

Subject: Motion – Award the Contract for the 2024 Asphalt Maintenance Program

INTRODUCTION AND HISTORY

Budgeted in the 2023 Major and Local Road Funds is a double chip and fog seal for Waukegan Street and Commonwealth Avenue (from Perry Street to Pontiac Road). Over the past 2 years, the Roads Division has made some major repairs to the road surface to increase the longevity of the road. This process is designed to seal any small cracks in the road surface and to extend the life of the road an average of 5-7 years but can extend in some cases upwards of 12 years. Since these reconstruction projects are currently projected roughly ten years away, there is a need to do some interim maintenance now.

Bids were received and Highway Maintenance was the only bid. They have over 50 years of experience and have done many projects of this nature for the city in the past. The bid breakdown (exhibit 2) gives a detailed breakdown of the bid and shows that the project will cost \$28,080.00 for Waukegan and \$66,320.00 for Commonwealth, totaling \$94,400.00. Funds are available in the following accounts: 202-452-935.000-ASPHALTMAINT (Waukegan) and 203-453-935.000-ASPHALTMAINT (Commonwealth).

STAFF RECOMMENDATION

Staff recommends awarding the contract for the 2024 Asphalt Maintenance program to Highway Maintenance & Construction Co. of Romulus, Michigan for a total cost of \$94,400.00 to be paid from the accounts listed above.

MOTION

Move to award the contract for the 2024 Asphalt Maintenance program to Highway Maintenance & Construction Co. of Romulus, Michigan for a total cost of \$94,400.00 to be paid from the accounts listed above.

EXHIBITS

Exhibit 1 – OHM Recommendation Letter

Exhibit 2 - Bid Breakdown

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

Momas A. Taughe



November 28, 2023

Stephen Baldante Director of Public Works CITY OF AUBURN HILLS 1500 Brown Road Auburn Hills, MI 48326

RE: 2024 Asphalt Maintenance

Letter of Recommendation

Dear Mr. Baldante:

On November 28, 2023 at 10:00 am, a total of one bid was received for the above referenced project. The bidder is as follows:

Contractor	Total Bid
Highway Maintenance & Construction Co.	\$100,640.00

The project scope consists of double chip and fog seal on Waukegan Street as well as a double chip and fog seal on Commonwealth Avenue.

Highway Maintenance & Construction Co. out of Romulus, Michigan is the low and only bidder for this project. They have over 50 years of experience in pavement maintenance projects and have completed many other projects throughout southeast Michigan, including much of the asphalt maintenance work in the City of Auburn Hills. Based on our previous experience and their qualifications, we would recommend award of this contract to Highway Maintenance & Construction Co. in the amount of \$94,400.00, per the unit prices listed on the bid. The amount entered in the bid for Crew Days (\$6,240.00) is not included in the recommended award amount as these are not part of payments made to the Contractor, but these amounts are included in the total for determining the lowest bid.

Digital files of this letter and a bid tabulation have been emailed to your office. If you have any questions or require additional information, please feel free to contact this office.

Sincerely, OHM Advisors

Hannah

Hannah Driesenga, P.E.

cc: Jason Hefner, Manager of Fleet & Roads

Drusenga

Laura Pierce, City Clerk Tim Juidici, OHM

File

Tabulation of Bid Received on 11/28/2023

2024 Asphalt Maintenance

City of Auburn Hills, Oakland County, MI OHM Job No.: 0120-23-0350 Highway Maintenance & Construction Co. P.O. Box 74411 Romulus, MI 48174

Phone: 734-941-8885

Item		Estimated	Unit	
No.	Description	Quantity	Price	Amount
	Division A: Waukegan Street			
1	Mobilization, Max 5%	1.00 LSUM	\$1,500.00	\$1,500.00
2	Bituminous Spray Patch	7.00 Ton	\$500.00	\$3,500.00
3	Seal, Fog	3200.00 Syd	\$1.20	\$3,840.00
4	Seal, Double Chip	3200.00 Syd	\$5.70	\$18,240.00
5	Traffic Maintenance & Control	1.00 LSUM	\$1,000.00	\$1,000.00
6	Crew Days	4.00 Cday	\$780.00	\$3,120.00
	TOTAL DIVISION A:			\$31,200.00
	Division B: Commonwealth Avenue			
7	Mobilization, Max 5%	1.00 LSUM	\$2,500.00	\$2,500.00
8	Bituminous Spray Patch	18.00 Ton	\$500.00	\$9,000.00
9	Seal, Fog	7800.00 Syd	\$1.20	\$9,360.00
10	Seal, Double Chip	7800.00 Syd	\$5.70	\$44,460.00
11	Traffic Maintenance & Control	1.00 LSUM	\$1,000.00	\$1,000.00
12	Crew Days	4.00 Cday	\$780.00	\$3,120.00
	TOTAL DIVISION B:			\$69,440.00
	TOTAL BID AMOUNT:			\$100,640.00



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: DECEMBER 4, 2023

AGENDA ITEM NO 7L

CITY MANAGER'S OFFICE

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Andrew Hagge, Management Assistant

Submitted: November 29, 2023

Subject: Motion – Move to amend the 2023 General Fund City Manager's department budget

INTRODUCTION AND HISTORY

The City Manager's Office reviewed the appropriations and determined the following amendments are needed within the City Manager's Office department budget to ensure expenditures do not exceed approved appropriations as of 12/31/2023. An increase in appropriations is necessary as outlined below. Further, an increase in revenues is also required, but revenues have already been received to offset the total cost of the budget amendment.

To celebrate the City of Auburn Hills' 40th Anniversary, the city received donations from organizations throughout the community. That effort raised \$72,976.00, which hit the city's General Fund budget. To plan the city's 40th Anniversary Gala, and other related festivities, city staff used the \$72,976.00 in funds that were raised. However, the 2023 adopted budget does not reflect the revenues that were received, nor did the city budget for the expenses related to the 40th Anniversary in 2023. This budget amendment would account for the donations received and the funds expensed to plan the city's 40th Anniversary festivities.

STAFF RECOMMENDATION

Staff recommends a budget amendment increasing the General Fund City Manager's department as outlined above. The increase to the City Manager's department budget account number 101-172-821.000-40YRGALAXXXX would increase from \$0.00 to \$72,976.00. Accordingly, the revenue line item in the City Manager's department budget account number 101-172-674.000-40YRGALAXXXX would increase from \$0.00 to \$72,976.00. In total, this represents a net neutral impact on the city's General Fund budget.

MOTION

Move to amend the 2023 General Fund City Managers department budget with an increase in revenues of \$72,976.00 and an increase in appropriations of \$72,976.00

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

Momas A. Taughe

MEETING DATE: DECEMBER 4, 2023

AGENDA ITEM NO 7M

CITY MANAGER'S OFFICE

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Andrew Hagge, Management Assistant

Submitted: November 27, 2023

Subject: Motion - To amend the 2023 Department of Public Works budget to purchase AEDs

throughout city facilities

INTRODUCTION AND HISTORY

The useful life of an automated external defibrillator (AED) is approximately eight years. The City of Auburn Hills is now due to replace each of our AEDs throughout our city facilities. The city did not originally budget for AED replacements in 2023, which is why a recommendation for an amendment to the budget is before the City Council.

The City of Auburn Hills received a price quote for 13 AEDs from Stryker Medical in the total amount of \$26,541.74. Typically, when making a purchase of this amount, the city would either acquire three different price quotes or go out to bid. That process is not necessary for the purchase of these AEDs for two reasons. First, the AEDs are a part of the Sourcewell cooperative purchasing agreement, of which Auburn Hills is a part. In this instance, Sourcewell handles the procurement process, so all prices of items within the Sourcewell scope and contract are already listed at a competitively bid price. Second, the particular AEDs from Stryker is a single source item, meaning the city has identified a certain kind of AED that is used throughout both city facilities and by our public safety personnel. Having one type of AED makes the ongoing maintenance and use of this equipment more efficient and effective.

The City of Auburn Hills is looking to purchase 13 AEDs. Ten will be used to replace AEDs that are at the end of their life, and the other three are for new locations that did not previously have AEDs. Stryker Medical will also buy back the ten AEDs that are getting replaced at a cost of \$250.00 each. The three new locations are the Multi-Sport Athletic Field and two senior service transportation vans. It should be noted that the installation and maintenance of the AEDs will be completed in-house by city staff.

The locations for each of the 13 AEDs are listed below.

- City Hall
- Public Safety Building (2)
- Community Center
- Auburn Hills Public Library
- Department of Public Works
- Hawk Woods Lodge
- Fieldstone Golf Club
- Multi-Sport Athletic Field
- Seniors Services Transportation Vehicles (4)
 - Two (2) buses and two (2) vans

STAFF RECOMMENDATION

Staff is recommending an amendment increasing the 2023 General Fund Facilities budget account number 101-265-799.000 from its current budget of \$1,200.00 to \$27,742.00 to purchase AEDs throughout the city's facilities.

MOTION

Move to amend the FY2023 General Fund Facilities department budget by increasing appropriations by \$26,542.00 to purchase new AEDs for certain city facilities.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

Thomas A. Taughe

stryker

AED Replacement 2023 Auburn Hills

Quote Number: 10823491

Version:

Prepared For: CITY OF AUBURN HILLS Tim Hornak Rep:

> Email: tim.hornak@stryker.com

> > Phone Number: (231) 578-7801

Quote Date: 11/21/2023 **Expiration Date:** 12/21/2023 Contract Start: 11/21/2023 Contract End: 11/20/2024

Delivery Address		Bill To Account	
Name:	CITY OF AUBURN HILLS	Name:	CITY OF AUBURN HILLS
Account #:	20062796	Account #:	20062796
Address:	1827 N SQUIRREL RD	Address:	1827 N SQUIRREL RD
	AUBURN HILLS		AUBURN HILLS
	Michigan 48326		Michigan 48326

Equipment Products:

#	Product	Description	U/M	Qty	Sell Price	Total
1.0	99512-001262	LIFEPAK CR2 Defibrillator, Semi-Automatic, WIFI, English, handle, 8 year warranty. Includes 1 PR QUIK-STEP? ectrodes and 1 battery (4 years each), LIFELINKcentral AED Program Manager Basic Account, USB cable, Operating Instructions	PCE	13	\$2,206.40	\$28,683.20
			E	quipment	Total:	\$28,683.20

Trade In Credit:

Product	Description	Qty	Credit Ea.	Total Credit
TR-LPCRP-LPCR2	TRADE-IN-STRYKER LIFEPAK CR PLUS TOWARDS PURCHASE OF LIFEPAK CR2	10	-\$250.00	-\$2,500.00

Price Totals:

\$0.00 Estimated Sales Tax (0.000%): Freight/Shipping: \$358.54 **Grand Total:** \$26,541.74 Comments:

stryker

AED Replacement 2023 Auburn Hills

Quote Number: 10823491

Version: 1

Prepared For: CITY OF AUBURN HILLS Rep: Tim Hornak

Attn: Email: tim.hornak@stryker.com

Phone Number: (231) 578-7801

 Quote Date:
 11/21/2023

 Expiration Date:
 12/21/2023

 Contract Start:
 11/21/2023

 Contract End:
 11/20/2024

City of Auburn Hills Sourcewell customer Account # 85050 through Stryker contract number 041823-STY

Prices: In effect for 30 days

Terms: Net 30 Days

Terms and Conditions:

Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule. Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency. A copy of Stryker Medical's terms and conditions can be found at https://techweb.stryker.com/Terms Conditions/index.html.

MEETING DATE: DECEMBER 4, 2023

AGENDA ITEM NO 7N

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads

Submitted: November 28, 2023

Subject: Motion - Approve the purchase of 2024 Graco Pavement Striping and Grinding

Equipment

INTRODUCTION AND HISTORY

Budgeted in the 2023 Fleet Operating budget is \$10,000 for a replacement line sprayer for use in parking lots and with stencils (both in parking lots and roadways). An upsize in machine size and the addition of some new layout technology has been included for this replacement, resulting in a higher than projected cost. These upgrades will increase production, allow layouts to be done with less personnel, and will result in a more uniform and higher quality product.

Budgeted in the 2024 Fleet Operating budget is the addition of a long line striping machine. Staff re-evaluated the current pavement markings program in early 2023 because of 2 years without contractor response. With only one contractor in the area, staff began to compare costs to what would be necessary to do the work through the city's Roads Division. It was discovered that the work could be done in-house cheaper with an upfront investment in a long line striping machine.

Also included within the 2024 Fleet Operating budget is the addition of a scarifier and a grinder. Both pieces of equipment are essentially pavement grinders. A scarifier works better on larger areas of pavement and will work to recess the pavement markings into the pavement (these markings are only recessed a small fraction of an inch allowing them to last longer under snowplow scrapers). The grinder will more appropriately be used to repair trip hazards on city sidewalks.

Graco sets the standard in pavement markers and grinders, evidenced by the machine built in 2000 that DPW is still currently using. In addition, parts will be interchangeable between equipment limiting the amount of repair parts that will be required to be inventoried. All motors and the line striper have a 3-year warranty while the rest of the equipment has a 1-year warranty.

Pricing was originally obtained from Gemseal of Auburn Hills, MI (Parent store is PMG SM Holdings LLC of Romulus, MI) as the equipment was demonstrated through them. To fulfill the purchasing ordinance, a quote was provided under the Sourcewell contract #121219-SHW with Sherwin Williams of Pontiac, MI with the total cost for these machines with accessories being \$130,050.00. The pricing through Gemseal was significantly lower totaling \$126,464.15. In addition to the approval to purchase, the 2023 Fleet Equipment budget (661-594-977.000) will require an amendment of \$116,464.15 (\$2,772.50 over budget on the 3900 line sprayer and \$113,691.65 for the originally budgeted 2024 items that could be delivered in 2023). While this is a large amendment to the 2023 budget, there will be \$136,400 removed from the 2024 budget year originally budgeted for the grinder, scarifier, and long line striping machine.

STAFF RECOMMENDATION

Staff recommends approval of an amendment to the 2023 Fleet Equipment budget (661-594-977.000) in the amount of \$116,464.15 and the purchase of a Graco 3900 Line Sprayer, a Graco Grind LazerDC89G for sidewalks, a Graco Crind Lazer DC1013G for larger walks and roadways, and a Graco Road Lazer Roadpack with accessories for striping roadways for \$126,464.15 from Gemseal of Auburn Hills, MI (Parent store is PMG SM Holdings LLC of Romulus, MI) to be paid from 661-594-977.000.

MOTION

Move to approve an amendment to the 2023 Fleet Equipment budget (661-594-977.000) in the amount of \$116,464.15 and the purchase of a Graco 3900 Line Sprayer, a Graco Grind LazerDC89G for sidewalks, a Graco Crind Lazer DC1013G for larger walks and roadways, and a Graco Road Lazer Roadpack with accessories for striping roadways for \$126,464.15 from Gemseal of Auburn Hills, MI (Parent store is PMG SM Holdings LLC of Romulus, MI) to be paid from 661-594-977.000.

EXHIBITS

Exhibit 1 – Price Quote

I CONCUR:

FUONACA TANGUE CITY MAANA CED

THOMAS A. TANGHE, CITY MANAGER

Thomas A. Taughe



Quote

#9006982 2/3/2023

PMG SM Holdings LLC 27989 Van Born Rd. Romulus MI 48174 United States Bill To City of Auburn Hills 1827 N Squirrel Rd Auburn Hills MI 48326 United States

TOTAL

\$126,464.15

Expires: 3/5/2023

ExpiresExp. CloseSales RepPartnerShipping Method3/5/2023Flanagan Sales & Assoc Inc

Quantity	Item	Options Rate	Amount	
1	Graco 3900-line Lazer V 2-gun Auto layout with Lazerguide 2000 (17u805)	\$12,772.50	\$12,772.50	
1	Roadlazer Roadpak HD option 4 (25D283) price good through 5-1-23	\$74,985.00	\$74,985.00	
1	Roadlazer 55Gal. Agitator Kit (239935)	\$2,563.75	\$2,563.75	
1	Dynamic front mechanical pointer system (241880)	\$3,272.50	\$3,272.50	
1	Lazer Guide 3000 Road Pak (17u930)	\$4,515.00	\$4,515.00	
1	Grind Lazer HP DC1013G DCS w/ Nano-round 5" (25R993)	\$18,540.00	\$18,540.00	
1	Grind Lazer DC89G w/ PCD Nano-Round 8" (26B278)	\$9,815.40	\$9,815.40	
		Subtotal	\$126,464.15	
PLEASE NOTE THE TAX IS AN ESTIMATE THAT CAN CHANGE BASED ON DELIVERY LOCATION. Tax Total (%) \$0.00				
DUE TO EXTREME MARKET VOLATILITY, ALL PRICES AND AVAILABILITY ARE SUBJECT TO CHANGE WITHOUT NOTICE. ALL QUOTES ARE TO BE CONFIRMED AT THE TIME OF ORDER AND SUBJECT TO INVENTORY STATUS.				

Total \$126,464.15



MEETING DATE: DECEMBER 4, 2023

AGENDA ITEM NO 70

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet and Roads

Submitted: November 30, 2023

Subject: Motion – To amend the Fleet budget for the Purchase of a 2024 Kia Sportage SX

INTRODUCTION AND HISTORY

On November 6, 2023, City Council approved a motion for the purchase of a 2024 Kia Sportage SX for use by the City Manager and subsequent auction of the current 2019 Dodge Durango. While these are anticipated to be offsetting costs, the purchase expense must still be accounted for in the 2023 budget. Therefore, an amendment to the 2023 Fleet vehicle budget (661-594-981.000) will be necessary to complete the transaction in the amount of \$37,746.00.

STAFF RECOMMENDATION

Staff recommends amending the 2023 Fleet vehicle budget (661-594-981.000) in the amount of \$37,746.00 to complete the purchase of the 2024 Kia Sportage SX.

MOTION

Move to amend the 2023 Fleet vehicle budget in the amount of \$37,746.00 for the purchase of a 2024 Kia Sportage SX

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

Thomas A. Taughe



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: DECEMBER 4, 2023

AGENDA ITEM NO 9A

COMMUNITY DEVELOPMENT

To: **Mayor and City Council**

From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community

Development

Submitted: November 22, 2023

Subject: Motion – Approval of Special Land Use Permit (Part One) and Revised Special Land Use

Permit (Part Two) Approval for Outside Storage / AM General

INTRODUCTION

This is a request from AM General for approval to revise and expand their existing Special Land Use Permit to allow the overnight storage of vehicles, containers, and trailers at their business located at 1399 Pacific Drive. The facility serves as AM General's engineering, advanced technology, and prototype development center. The property is zoned I-1, Light Industrial District. Note: AM General's request has been divided into two separate applications due to the expiration dates proposed for each outside storage area.

HISTORY

AM General received approval from the City Council to create an outside storage area for only military vehicles on May 22, 2017. The 30,180-square-foot storage area is currently located on the south side of the building. As part of the 2017 permit application, AM General installed an eight-foot-high vinyl fence along a portion of the south and east property lines, to screen the storage area from motorists traveling along Taylor Road, Pacific Drive, and I-75.



Site Location

REQUEST FROM AM GENERAL

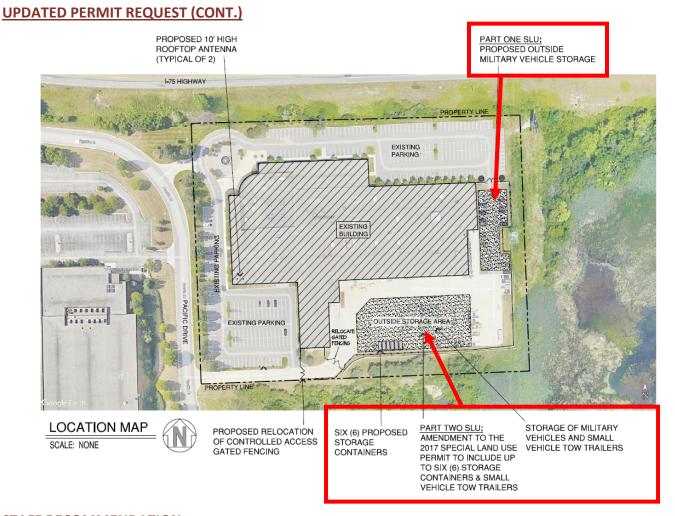
AM General's request has two parts based on the growth of their business:

Part One: A request for a new Special Land Use Permit to allow 25 R&D/test military vehicles to be added

within the current screened fenced-in area on the east side of the building. This permit is only being requested for the life of the test program, which is five years. This new permit shall

expire on December 4, 2028.

Part Two: A request to amend the Special Land Use Permit previously approved by the City Council on May 22, 2017, to allow the storage of military vehicles, up to six (6) storage containers (8'W x 20'L x 8'-6"H), and small vehicle tow trailers within the previously approved designated and screened outside storage area on the south side of the building. The storage containers shall be painted white without markings, or a light color approved by the Community Development Department. This revised permit will only apply to AM General and shall expire if AM General vacates the building.



STAFF RECOMMENDATION

Please be advised that this project has been reviewed by the <u>City's Administrative Site Plan Review</u> <u>Team</u> and has received a recommendation for approval.

We recommend <u>Conditional Approval</u> of the <u>Special Land Use Permit</u> request and offer the following discretionary findings of fact:

- 1. The location of the use will not negatively impact adjacent areas, which are zoned non-residential.
- 2. The land will be used in accordance with its immediate character, which is planned and zoned for non-residential development.
- 3. The requirements Section 1818 in the City's Zoning Ordinance will be met.
- 4. The use will promote the purpose and intent of the City's Zoning Ordinance.
- 5. The use will be consistent with the health, safety, and general welfare of the City of Auburn Hills, and purpose and intent of the City's Zoning Ordinance
- 6. The intent of Section 1807, Item 3 in the City's Zoning Ordinance will be met.

Conditions:

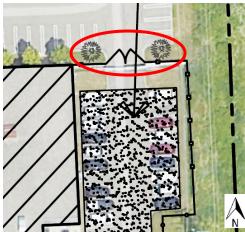
- 1. The Special Land Use Permit for the east side of the building (Part One) shall expire on December 4, 2028.
- 2. The Revised Special Land Use Permit for the south side of the building (Part Two) will only apply to the building tenant AM General and shall expire if AM General vacates the building in the future.

STAFF RECOMMENDATION (cont.)

<u>Conditions (cont.)</u>:

3. AM General has agreed to increase the height of the existing eight-foot-high vinyl fence and gate in the section directly facing I-75 (shown in photo below) with a ten-foot-high vinyl fence and gate, along with adding two evergreen trees to improve the screening of the military test vehicles in that location.





View of the storage area looking south from I-75

Plan view of improved screen area

PLANNING COMMISSION RECOMMENDATION

Recommended Approval of Part One and Two on November 16, 2023 (7-0 vote)

MOTION

PART ONE

Move to accept the Planning Commission's recommendation and approve the Special Land Use Permit for the outside storage of up to 25 R&D/test military vehicles for <u>AM General</u> on the east side of the building located at 1399 Pacific Drive subject to the representations made by AM General, packet materials, and conditions of Mr. Cohen's staff report. The Special Land Use Permit shall expire on December 4, 2028.

PART TWO

Move to accept the Planning Commission's recommendation and approve the Revised Special Land Use Permit for the outside storage of military vehicles, up to six (6) storage containers, and small vehicle tow trailers within the previously City approved area for <u>AM General</u> on the south side of the building located at 1399 Pacific Drive subject to the representations made by AM General, packet materials, and conditions of Mr. Cohen's staff report. The Revised Special Land Use Permit will only apply to the building tenant AM General and shall expire if AM General vacates the building in the future.

THOMAS A. TANGHE, CITY MANAGER



CITY OF AUBURN HILLS PLANNING COMMISSION MINUTES OT YET APPROVED - EXCERP

NOT YET APPROVED - EXCERPT November 16, 2023

CALL TO ORDER: Chairperson Ouellette called the meeting to order at 7:00 p.m.

ROLL CALL: Present: Carolyn Shearer, Sam Beidoun, Laura Ochs, Dominick Tringali, Brian Marzolf,

Chauncey Hitchcock, Greg Ouellette
Absent: Raymond Saelens, Cynthia Pavlich

Also Present: Director of Community Development Steve Cohen, Construction Coordinator/Assistant to the Director of Community Development Devin Lang

Guests: 8

LOCATION: City Council Chambers, 1827 N. Squirrel Road, Auburn Hills, MI 48326

5. PETITIONERS

5a. AM General (7:01 p.m.)

PART ONE - Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit approval for the outside storage of vehicles on the east side of the building.

PART TWO - Public Hearing/Motion – Recommendation to City Council for Revised Special Land Use Permit approval for the outside storage of vehicles, containers, and trailers on the south side of the building.

Mr. Cohen explained that this is a request from AM General for approval to revise and expand their existing Special Land Use Permit to allow the overnight storage of vehicles, containers, trailers at their business located at 1399 Pacific Drive. The facility serves as AM General's engineering, advanced technology, and prototype development center. The property is zoned I-1, Light Industrial District. This request has been divided into two separate applications due to the expiration dates proposed for each outside storage area.

AM General received approval from City Council to create an outside storage area for only military vehicles on May 22, 2017. This area is currently located on the south side of the building. At the time of that approval, AM General installed an 8' high vinyl fence along a portion of the south and east property lines to screen the storage area from motorists along Taylor Road, Pacific Drive, and I-75.

This request has two parts based on the growth of their business:

PART ONE: This is a request for a new Special Land Use Permit to allow 25 R&D/test military vehicles to be added within the current screened fenced-in area on the east side of the building. This permit is only being requested for the life of the test program, which is five years. *The new permit will expire on November 20, 2028.*

PART TWO: This is a request to amend the Special Land Use Permit previously approved by the City Council on May 22, 2017, to allow the storage of military vehicles, up to six (6) storage containers (8'W x 20'L x 8'6"H), and small vehicle tow trailers within the previously approved designated and screened outside storage area on the south side of the building. The storage containers shall be painted white without markings, or a light color approved by the Community Development Department. This revised permit will only apply to AM General and shall expire if AM General vacates the building.

David McLane, AMAG, LLC, 4488 West Bristol Road, Flint, MI 48507, and Raymond Mann, AM General, 1399 Pacific Drive, Auburn Hills, MI 48326 were available to answer any questions of the Commission and presented the proposal.

The Commission asked about the following:

- 1. The visibility of the vehicles from the road;
- 2. The height of the fence;

Auburn Hills Planning Commission –November 16, 2023 Page **2** of **2**

- 3. The security of the property;
- 4. Whether the vehicles stored outside are started every day;
- 5. Whether the vehicles stored outside are wrapped;
- 6. The turnover of the vehicles;
- 7. Whether the vehicles are new.

Mr. Mann explained that the vehicles would be minimally visible from I-75. Mr. Cohen stated that the fence will be increased from 8' to 10' in height, and two additional evergreens will be planted for additional screening facing I-75. Mr. Mann stated that the property is screened, has an electronic gate and 24-hour security. Mr. Mann stated that there are two fences. The interior fence is chain link, but there is also a white vinyl fence surrounding the property that was added in 2017. Mr. Mann explained 2-3 vehicles will be inside the building for testing at any given time. All vehicles on site will be new vehicles, which will turn over based on government need. The windows of the vehicles stored outside will be covered to protect the bulletproof glass.

Mr. Ouellette opened the public hearing for PART ONE and PART TWO at 7:09 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:09 p.m.

PART ONE:

Moved by Beidoun to recommend to City Council approval of the Special Land Use Permit for the outside storage of up to 25 R&D/test military vehicles for AM General on the east side of the building located at 1399 Pacific Drive subject to the representation made by AM General, packet materials, and conditions of Mr. Cohen's staff report. The Special Land Use Permit shall expire on November 20, 2028. Second by Ochs.

VOTE: Yes: Beidoun, Ochs, Hitchcock, Tringali, Shearer, Marzolf, Ouellette

No: None Motion Carried (7-0)

PART TWO:

Moved by Ochs to recommend to City Council approval of the Revised Special Land Use Permit for the outside storage of military vehicles, up to six (6) storage containers, and small vehicle tow trailers within the previously City approved area for AM General on the south side of the building located at 1399 Pacific Drive subject to the representations made by AM General, packet materials, and conditions of Mr. Cohen's staff report. The Revised Special Land Use Permit will only apply to the building tenant AM General and shall expire if AM General vacates the building in the future. Second by Beidoun.

VOTE: Yes: Hitchcock, Tringali, Ochs, Shearer, Beidoun, Marzolf, Ouellette

No: None Motion Carried (7-0)



	AM Conord 242 T 115			
Project Nan	ne: AM General PART ONE Address:			
General Pro	pject Location:			
1399	Pacific Drive, Auburn Hills 48326			
Parcel Size:	Date Received:			
Sidwell Nu	mber(s): 14-03-351-006 SP #:			
Project Des	cription: SLU for outside storage of LD/LE/SUB #:			
military ve	ehicles (5-years)			
Building Siz	PUD #: ze (sq. ft.):139,270 sf (existing)			
Check requ	ested review(s)			
☐ Site Plan	□ Subdivision			
☐ Tree Rei	moval Permit Planned Unit Development - Step 1/Step 2/Combined			
X Special Land Use Permit(s) to to				
	ZBA Variance or Interpretation			
☐ Land Div	(see supplemental application)			
_	□ Other			
Land Exchange Name: David McLane, AIA, NCARB Signature: MML				
can	Business Name and Address: AMAG, LLC (4488 West Bristol Road)			
Applicant	City: Flint State: MI Zip Code: 48507 Phone Number: O: (810) 230-9311			
	Fax Number: Alt. Phone Number(s): Cell: (810) 560-1082			
	Name: Fadi Nassar Signature:			
Property Owner(s)	Business Name and Address: Nassar Companies Management, LLC (110 Willitis Street)			
Pro	City: Birmingham State: MI Zip Code: 48009 Phone Number: (248) 787-7070 (Provide additional sheet if necessary for multiple property owners)			

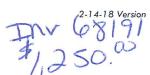
Please contact the City of Auburn Hills Community Development Department,
1827 N. Squirrel Road, Auburn Hills, MI 48326 / Phone: 248-364-6900 Fax: 248-364-6939
www.auburnhills.org

2-14-18 Version TOV (08192 \$1,250.00



	ANA O		<u>City Use Only</u>	
Project Nan	me:AM General - PART TWO	-	Address:	
General Pro	pject Location:		1377 49637	
1399	Pacific Drive, Auburn Hills 48326		10-23-27	
Parcel Size:	10.048 acres Zoning: -1		Fees Paid: 1250 00	
Sidwell Nu	mber(s): 14-03-351-006		SLU #(s): <u>236003</u>	
Project Des	cription: Amendment to the 2017 SLU Pern	nit	LD/LE/SUB #:	
(to specific	cally include the words 'Outside Storage')		RZ #:	
	139 270 sf (existing)		PUD #:	
Building Siz	ze (sq. ft.):139,270 sf (existing)		ZBA #:	
Check requ	ested review(s)			
☐ Site Plan	n	Subo	division	
☐ Tree Re	☐ Tree Removal Permit ☐ Planned Unit Development - Step 1/Step 2/Combined			
X Special I	Land Use Permit(s)	Rezo	oning to	
Amend	Iment to the 2017 SLU Permit	ZBA	Variance or Interpretation	
☐ Land Div	vision		(see supplemental application)	
☐ Land Exc		Othe	er	
Land LXC	Name: David McLane, AIA, NCARB	Signa	ture: AIML	
Applicant	Business Name and Address: AMAG, LLC (4488 West Bristol Road)			
o d				
Ap	City: Flint State: MI Zip Code: _			
	Fax Number: Alt. Phone Number	er(s):	Cell: (810) 560-1082	
	_{Name:} Fadi Nassar	Signa	ture:	
Property Owner(s	Business Name and Address: Nassar Companies	Man	agement, LLC (110 Willitis Street)	
Pro	City: Birmingham State: MI Zip Code: _	4800	9 Phone Number: (248) 787-7070	
		(Pr	ovide additional sheet if necessary for multiple property owners)	

Please contact the City of Auburn Hills Community Development Department, 1827 N. Squirrel Road, Auburn Hills, MI 48326 / Phone: 248-364-6900 Fax: 248-364-6939 www.auburnhills.org





AM GENERAL

1399 PACIFIC DRIVE AUBURN HILLS, MICHIGAN 48326

PROJECT SCOPE: 2-PART SPECIAL LAND USE REQUEST FOR OUTDOOR STORAGE

SITE REVIEW **PROJECT TEAM** LOCAL ORDINANCE: . CITY OF AUBURN HILLS ORDINANCE (NO. 372) BUILDING OWNER L-I (LIGHT INDUSTRIAL) AM GENERAL . NORTH: I-75 EXPRESSWAY; SOUTH, EAST & WEST: 'L-I' (LIGHT INDUSTRIAL) 1399 Pacific Drive BUILDING (FOOTPRINT): 139,2705F (FROM PEA ALTA SURVEY) Auburn Hills, Michigan 48326 FIRST FLOOR BUSINESS AREA: 34,548SF Office: (574) 237-6222 SECOND FLOOR BUSINESS AREA: 31354SF Contact: Raymond Mann, MSLM, MBA MIN. LOT AREA: PER MEETING ORDINANCE REQUIREMENTS. NO CHANGE TO EXISTING Chief Engineer - TEC Operations MAX. LOT COVERAGE: DETERMINED BY LOT USE (Q) \$ 20% MIN. LOT AREA COVERED BY OPEN SPACE \$ LANDSCAPING OUTSIDE OF R.O.W. (S). NO CHANGE TO EXISTING. Cell: (248) 977-9883 e-mail: raymond.mann@amgeneral.com FRONT YARD SETBACK: 40 FEET. NO CHANGE TO EXISTING. SIDE YARD SETBACK: LEAST ONE: 20 FEET, TOTAL TWO: 40 FEET. NO CHANGE TO EXISTING ARCHITECT AMAG, LLC 4488 West Bristol Road Flint, Michigan 48507 VEHICLES, UP TO SIX (6) OUTSIDE STORAGE CONTAINERS (8'W \times 20'L \times 8'-6"H), AND SMALL VEHICLE TOW TRAILERS WITHIN THE Office: (810) 230-9311 Contact: David McLane, AIA, NCARB ROOF: FLAT, MEMBRANE ROOFING. NO CHANGE TO EXISTING. Cell: (810) 569-1082 ROOF TOP EQUIPMENT: NO CHANGE TO EXISTING CONDITIONS. TWO NEW 10' TALL ROOFTOP ANTENNAS WOULD BE ADDED e-mail: dmclane@amagarch.com <u>CIVIL</u> PEA GROUP COMPLETELY ENCLOSED BUILDING (NO OUTSIDE STORAGE OF PERMANENT VEHICLES, MATERIAL OR EQUIPMENT). 1849 Pond Run Auburn Hills, Michigan 48326 Office: (248) 689-9090 PROPOSED NEW R&D/TEST MILITARY VEHICLE STORAGE, FOR UP TO 25 VEHICLES, WITHIN THE 34 EXISTING SPACES ON THE EAST Contact: James Butler, P.E. SIDE OF THE BUILDING THAT IS CURRENTLY SCREENED BY AN EXISTING 8' HIGH VINYL FENCE. Project Executive, Principal ECURE ACCESS: PROPOSED LOCATION CHANGE TO THE EXISTING SOUTHWEST CONTROLLED ACCESS FENCE LINE. THE CURRENT Cell: (248) 821-4841 LOCATION OF THE GATED PORTION OF THE FENCE LINE WOULD MOVE WEST TO THE SOUTHWEST CORNER OF THE EXISTING BUILDING. e-mail: jbutler@peagroup.com <u>LIGHT FIXTURES:</u> NO CHANGE TO EXISTING. CONTRACTOR SCREENING/LANDSCAPING: NO CHANGE TO EXISTING OFF-STREET LOADING AREA: NO CHANGE TO EXISTING NASSAR COMPANIES MANAGEMENT, LLC SITE LIGHTING:. 110 Willitis Street SIGNAGE: . Birmingham, MI 48009 NO CHANGE TO EXISTING. THERE WILL BE NO PERMANENT OUTSIDE STORAGE OF MILITARY VEHICLES. THE VEHICLES THAT WILL BE STORAGE: PARKED IN THE REQUESTED SECURED PARKING AREA WILL BE NEW AND TRANSIENT IN NATURE. THERE WILL BE NO STORAGE OF Phone: (248) 744-4220 MATERIALS OR EQUIPMENT IN THE REQUESTED SECURED PARKING AREA. Contact: Fadi Nassar REFUSE: NO CHANGE TO EXISTING. Cell: (248) 787-707 e-mail:fadi@nassarcompanies.com **APPROVAL AGENCIES BUILDING CODE REVIEW** BUILDING CODE: MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS - 2015 PLANNING / ZONING / USE GROUP: . 'B' (BUSINESS - SECTION 304) & 'F-I' (MODERATE-HAZARD FACTORY INDUSTRIAL - SECTION 306) BUILDING DEPARTMENT CONSTRUCTION TYPE: . NO CHANGE TO EXISTING. BUILDING AREA: CITY OF AUBURN HILLS BUILDING (FOOTPRINT): 139,270 (FROM PEA ALTA SURVEY). NO CHANGE TO EXISTING COMMUNITY DEVELOPMENT BUILDING HEIGHT: EXISTING BUILDING: 25'-0"+/-. NO CHANGE TO EXISTING 1827 North Squirrel Road OCCUPANT LOAD: . EXISTING BUILDINGS: NO CHANGE TO EXISTING. (TABLE 1004.1.2) Auburn Hills, Michigan 48326 MEANS OF EGRESS: OCCUPANCY SEPARATION: NO CHANGE TO EXISTING. (TABLE 508.4). Phone: (248) 364-6900 FIRE PROTECTION: NO CHANGE TO EXISTING. (SECTION 903.2.9) Community Dev. Director: Steven Cohen ACCESSIBILITY: . ENTRANCE (SECTION 1105): NO CHANGE TO EXISTING Phone: (248) 364-6941 <u>SIGNAGE (SECTION IIII):</u> NO CHANGE TO EXISTING. e-mail: scohen@auburnhills.orq PLUMBING:. . NO CHANGE TO EXISTING. PLANNING & ZONING ELECTRICAL: NO CHANGE TO EXISTING. Construction Coordinator: Devin Lang MECHANICAL: . NO CHANGE TO EXISTING. Community Development Director Assistant DESIGN CRITERIA: GROUND SNOW LOAD: 25PSF Phone: (248) 364-6946 ROOF DEAD LOAD: IOPSF. (EXISTING ASSUMED) WIND LOAD: 30PSF (3-SEC GUST (115MPH), RISK CATEGORY II, SURFACE ROUGHNESS: 'B', EXPOSURE 'B'). e-mail: dlang@auburnhills.org SOIL BEARING: NO INCREASE IN BUILDING LOADS. (1,500PSF PER MBC WITHOUT SOILS TESTING/REPORT) City Planner: Shawn Keenan, AICP Phone: (248) 364-6926 e-mail: skeenan@auburnhills.org BUILDING SERVICES Building Official: Jeffery Spencer Phone: (248) 364-6940 e-mail: jspencer@auburnhills.org Building Inspector: Rick Oberlin Phone: (248) 364-6894 e-mail: roberlin@auburnhills.org FIRE DEPARTMENT AUBURN HILLS FIRE DEPARTMENT 1899 North Squirrel Road Auburn Hills, Michigan 48326

EXISTING BUILDING NOTE

Contact: Adam Massingill, Fire Chief

Contact: Fred Solomon, Fire Inspector

e-mail: amassingill@auburnhills.org

e-mail: fsolomon@auburnhills.org Contact: Jon Toss, Fire Inspector

Phone: (248) 364-6768

Phone: (248) 364-6757

Phone: (248) 364-6753

e-mail: jtoss@auburnhills.org

THIS SET OF DRAWINGS WERE BASED ON & VISUAL INSPECTION OF THE SITE AND EXISTING BUILDING. THE ORIGINAL SITE PLAN WAS GENERATED AND PROVIDED BY PEA GROUP. INC. A VISUAL OBSERVATION WAS MADE OF EXISTING SIT CONDITIONS AT THE AREA OF THE SPECIAL LAND USE REQUEST. NOTIFY ARCHITECT IF ADDITIONAL EXISTING FIELD CONDITIONS ARE FOUND WHICH DIFFER FROM THOSE DETAILS PRESENTED HERE WITHIN.



PROPOSED

STORAGE

CONTAINERS

PROPOSED RELOCATION

GATED FENCING

OF CONTROLLED ACCESS

LOCATION MAP

SCALE NONE

AREA MAP



PROJECT LOCATION **EXISTING PROPERTY**

AMENDMENT TO THE

2017 SPECIAL LAND USE

PERMIT TO INCLUDE UP

CONTAINERS & SMALL

VEHICLE TOW TRAILERS

TO SIX STORAGE

STORAGE OF SMALL

VEHICLE TOW TRAILERS

A: ARCHITECTURAL S: STRUCTURAL C: CIVIL E: ELECTRICAL M: MECHANICAL P: PLUMBING MATERIAL SYMBOLS BLOCKING SAND FILL **KEY SYMBOLS**

SCHEDULE OF DRAWINGS

CVR COVER SHEET / ORDINANCE & BUILDING CODE REVIEW

AIOI | SITE VIEWS / PROPOSED BUILDING ANTENNAS

AIOO | SITE PLAN

	EXISTING CONTOUR	+	ELEVATION
× [44.4]	NEW GRADE	$\langle A \rangle$	WINDOW NUMBER
_× 88.9	EXISTING GRADE	D	WALL TYPE
$\frac{1}{A1}$	DETAIL NUMBER	1	COLUMN NUMBER

NORTH ARROW

NEW CONTOUR

LEGAL DESCRIPTION

(PER TITLE SOURCE INC., ORDER NUMBER 59453907 DATED AUGUST 11, 2014)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER IGHT-OF-WAY LINE OF TAYLOR ROAD (NORTH 1/2 BEING 60.00 FEET WIDE), N87°21'59"E, 1354.73 FEET; THENCE N02°06'01"W, 385.82 FEET TO THE POINT OF BEGINNING; THENCE S86°56'33"W, 745.00 FEET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PACIFIC ROAD; N02°38'09"W, 585.41 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 HIGHWAY, N86°56'55"E, 750.47 FEET; THENCE S02°06'01"E, 585.40 FEET TO THE

6 DOOR NUMBER

100 ROOM NUMBER

ALSO TOGETHER WITH AN EASEMENT FOR DRIVEWAY DESCRIBED AS:

AUBURN HILLS, OAKLAND COUNTY, MICHIGAN IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNE OF SAID SECTION 3, THENCE ALONG THE WEST LINE OF SECTION 3, N0°42'27"W, 60.00 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF TAYLOR ROAD, N87°21'59"E, 720.67 FEET; THENCE N02°37'56"W, 52.04 FEET; THENCE 105.60 FEET ALONG A CURVE TO THE LEFT (HAVING A CENTRAL ANGLE OF 22°09'46", A RADIUS OF 273.00 FEET AND A CHORD BEARING N14°03'33"W, 104.94 FEET); THENCE N27°39'20"W, 164.59 FEET; THENCE 78.72 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 25°01'07" A RADIUS OF 180.28 FEET AND A CHORD BEARING N15°08'43"W, 78.10 FEET); THENCE 102°38'09"W, 465.41 FEET TO THE POINT OF BEGINNING; THENCE S87°21'51"W, 35.82 FEET TO THE EXISTING ROAD GHT-OF-WAY, THENCE ALONG SAID RIGHT-OF-WAY, 768 FEET ALONG A CURVE TO THE LEFT (HAVING A CENTRAL ANGLE OF 16°37'10", A RADIUS OF 265.00 FEET AND A CHORD BEARING N41°04'50"W, 76.60 FEET) THENCE N87°21'51"E, 83.44 FEET; THENCE S02°38'09"E, 60.00 FEET TO THE POINT OF BEGINNING. (CREATED BY LIBER 14803, PAGE 302 AND AMENDED BY AMENDMENT, RECORDED IN LIBER 15167, PAGE 819).

ALSO TOGETHER WITH AN EASEMENT FOR STORM BASIN:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 3 TOWN 3 NORTH, BANGE 10 FAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, THENCE ALONG THE WEST SECTION LINE, N02°42'27"W, 60.00 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF TAYLOR ROAD (NORTH 1/2 BEING 60 FEET WIDE) N87°21'59"E, 1067.73 FEET TO THE POINT OF BEGINNING; THENCE N02°38′01"W, 383.63 FEET; THENCE N86°56′33"E, 140.00 FEET; THENCE S02°38′01"E, 384.67 FEET; HENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF TAYLOR ROAD S87°21'59"W, 140.00 FEET TO THE POINT OF BEGINNING. (CREATED BY LIBER 14803, PAGE 302 AND AMENDED BY AMENDMENT, RECORDED IN LIBER 15167, PAGE 819

PARCEL ID#: 14-03-351-006

UTILITY WARNING UNDERGROUND UTILITY LOCATIONS, AS SHOWN ON THE PLAN, WERE OBTAINED FROM A SURVEY OF THE EXISTING SITE.



THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

COPYRIGHT © AMAG, LLC

ENERA

Project Phase:

Construction Date 8/2/23 8/30/23 9/5/23 10/20/23

CVR

PROPOSED 10' HIGH ROOFTOP ANTENNA (TYPICAL OF 2) PART ONE SLU:
PROPOSED OUTSIDE
MILITARY VEHICLE STORAGE



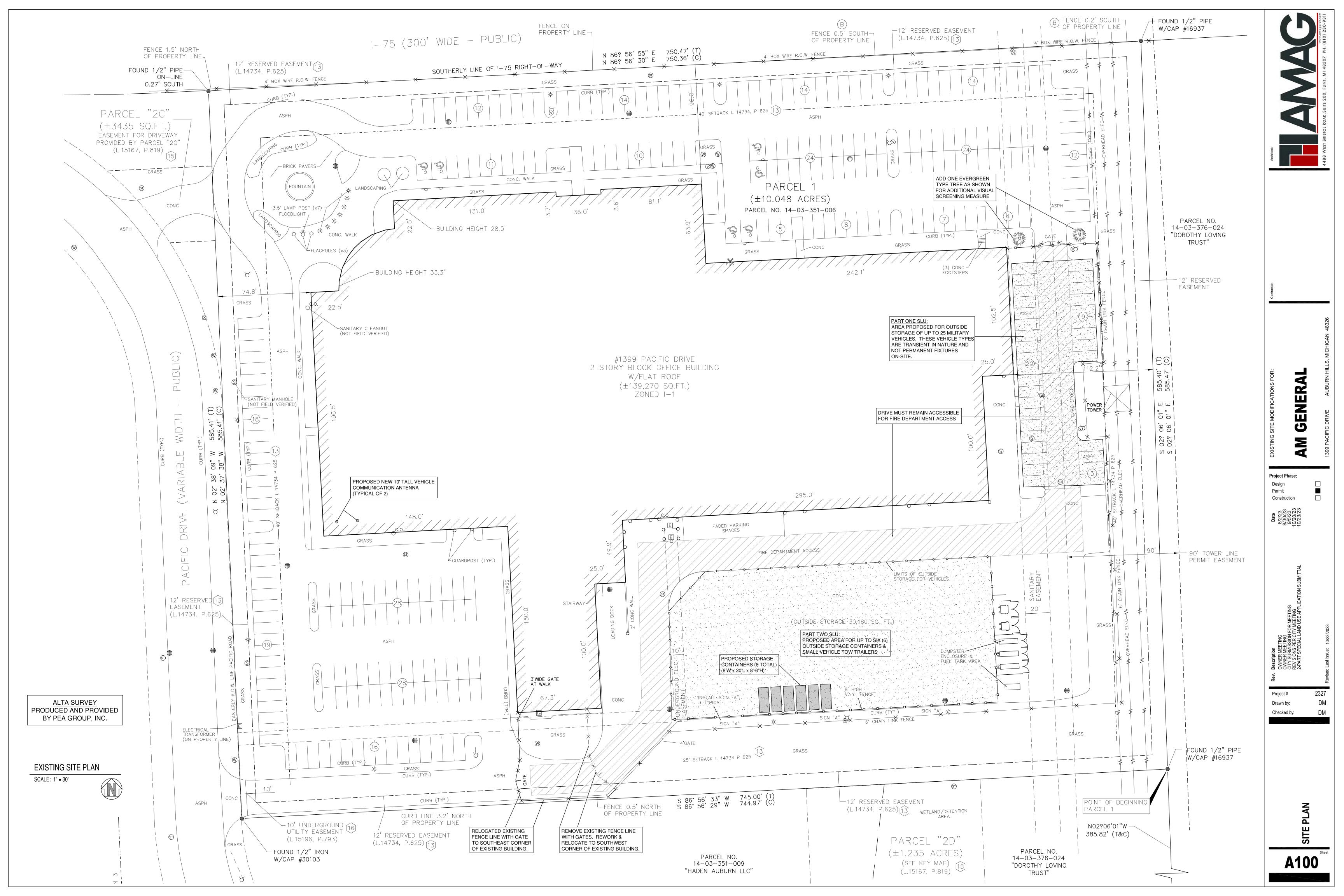
LOCATION MAP

SCALE: NONE



PROPOSED RELOCATION OF CONTROLLED ACCESS GATED FENCING SIX (6) PROPOSED STORAGE CONTAINERS PART TWO SLU:
AMENDMENT TO THE
2017 SPECIAL LAND USE
PERMIT TO INCLUDE UP
TO SIX (6) STORAGE
CONTAINERS & SMALL
VEHICLE TOW TRAILERS

STORAGE OF MILITARY VEHICLES AND SMALL VEHICLE TOW TRAILERS



THESE TWO IMAGES BELOW SHOW THE REQUEST FOR INSTALLATION OF TWO (2) NEW VEHICLE COMMUNICATION ANTENNAS. EACH ANTENNA IS TEN (10) FEET TALL AND HAS A DIAMETER OF ROUGHLY 2 INCHES.



ROOF ANTENNA - SW PARKING LOT
SCALE: NONE (GROUND VIEW)



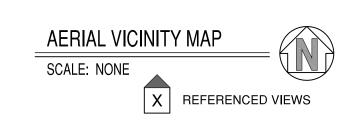
B ROOF ANTENNA - SW PARKING LOT
SCALE: NONE (AERIAL VIEW)



8 VIEW NORTHEAST FROM PACIFIC DR. & TAYLOR RD.
SCALE: NONE

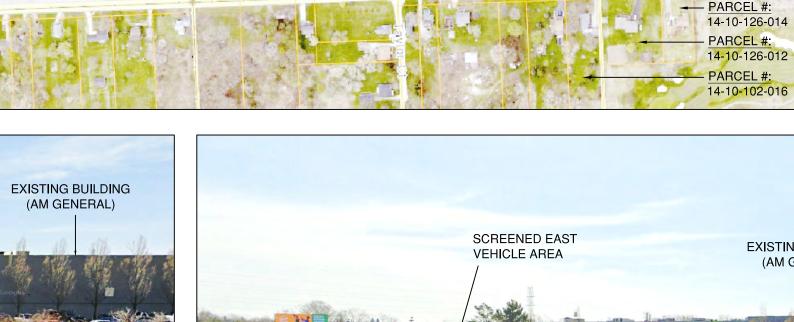
VIEW DESCRIPTION:

THIS IS THE VIEW LOOKING ACROSS THE EAST PARCEL ADJACENT TO THE AM GENERAL PROPERTY FROM THE WEST CORNER OF THE INTERSECTION OF PACIFIC DRIVE & TAYLOR ROAD. ELEMENTS ON THE AM GENERAL SITE ARE OBSCURED BY TREES & VEGETATION.



SCREENED EAST

VEHICLE AREA



PARCEL #:

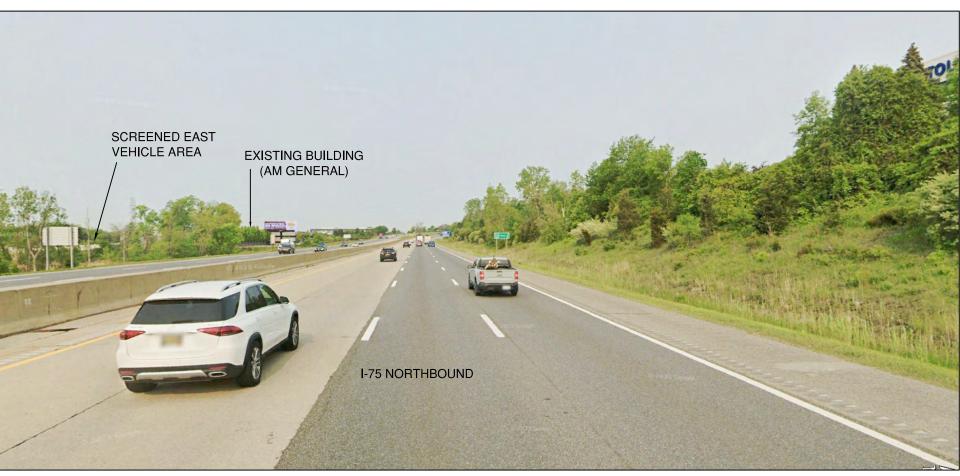
14-03-351-008

(1399 PACIFIC DRIVE) (PARCEL #:14-03-351-006)

STING BUILDING
AM GENERAL)

SOUTHBOUND I-75 - 90° HEAD TURN

I-75 SOUTHBOUND



NORTHBOUND I-75 - EAST APPROACH
SCALE: NONE



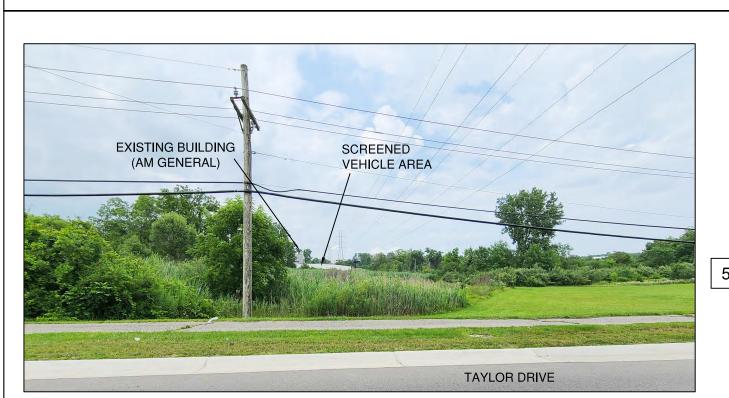
I-75 NORTHBOUND
I-75 SOUTHBOUND

SOUTHBOUND I-75 - WEST APPROACH



NORTHBOUND I-75 - 90° HEAD TURN

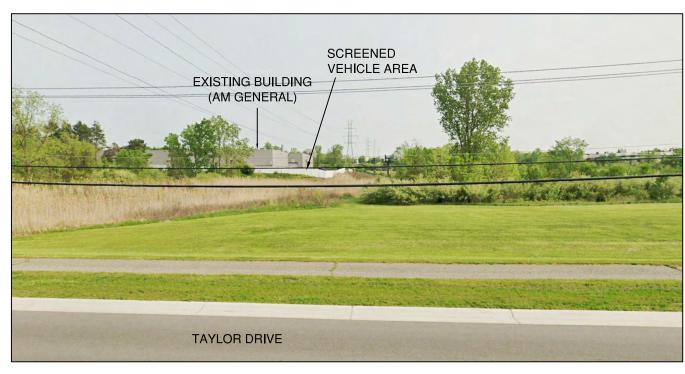
SCALE: NONE



VIEW WEST FROM TAYLOR DRIVE

5 SCALE: NONE

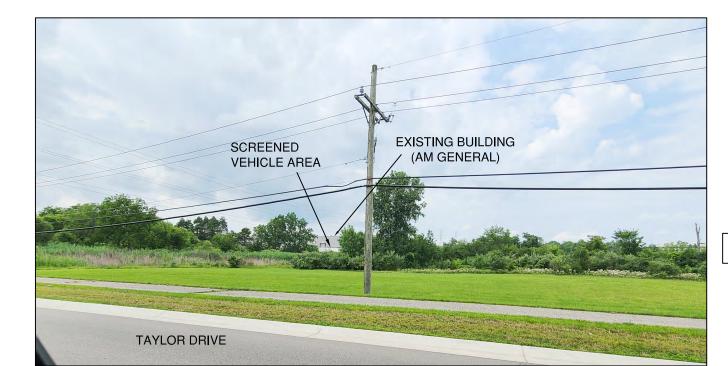
VIEW DESCRIPTION:
THIS IS THE VIEW LOOKING ACROSS THE EAST
PARCEL ADJACENT TO THE AM GENERAL
PROPERTY. VIEW AS SEEN FROM THE
RESIDENTIAL PROPERTY AT 1600 TAYLOR ROAD.
(PARCEL #: 14-10-102-016)



VIEW WEST FROM TAYLOR DRIVE

SCALE: NONE

VIEW DESCRIPTION:
THIS IS THE VIEW LOOKING ACROSS THE EAST
PARCEL ADJACENT TO THE AM GENERAL
PROPERTY. VIEW AS SEEN FROM THE
RESIDENTIAL PROPERTY AT 1640 TAYLOR ROAD.
(PARCEL #: 14-10-126-012)



VIEW WEST FROM TAYLOR DRIVE

7 SCALE: NONE

VIEW DESCRIPTION:
THIS IS THE VIEW LOOKING ACROSS THE EAST
PARCEL ADJACENT TO THE AM GENERAL
PROPERTY. VIEW AS SEEN FROM THE
RESIDENTIAL PROPERTY AT 1654 TAYLOR ROAD.
(PARCEL #: 14-10-126-014)

Architect:

4488 WEST BRISTOL ROAD, SUITE 200, FLINT, MI 48507 PH: (810) 230-9311

AM GENERA

Project Phase:

Design
Permit
Construction

23/23
23/23
23/23

n IEETING IEETING MISSION FOR MEETING S PER CITY MEETING PECIAL LAND USE APPLICATION SUBMITTAL

ect # 232
wn by: DN

SITE VIEWS & PROPOSED ANTENNAS

A101



August 29, 2023

City of Auburn Hills Zoning Department

Attn: Devin Lang, Community Development Director Assistant 1827 North Squirrel Road Auburn Hills, Michigan 48326 Project
AM General
1399 Pacific Drive
Auburn Hills, Michigan 48326

RE: Screened Parking Lot Area Viewing.

Mr. Lang:

AMAG, LLC is submitting this analysis to address and help with understanding the existing building's east screened parking space area as it pertains to the viewing time associated with traveling both north and south bound on I-75. In calculating the viewing time of the screened parking area, the distance associated with each traveling direction start and stop is delineated between the two red lines on the attached aerial. The ability to view the screened parking area was determined by actually driving north and south bound I-75 in both a car and SUV. Aerial maps and Google Earth were additionally utilized for visual and distance determination.

<u>Northbound I-75:</u> 70mph x [1hr/3600sec] x [5280ft/mile] = 103ft/sec. At roughly 970 feet of viewable travel distance, this equates to 970ft/103ft/sec = 9.4 seconds of viewing time.

Southbound I-75: 70mph x [1hr/3600sec] x [5280ft/mile] = 103ft/sec. At roughly 595 feet of viewable travel distance, this equates to 595ft/103ft/sec = 5.8 seconds of viewing time.

For local travelers that pass by the facility on a regular or daily basis, the attention given to alertly noticing this screened parking area will most likely diminish as the repetitive frequency of travel occurs over time. The ten foot high screening fence currently impedes the view of parked vehicles from traveling vehicles that pass by the property along I-75. SUV and trucks on the northbound lanes of I-75 have a view of the screened parking and those riding in a car are sitting low enough that their views are blocked by the center concrete barrier that separate the northbound and southbound lanes.

Please contact our office if there are any further questions or if additional information is needed. Thank you in advance for your time and plan review.

Respectfully,

David McLane, AIA, NCARB

Architect / Partner Cell: (810) 569-1082

E-mail: dmclane@amagarch.com



The City of Auburn Hills

City Council Meeting Minutes - EXCERPT

May 22, 2017

CALL TO ORDER: Mayor McDaniel at 7:00 p.m.

LOCATION: City Council Chamber, 1827 N. Squirrel Road, Auburn Hills, MI 48326

Present: Mayor McDaniel, Council Members Burmeister, Hammond, Kittle, Knight,

Mitchell, and Verbeke.

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Grice, City Attorney Beckerleg, Police Chief Olko, Deputy Clerk Pierce, Assistant City Planner Keenan, Senior Services Director Adcock, DPW Director Melchert, Recreation Director

Marzolf, Management Intern Thomas.

18 Guests

9. NEW BUSINESS

9b. Motion - Approve Special Land Use Permit / AM General

Mr. Keenan explained the request for the outside storage of vehicles. The site is zoned I-1 Light Industrial and will serve as the home of their new engineering advanced technology and prototype development center where they will manufacture heavy duty military equipment and civilian vehicles. The proposed outside storage area is approximately 30,000 square feet in size. To ensure the fire lane remains clear, the boundaries of the storage area will be outlined with a two-foot wide black line. It will also be striped with yellow paint and labeled "No Parking, Fire Lane". The storage area will be screened with an eight-foot high vinyl fence along the southern and eastern portion of the property line. A letter was provided from the applicant that they would comply with all state and federal regulations related to fuel storage and recycling. He stated that the City's Administrative Review Team and the Planning Commission recommend approval of this project.

Jim Butler, representing PEA, clarified that there is no manufacturing done at this facility. Nancy Lurch, representing AM General, confirmed that it is a prototype R&D technologies. All manufacturing is done down south.

Mr. Knight commented that they have proprietary military related designs. He expressed concern with the security of the facility from a police standpoint. Ms. Lurch stated that in order to keep a certain level of clearance with the Department of Defense, they have many guidelines that they must adhere to and part of their build-out plan is how they keep items secure.

Mr. Kittle questioned if the height of the fence would be an issue due to the variety of vehicles that may be parked there. Ms. Lurch explained that they have taken it into consideration and do not believe it will be an issue when the vehicles are positioned.

Moved by Knight, Seconded by Burmeister:

RESOLVED: To accept the Planning Commission's recommendation and approve the Special Land Use Permit for the outside storage of vehicles for AM General subject to staff and consultants' conditions

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell, Verbeke

No: None

Resolution No. 17.05.087 Motion Carried (7 - 0)



Excerpt CITY OF AUBURN HILLS PLANNING COMMISSION MINUTES

May 10, 2017

1. CALL TO ORDER: Planning Commission Chairperson Quellette called the meeting to order at 7:00 p.m.

2. ROLL CALL: Present: Beidoun, Burmeister, Ouellette, Mendieta, Pederson, Pierce

Absent: Hitchcock, Ochs, Shearer

Also Present: Assistant City Planner Keenan and Recreation Director Marzolf

Guests: 13

Location: City Council Chamber, 1827 N. Squirrel Roads, Auburn Hills, MI 48326

5. PETITIONERS

5a. AM General (7:03 p.m.)

Public Hearing/Motion - Recommendation to City Council for Special Land Use Permit approval for the outside storage of vehicles.

Mr. Keenan introduced the request from AM General for Special Land Use Permit approval to allow the outside storage of vehicles. The business is located at 1399 Pacific Drive on a 10 acre parcel zoned I-1, Light Industrial District. The site will serve as home to their new engineering, advanced technology and prototype development center, where they will manufacture heavy duty military and civilian vehicles. In 1994 the Haden company was granted a special land use permit for outside storage however the permit does not transfer, which is why AM General is here today.

The proposed outside storage area is approximately 30,180 square feet in size. To address the first key issue of assuring the Fire Lane remains clear, the boundaries of the outside storage area will be outlined with a two-foot wide black line. To further assure the Fire Lane remains clear of items, it will be striped with yellow paint labeled "No Parking Fire Lane".

To address the second key issue of screening the outside storage area, an eight-foot high vinyl fence along a portion of the south and east property line. The building will also provide screening of the outside storage area for motorist traveling along Pacific Drive and I-75. The applicant will be able to go into more detail on what will be stored outside.

The third issue relates to the fuel storage tank and recycling operation. The applicant is proposing a 2,000 gallon above ground fuel storage tank and dumpsters for recycling to the east of the vehicle storage area. The size of the fuel tank will require the applicant to obtain an Industrial Stormwater Permit from the MDEQ, as might the recycled material operation. The permit will require AM General to develop a Stormwater Pollution Prevention Plan. The applicant has provided a letter stating they will comply with all applicable Federal and State regulations and provide the City with a copy of their Stormwater Pollution Prevention Plan.

AM General's new facility on Pacific Drive will be home to their new engineering, advanced technology and prototype development center, where they will manufacture heavy duty military and civilian vehicles.

Mr. Jim Butler of PEA, Inc, 2430 Rochester Court Suite, 100, Troy, MI, 48083 and Ms. Kathleen Doherty of AM General 12200 Hubbard St, Livonia, MI, 48150 were present to take questions.

Mr. Butler stated that the dumpsters for waste and recycled materials will be enclosed a masonry wall and with gates. There will also be an above ground fuel storage tank that will be screened by the eight foot high vinyl fence along the south and east property line. He also stated that there will be some vegetation to help with the visual appearance and screening of the property.

Mr. Keenan added that there is currently a row of mature evergreen trees on the property that will stay and help to maintain a positive visual appearance.

Auburn Hills Planning Commission May 10, 2017 Page **2** of **2**

Ms. Doherty stated that the purpose for the eight foot high vinyl fence is to help screen the military vehicles, Humvees, trailers and possible other vehicles.

Mr. Burmeister questioned the need to screening along the East side.

Mr. Keenan clarified that the screening is to help with the visual appearance along I-75 and more importantly for the residents along Taylor Road.

Mr. Beidoun guestioned the conditions from the Fire Marshall to ensure safety on the property.

Mr. Keenan clarified that the Fire Marshall wants to ensure accessibility around the building is maintained should there be any reason for the Fire Department to respond. The striping should help assure the fire lane will be kept clear. Mr. Keenan stated that AM General went above and beyond with the safety on this property.

Mr. Ouellette asked for clarification regarding the traffic patterns and security for the outside storage.

Ms. Doherty stated that some contents will be kept confidential due to the nature of the project however there will be secure gates that will be monitored. There will be no assembly on this property, which will take place at another location out of State.

Mr. Ouellette also questioned the items that will be recycled on this property.

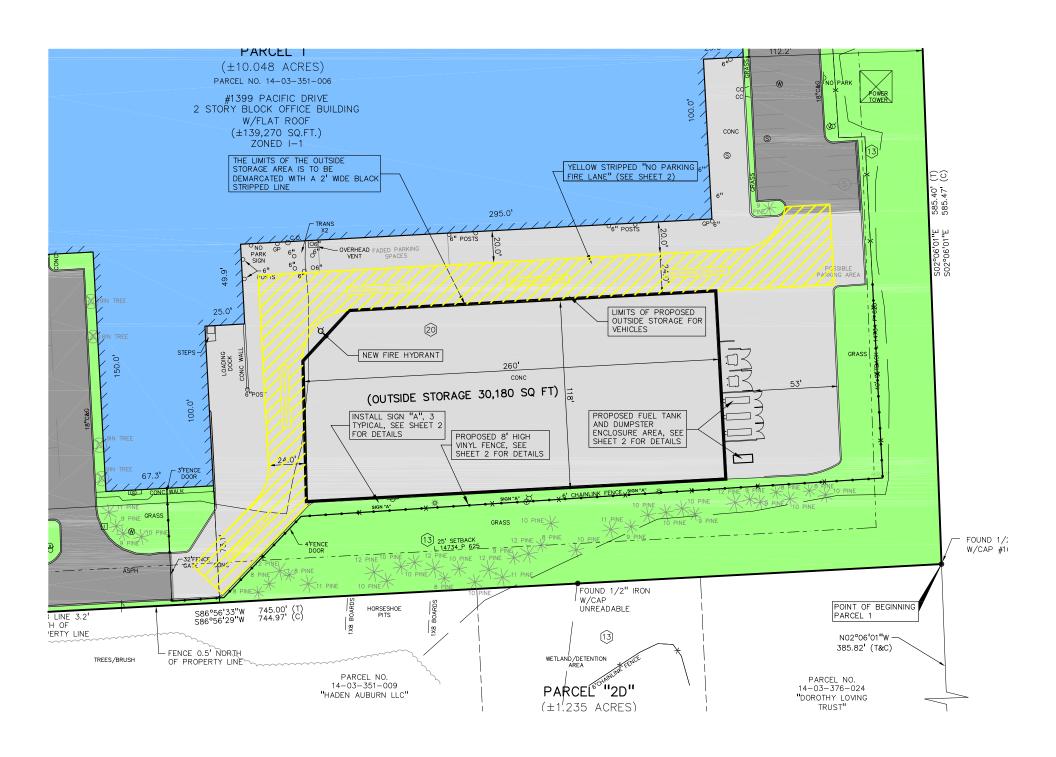
Ms. Doherty clarified that any materials that will be recycled will be done per regulations. She also stated that the only recycling on this property will be done for the materials on this property.

Mr. Ouellette opened the Public Hearing at 7:16 p.m. Hearing no comments, Mr. Ouellette closed the Public Hearing at 7:16 p.m.

Motion made by Mr. Mendieta to recommend to City Council approval of the Special Land Use Permit for the outside storage of vehicles for AM General subject to staff and consultants' conditions. Supported by Mr. Beidoun.

VOTE: Yes: Beidoun, Burmeister, Ouellette, Mendieta, Pederson, Pierce

No: None Motion Carried (6-0)



CHECK LIST

PROJECT NAME

AM GENERAL - OUTSIDE STORAGE

(Check all that apply)

SITE PLAN

✓ SPECIAL LAND USE

TREE REMOVAL PERMIT

REZONING

PUD

The following items have <u>not</u> been included in your packet of information since they are either common non-controversial items or the recommendations have been noted in the project's cover letter.

Public Notice
Fire Department Approval Letter (N/A)
Police Department Approval Letter (N/A)
Woodland Consultant Approval Letter (N/A)
Citizen's Participation Letter and Report

However, if you wish to see a copy of the above documents, they are on file in the Community Development Department.



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: DECEMBER 4, 2023

AGENDA ITEM NO 9B

COMMUNITY DEVELOPMENT

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community

Development

Submitted: November 22, 2023

Subject: Motion – Approval of Site Plan and Tree Removal Permit / 3295 Lapeer Road West

Industrial Building

INTRODUCTION

This is a request from Auburn Hills Realty Ventures, LLC, for approval to construct a 149,170-square-foot light industrial building at 3295 Lapeer Road West, which is located at the terminus of Lapeer Road West, south of the M-24 Connector. The 19.79-acre parcel is zoned I-1, Light Industrial District.

The proposed building will be a speculative facility intended for a single or duplex tenant, offering space for office, warehouse, and light assembly operations.

It is noted that a similar-sized speculative light industrial facility called the *Palace Technology Center* was previously approved by the City Council for the site on June 4, 2001. However, that project stalled after the property was mass-graded and prepared for development due to the economic shock and slowdown caused by the September 11, 2001 terrorist attacks.



Site Location



Rendering of the Proposed Industrial Building – View from the Site Entrance

INTRODUCTION (cont.)

Auburn Hills Realty Ventures, LLC will be the developer of this new project, and once completed, they intend to lease the building. The cost to construct the proposed building is estimated at \$18.7 million. The company intends to begin construction in Summer 2024, with completion in Fall 2025.



Proposed Project Overlaid on Aerial Photo



STAFF RECOMMENDATION

Please be advised that this project has been reviewed by the <u>City's Administrative Review Team</u> and has received a recommendation for approval.

We recommend <u>Conditional Approval</u> of the <u>Site Plan</u> and <u>Tree Removal Permit</u> and offer the following discretionary findings of fact:

- 1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
- 2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance can be met as follows:
 - a) All requirements and standards of the Zoning Ordinance, and other City Ordinances, can be met.
 - b) Safe, convenient vehicular and pedestrian ingress/egress has been depicted; primary access will be to Lapeer Road West.
 - c) Traffic circulation features within the site and the location of parking areas avoid common traffic problems and can promote safety.
 - d) A satisfactory and harmonious relationship will exist between the proposed development and surrounding area.
 - e) The proposed use will not have an unreasonable, detrimental or injurious effect upon the natural characteristics of the subject parcel, or the adjacent area.
- 3. Based on the project's total square footage, 198 parking spaces are required, and 264 parking spaces are depicted.
- 4. The parking layout meets minimum requirements, and barrier-free parking spaces are provided (seven spaces are required, and eight spaces are provided). Two spaces are van accessible.
- 5. Building and parking setback requirements will be met.
- 6. Greenbelts will be provided.
- 7. Landscape requirements will be met, and calculations have been submitted.
- 8. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall be shielded and directed downward. Lamp bulbs and lenses shall not extend below the light fixture shields. Light poles shall not exceed 25 feet in height from the finished grade.
- 9. A note indicates that signs shall meet the requirements of the Zoning Ordinance.
- 10. A note indicates that parking spaces shall be double-striped.
- 11. Ground-mounted and roof-mounted mechanical equipment will be screened.
- 12. A note indicates that no outside storage will be allowed, including pallet storage, overnight vehicles, or trailer storage.
- 13. A Tree Removal Permit is required. 406 replacement trees are required (9 new trees + 397 trees from the 2001 approval), and 253 replacement trees are proposed. Auburn Hills Realty Ventures, LLC has elected to pay \$58,140 (153 trees x \$380 per tree) into the City's Tree Fund for the required replacement trees not planted due to lack of space on the site.

<u>Tree Removal Permit History</u>: 1366 replacement trees were required for the site when the original project was approved in 2001. 969 trees were paid into the Tree Fund by the previous developer before the mass grading of the site in 2001. Thus, 397 replacement trees are still required for the site (297 trees on-site + 100 trees previously proposed off-site along Lapeer Road West). Note: It has been agreed by all parties that the off-site tree planting, originally envisioned in 2001, is not feasible along Lapeer Road West (private road) due to property ownership, vegetation, and utility conflicts.

STAFF RECOMMENDATION cont.

- 14. No pathway or sidewalk connection is required in this location per the City's Parks and Recreation Master Plan.
- 15. Auburn Hills Realty Ventures, LLC has agreed to prepare the parking lot for two electric vehicle charging stations. They will install electrical stubs at planned station locations and will run conduits from the power source to the stubs at the time of construction to support the future installation of the charging stations when needed.

Conditions:

- 1. Auburn Hills Realty Ventures, LLC agrees to meet the requirements of Article XX Administration and Enforcement, Section 2007. Performance Guarantees.
- 2. Auburn Hills Realty Ventures, LLC agrees to pay \$58,140 into the City's Tree Fund prior to the start of construction.

PLANNING COMMISSION RECOMMENDATION

Recommended Approval on November 16, 2023 (7-0 vote)

MOTION

Move to accept the Planning Commission's recommendation and approve the Site Plan and Tree Removal Permit for <u>3295 Lapeer Road West Industrial Building</u> subject to the conditions of the City's Administrative Review Team.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

Thomas A. Taughe



CITY OF AUBURN HILLS PLANNING COMMISSION MINUTES NOT YET APPROVED - EXCERPT

November 16, 2023

CALL TO ORDER: Chairperson Ouellette called the meeting to order at 7:00 p.m.

ROLL CALL: Present: Carolyn Shearer, Sam Beidoun, Laura Ochs, Dominick Tringali, Brian Marzolf,

Chauncey Hitchcock, Greg Ouellette
Absent: Raymond Saelens, Cynthia Pavlich

Also Present: Director of Community Development Steve Cohen, Construction Coordinator/Assistant to the Director of Community Development Devin Lang

Guests: 8

5. PETITIONERS

5b. 3295 Lapeer Road West Industrial Building (7:13 p.m.)

Public Hearing/Motion – Recommendation to City Council for Site Plan and Tree Removal Permit approval to construct a light industrial building.

Mr. Cohen explained that this is a request from Auburn Hills Realty Ventures, LLC to construct a 149,170-square-foot light industrial building at 3295 Lapeer Road West, which is located at the terminus of Lapeer Road West, south of the M-24 connector. The 19.79-acre parcel is zoned I-1, Light Industrial District.

The proposed building will be a speculative facility intended for a single or duplex tenant, offering space for office, warehouse, and light assembly operations. A similar facility was previously approved by City Council for this site on June 4, 2021, but stalled after the economic slowdown following the September 11, 2001 terrorist attacks.

Auburn Hills Realty Ventures, LLC will be the developer of this project, and intends to lease the building upon completion. Construction is anticipated to begin in the summer of 2024, with completion in the fall of 2025.

Christopher Cousino, Auburn Hills Realty Ventures, LLC, 12955 23 Mile Road, Shelby Township, MI 48315 presented the proposal and was available to answer any questions of the Commission.

The Commission asked about the following:

- 1. The type of tenant(s) expected;
- 2. The signage anticipated;
- 3. Tree removal.

Mr. Cousino explained that there are a wide range of tenants allowed per the Ordinance, but he anticipates that it will likely be some type of automotive supplier. He also explained that the sign will be placed at the entrance way to the property, as much of the property is in a conservation easement. Mr. Cousino stated that 397 replacement trees were required to be planted per the 2001 project. Mr. Cohen explained that 9 additional trees will be required to facilitate the new project for a total of 406 trees. Mr. Cousino will be adding 253 replacement trees and paying \$58,140 into the City's Tree Fund for the remaining 153 replacement trees that can't fit onto the site.

Mr. Ouellette opened the public hearing at 7:19 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:19 p.m.

Moved by Ochs to recommend to City Council approval of the Site Plan and Tree Removal Permit for 3295 Lapeer Road West Industrial Building subject to the conditions of the City's Administrative Review Team. Second by Shearer.

VOTE: Yes: Shearer, Tringali, Marzolf, Ochs, Beidoun, Hitchcock, Ouellette

No: None Motion Carried (7-0)



Development COMMUNITY DEVELOPMENT Application

AUBURN HILLS

	me: 3295 Lapeer Road West		<u>City Use Only</u>	
Project Na	me:		Address: 3295 Lapeer Rd W	
General Project Location: 1-75 and M-24 Connector		3293 Laper 19 W		
			Date Received: 8/2/23	
D 16:	19.78 acres		Fees Paid: 4800.00	
	: 19.78 acres Zoning: I-1		sp #: <u>30011</u>	
Sidwell Nu	mber(s):14-11-126-005		SLU #(s):	
Project Des	cription: PROPOSE SINGLE OF DIA	L	LD/LE/SUB #:	
TOURHI	IMDUSTRIAL BUILDING W OFF	(F	RZ #:	
			PUD #:	
Building Siz	ze (sq. ft.):		ZBA #:	
Check requ	ested review(s)			
Site Plan	1	☐ Su	ubdivision	
Tree Re	moval Permit	☐ PI	anned Unit Development - Step 1/Step 2/Combined	
☐ Special I	☐ Special Land Use Permit(s) ☐ Rezoning to			
			BA Variance or Interpretation	
☐ Land Div	vision	L 21	(see supplemental application)	
☐ Land Exc		□ 0·	her	
	Name: CHP4510AHER COUSINO	Sig	gnature: At (m)	
Applicant	Business Name and Address: A VBURN HILLS ROALLY VENTUES LLC			
Арр	City: SHOBYTHP State: MI Zip Co	de: <u>18</u> 5	BIS Phone Number: <u>\$86 254, 2040</u>	
	Fax Number: Alt. Phone N	umber(s)		
s)	Name: SAME AS ABVE	Sig	nature:	
per ner(Business Name and Address:			
Property Owner(s)	City: State: Zip Co	de:	Phone Number:(Provide additional sheet if necessary for multiple property owners)	



ARCHITECTS. ENGINEERS. PLANNERS.

November 7, 2023

Mr. Steven Cohen, AICP Director of Community Development CITY OF AUBURN HILLS 1827 North Squirrel Road Auburn Hills, Michigan 48326

RE: 3295 Lapeer Road West Industrial Building

Site Plan 1st Review

Dear Mr. Cohen:

We have completed the site plan review for the above referenced project with respect to grading, paving, storm drainage/detention, and availability of municipal utilities to serve the site. The site plan, received by this office on November 3, 2023, was prepared by Nowak & Fraus Engineers. The review comments are noted below.

PERMITS:

Various permits will be required for this site, including but not limited to the following:

- ➤ Soil erosion permit from O.C.W.R.C.
- N.P.D.E.S. permit from E.G.L.E.
- Water main extension permit from E.G.L.E.
- Wetland construction permit from E.G.L.E.
- Floodplain Letter of Map Change from F.E.M.A.
- ➤ Drain crossing permit from O.C.W.R.C.
- > Temporary grading easement from adjacent property owner

GENERAL:

The site is located at 3295 Lapeer Road West, south of the I-75/M-24 interchange, in Section 11 of the City of Auburn Hills. The applicant is proposing to construct an approximate 150,000 sq. ft. industrial building that will consist of approximately 18,000 sq. ft. of office space and 132,000 sq. ft. of shop/warehouse space. The new facility will house a single tenant or dual tenant in the automotive or related industry. The site along with the adjacent properties to the south and east are zoned Light Industrial (I-1). A complete legal description of the parcel is shown on the plan. The City of Auburn Hills Standard Notes and Fire Department Notes are included on the plans. A landscape plan was included in the plan set and appears to be acceptable. Furthermore, a soil erosion and sedimentation control plan is needed for engineering review.

It should be noted that this parcel was previously mass graded for a development around 20 years ago, but the development was never completed. As part of that process, a conservation easement was placed over the western (currently wooded/wetland) area of the site as well as the southern portion of the site, south of the Galloway Drain. The current proposed development does not appear to impact these conservation easements; however, several small wetland areas will be impacted, as indicated on the plan. The wetland impacts will require a permit from E.G.L.E. and mitigation accordingly. In addition, a portion of the site is located within the 100-year

City of Auburn Hills 3295 Lapeer Road West Industrial Building November 7, 2023 Page 2 of 3



floodplain for the Galloway Drain. The plans indicate a new proposed 100-year floodplain location, which will require a Letter of Map Change (LOMC) from F.E.M.A.

MUNICIPAL UTILITIES:

There is an existing 8-inch water main that extends along the east side of Lapeer Road West. The applicant is proposing to connect to the stub north of the existing gate valve and extend new water main northwest onto the site. It should be noted that the proposed water main will cross the Galloway Drain and a permit from O.C.W.R.C. will be needed for this crossing. From there, new water main will loop around the proposed building. Eight (8) fire hydrant assemblies are proposed to provide adequate coverage for the site. Fire suppression and domestic service lines are proposed to extend north from the new water main to the southeast side of the building. The size and material type of the proposed water main shall be labeled for engineering review.

There is an existing 21-inch sanitary sewer that extends along the west side of the adjacent parcel to the east. The applicant is proposing to construct a new manhole over the existing sanitary sewer and extend a new sanitary sewer lead to the east side of the building. The size, material type, and slope of the proposed sanitary sewer lead shall be labeled for engineering review.

STORM SEWER AND DETENTION:

The site is located in the Galloway Drainage District, which has a maximum discharge rate of 0.097 cfs/acre. The Galloway Drain extends along the east and southern portion of the site. Storm water runoff for the site will be collected via a series of catch basins and routed to a forebay and detention basin at the west side of the site. The detention basin will then outlet to the existing wetland area on the west portion of the site, and ultimately flow to the Galloway Drain. Preliminary proposed detention calculations were provided on the plan and appear to meet City requirements. Additional details of the stormwater management system will be needed for the engineering review including storm sewer calculations, profiles, and hydraulic grade lines. The size, material, and slope of the storm sewer shall be labeled for engineering review.

TRAFFIC/PAVING:

Access to the site consists of one (1) existing approach off Lapeer Road West. Parking is located to the north, east, and west of the proposed building. The plans indicate concrete curb and gutter throughout the site with 6-inch concrete pavement proposed for the parking spaces and 8-inch concrete pavement proposed for the drive aisles, loading area, and dumpster pads. Concrete pavement for light industrial sites shall be 8-inch concrete on an approved base. Additional cross-sections for the concrete sidewalk and approach off Lapeer Road West shall be provided for engineering review.

The applicant is proposing 264 parking spaces including 8 barrier free accessible parking spaces and 2 future electric vehicle parking spaces. A loading area with truck wells is located at the south side of the building. Two (2) dumpster enclosures are proposed at the southwest corner of the parking lot. A 7-foot-wide concrete sidewalk has been provided along the north, southeast, east, and west sides of the building providing access to the parking lot. An auto turn analysis for the Auburn Hills Ladder Truck and a Single Unit Truck has been included in the plan set.

GRADING:

Existing and proposed grades are shown with contours and spot elevations. The site is sloped towards the east and south sides of the parcel. Slopes exceeding 1:4 are proposed on the east, south, and west sides of the site. Perimeter site slopes appear to match into existing contours prior to all abutting property lines. The proposed forebay and detention basin slopes exceed 1:6 and are proposed to be enclosed with a 4-foot high ornamental fence. Pavement slopes are mostly consistent with City standards and are to remain between 1% and 6% for drive areas and between 1% and 4% for parking areas. Sidewalk slopes shall comply with ADA standards.

City of Auburn Hills 3295 Lapeer Road West Industrial Building November 7, 2023 Page 3 of 3



There are no retaining walls proposed as part of this project; however, retaining walls may be needed at engineering review for areas where the slope exceeds 1:4. Design details and computations (sealed by a licensed engineer) will need to be submitted and approved during the engineering review for walls greater than one (1) foot in height. Any retaining walls over 2.5 feet in height are required to be fenced and the retaining wall detail shall include the fence.

RECOMMENDATIONS:

The site plan is in substantial compliance with City of Auburn Hills requirements, and has been stamped "Approved" by our office. We ask that the site plan approval acknowledge the following:

- 1. The site improvement plan, designed in accordance with Ordinance No. 806, shall be submitted to the City for review and approval prior to construction. A detailed cost estimate for the improvements shall be submitted with the plans signed and sealed by the design engineer.
- 2. The developer must post a performance guarantee, in accordance with the City's requirements as set forth in the City of Auburn Hills Ordinance No. 372, Section 2007, Performance Guarantees. The estimate of the guarantee shall be submitted with the site improvement plan and must reflect all costs for site improvements, including but not limited to mass grading, roadways, lighting, utilities, pathways, sidewalks, screening, landscaping, driveways, retaining walls, parking lots, drainage, stormwater retention basins, and other similar features.

If you have any questions or are in need of any further information, please feel free to contact our office.

Sincerely, OHM Advisors

MaryKate Kirksey for Hannah Driesenga, P.E.

Transmitted via e-mail to Steven Cohen: November 7, 2023

cc: File

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November 3, 2023

Steve Cohen, Director Com. Dev. City of Auburn Hills, Community Development Department 1827 North Squirrel Road Auburn Hills, MI 48326

Subject: Woodlands Ordinance Review for 3295 Lapeer West Road, Auburn Hills, MI

Dear Mr. Cohen,

The submittals regarding the above-mentioned project were reviewed and a site visit made to correlate information. This site was cleared of trees/mass graded in 2001. At that time, removed trees were partially compensated for by paying into the City's Tree Fund (1366 replacement trees; 969 trees paid into Tree Fund; Balance 397). The current project is responsible for the balance of trees removed from site and a small number of newly inventoried trees. See the tree detail chart below regarding the proposed project.

TREE REQUIREMENT TABLE - EV Parts Assembly, Distribution & Office Facility

DESCRIPTION	TOTAL TREES	Required/REPLACEMENT TREES
Total Trees Surveyed (2023)	114 (15 off site)	
Removed Regulated Trees	403 (6 current + 397 from 2001)	403
Removed Landmark Trees 2023 - 1	(1 current Landmark tree Total of 25.3" DBH)	3
Removed Non-regulated Trees	92	0
Saved Regulated Trees	0	0
TOTAL Req. Replacement Trees		406 Trees

Applicant is responsible for 406 regulated/replacement trees. One tree being removed is a Landmark tree and replacement is compensated for in the 406 total replacement tree figure. The landscape plans provide 253 trees. The balance of 153 required replacement trees will be paid into the City's Tree Fund to satisfy the Woodlands Ordinance as follows: 153 replacement trees x \$380 = \$58,140. This project is approved based on the landscape design and Tree Fund fulfillment stated above.

Best regards,
whie Fackecki T-

Julie Stachecki

City of Auburn Hills Woodland Consultant







EXCERPT

CITY OF AUBURN HILLS REGULAR CITY COUNCIL MEETING

June 4, 2001

CALL TO ORDER: Mayor McMillin called the City Council Meeting to order at 7:30 p.m. with the

Pledge of Allegiance

ROLL CALL: Present. Mayor McMillin, Mayor Pro Tem Cooper, Council Members

Harvey-Edwards, Knight, McDonald, Pillsbury, Sendegas

Absent. None

Also Present. City Manager Ross, Assistant City Manager Tanghe, Clerk Venos,

Community Development Director McBroom, Director of Public Works Culpepper, Police Chief Olko, Police Lt. Hardesty, Assistant Fire Chief Wyatt, District Fire Chief-Station 3, Moniz, Fire Lt. Toss, Fire Lt. Farrell, Firefighter Nassar, eight Fire Department representatives, City Engineer Westmoreland, Brownfield Redevelopment Authority Chair Capen, Tax Increment Finance Authority Chair Bennett, City Attorney Hampton

42 Guests

LOCATION: Civic Center, 1827 N. Squirrel Road, Auburn Hills MI 48326

7. CONSENT AGENDA

All items listed are considered to be routine by the City Council and will be enacted by one
motion. There will be no separate discussion of these items unless a Council member or
citizen so requests, in which event the item will be removed from the Consent Agenda and
considered in its normal sequence on the agenda.

Mr. McMillin referenced consent agenda items. The following item was requested to be removed from the consent agenda: 7j by Mr. Knight, Mrs. Cooper and Mr. McMillin.

Mrs. Cooper moved to approve consent agenda items as follows:

7a. Announcement of Meetings

Planning Commission Study Meeting, June 7, 7:30 p.m., Civic Center Brownfield Redevelopment Authority, June 12, 6:30 p.m., Civic Center Tax Abatement Review Committee, June 13, 6:00 p.m., Civic Center Tax Increment Finance Authority, June 14, 4:30 p.m., Civic Center Zoning Board of Appeals, June 14, 7:30 p.m., Civic Center City Council, June 18, 7:30 p.m., Civic Center

7b. Receive Board and Commission Minutes

- 7b.1. Public Safety Advisory Committee, May 22
- 7b.2. Library Board, May 22
- 7b.3. Planning Commission, May 24
- 7b.4. Compensation Commission, May 29
- **7c.** LD01-02, Oakland Building Materials to accept the Planning Commission's recommendation and approve LD01-02, Oakland Building Materials, proposed land division of 3.39 acres (including 0.36 acres of right-of-way to be dedicated), zoned I-1, Light Industrial, located at 1099 Doris Road, to create three (3) new parcels consisting of Parcel "A", 1.47 acres, Parcel "B", 0.64 acres, and Parcel "C", 0.92 acres (Sidwell No. 14-23-326-012), subject to any conditions as recommended by all appropriate agencies and the recording of all appropriate documents at the Oakland County Register of Deeds.
- 7d. SP00-37, Oakland Building Materials, Buildings A and B to accept the Planning Commission and the Community Development Department's recommendation and approve SP00-37, and the tree removal permit, for Oakland Building Materials, Buildings A and B, request to construct an 8,000 square foot light industrial building (Building "A") and a 12,000 square foot light industrial building (Building "B") on property zoned I-1, Light Industrial, located at 1099 Doris Road (part of Sidwell No. 14-23-326-012), including the discretionary findings of fact from Mr. Steve Cohen, subject to any conditions as recommended by all appropriate agencies.
- **7e.** SP01-04, Automated Systems, Inc.-Building Addition to accept the Planning Commission's recommendation and approve SP01-04, Automated Systems, Inc. Building Addition request to construct an 11,329 square foot addition to an existing industrial building on property zoned I-1, Light Industrial, located at 2400 Commercial Drive (Sidwell No. 14-14-126-014), including the discretionary findings of fact from Mr. Steve Cohen, subject to any conditions as recommended by all appropriate agencies.

- <u>7f. SP01-06, Palace Technology Center</u> to accept the Planning Commission and the Environmental Review Board's recommendation and approve SP01-06, and the tree removal permit, for Palace Technology Center request to construct a 149,887 square foot industrial building on property zoned I-1, Light Industrial, located at the terminus of West Lapeer Road, south of the M-24 Connector (Sidwell No. 14-11-126-005), including the discretionary findings of fact from Mr. Steve Cohen, subject to any conditions as recommended by all appropriate agencies.
- <u>7g. PCP01-02, Loctite Technical Center</u> to accept the Environmental Review Board's recommendation and approve PCP01-02, Loctite Technical Center, for a construction and operating permit for a large quantity user/generator of hazardous substances at an existing building located at 2455 Featherstone Drive, subject to any conditions as recommended by all appropriate agencies.
- <u>7h. Recommendation on Tree Removal Permit for Lake Village Commercial</u> to accept the Environmental Review Board's recommendation and approve a Tree Removal Permit for Lake Village Commercial to facilitate the mass grading of the site, subject to any conditions as recommended by all appropriate agencies.
- 7i. Recommendation to Award Bid for the Sheffield Road Sanitary Sewer Improvement to award the bid for the Sheffield Road Sanitary Sewer Improvements to Pamar Enterprises, Inc. of New Haven, Michigan, in the amount of \$908,457.00.
- 7k. Recommendation to Award Bid for Collier Road Water Main Extension to award the bid for the Collier Road Water Main Extension to Roger Ingles Construction, Inc. utilizing alternate #3, HDPE, in the amount of \$273,835.00.
- 7I. Recommendation to Award Bid for a Logging Recorder and a Master Time Base System to award the bid for Voice Logger and NetClock with options for the Public Safety Center to DSS Corp/Racal Mirra Series II system with desired options in the amount of \$25,324.
- 7m. Recommendation for Approval of the Cost Participation Agreement for Road Improvements on South Boulevard Bridge over I-75 to accept the cost participation agreement for right-of-way for the South Boulevard Bridge over I-75 and to authorize the Mayor and City Clerk to execute the agreement on behalf of the City.

Supported by Mrs. Sendegas.

Mr. Pillsbury requested that the identification of the road on a site plan be corrected to indicate it is M-24 rather than US24.

VOTE: Yes: Cooper, Harvey-Edwards, Knight, McDonald, McMillin, Pillsbury, Sendegas

No: None

Motion carried (7-0)

EXCERPT

CITY OF AUBURN HILLS PLANNING COMMISSION MEETING

May 24, 2001

CALL TO ORDER: Chairperson Beckett called the meeting to order at 7:30 p.m.

ROLL CALL: Present. Beckett, Beidoun, Cooper, Hurt-Mendyka, Marien, McKissack,

Ouellette, Schoonfield, Spurlin

Absent. None

Also Present. City Planner Cohen

Councilperson Sendegas TIFA Chairperson Bennett

38 Guests

LOCATION: Civic Center, 1827 N. Squirrel Road, Auburn Hills MI 48326

PETITIONERS

SP 01-06, Palace Technology Center

(Sidwell No. 14-11-126-005)

Mr. Beckett presented the request for approval to construct a 149,887 sq. ft. industrial building on property zoned I-1, Light Industrial district. The property is generally located at the terminus of West Lapeer Road, south the M-24 Connector.

Mr. Cohen reviewed his letter dated May 18, 2001 with the following recommendations:

We are recommending <u>Approval</u> of the Site Plan and offer the following discretionary findings of fact:

- 1. The Site Plan contains sufficient basic information required by Zoning Ordinance No. 372 for a recommendation.
- 2. The requirements of Section 1815, Items 7A-7E of Zoning Ordinance No. 372 can be met as follows:
- A) All requirements and standards of the Zoning Ordinance, and other City Ordinances, can be met.
 - B) Safe, convenient vehicular and pedestrian ingress/egress has been depicted; primary access will be to West Lapeer Road.
- C) Traffic circulation features within the site, and the location of parking areas, avoid common traffic problems and can promote safety.
 - D) A satisfactory and harmonious relationship will exist between the proposed development and surrounding area.
 - E) The proposed use will not have an unreasonable, detrimental or injurious effect upon the natural characteristics of the subject parcel, or the adjacent area.
- 3. Based upon the number of employees and floor area 289 parking spaces are required and 293 parking spaces are depicted.
- 4. The parking layout meets minimum requirements and parking spaces are provided for the handicapped (8 are required and 8 are provided). One van accessible space is also provided.
- 5. Building, parking, and dumpster setback requirements will be met.
- 6. Greenbelts will be provided.
- 7. Landscape requirements will be met and calculations have been submitted.
- 8. Loading/unloading area will be met.
- 9. A note indicates lighting will be provided at 1/4 lumen per sq. ft. of parking.
- 10. A note indicates that signs shall meet the requirements of Zoning Ordinance No. 372.
- 11. A note indicates that parking spaces shall be double striped.

- 12. All roof-mounted and ground-mounted mechanical equipment will be screened.
- 13. A note indicates that there will be no pallet storage, overnight vehicles, or trailer storage.

Mr. Cohen brought to the attention of the Planning Commission that almost one quarter of a million dollars would be contributed to the tree fund because there is not adequate space to replace all of the trees that need to be removed from the site.

Mr. Christopher Burton, Burton-Katzman Development, explained a 150,000 square foot building is being proposed to be built on 13 of the 19 acres. The remaining six acres are wooded wetland that will help to retain the natural beauty and character.

Ms. Marien asked for an explanation on what an "M" type approach is as stated in the letter from OHM. **Mr. Al Hargis**, Giffel-Webster Engineers, explained the MDOT curb section will be constructed on Lapeer Road West, a concrete section that has a gutter pin that runs across the edge of the existing drive with a curb return on either side, and then filled with black top.

Replying to Mr. Ouellette, Mr. Burton stated there wasn't a user for this building as of yet and they are hoping for a single user.

Ms. Hurt-Mendyka asked for assurance from Mr. Burton that there would be no need for any variances with regards to the signage for the building.

Mr. McKissack asked if there was a mitigated area where the construction is to take place. His concern is the abundance of wildlife that will be affected by the construction. Mr. Woody Held, King - McGregor Environmental, explained there is about a half acre of wetland impact proposed with this project and there is currently an application submitted to the MDEQ, with a meeting scheduled to discuss the issues related to the wetlands and the flood plains. Regarding the wetland mitigation, Mr. Held continued saying it hasn't been discussed with the State yet, but there is an opportunity on this site to mitigate for the lost wetlands in an area where they are doing a compensating cut for the flood plain fill. Mr. Held explained the area adjacent to the west side of the development is essentially to compensate for the fill that is being placed in the flood plain, to lower the area to the same grade as the adjacent wetland area. Further, if wetland mitigation is to be required, this area would be ideal. Mr. McKissack questioned why the tree replacement isn't indicated on the site plan even though dozens and dozens of protected trees will be removed. Mr. Cohen explained tree replacement and tree removal are reviewed by the Environmental Review and their recommendation is sent to the City Council. Mr. Cohen continued saying approximately 1.003 trees will be removed and 297 will be replaced back on site, with another 100 trees being planted along Lapeer Road West. The balance of the trees won't fit on the property so they are recommending a contribution of almost a quarter of a million dollars into the tree fund. The ERB is very pleased with the plan and has recommended approval.

Ms. Marien asked for clarification on wetland mitigation and how the State would benefit as opposed to the City. Mr. Held said typically mitigation is creating new wetlands to replace what was filled and lost. Continuing, Mr. Held explained generally you take an area of higher ground that is not wetland, and make it lower so you are able to move wetland plants and soils into that new area. Mr. Cohen stated OHM required the mitigation for the City, even though MDEQ may not think it is necessary.

Mr. Ouellette asked if the natural flow of the Aimee drain would be disrupted. Mr. Held explained the flow is roughly 510 cfs through the ditch, under I-75, with a culvert under the drive to allow the flow to stay at the same elevation as the 100 year storm that was determined by MDEQ.

Mr. Spurlin questioned the ratio of the mitigation. Mr. Held stated the ratio could be as high as 1.6 to 1.

Mr. Beidoun questioned of the untouched six acres, what portion is wetlands. Mr. Held believed it to be 5.41 acres.

Planning Commission - May 24, 2001 Page 3 of 3

Ms. Hurt-Mendyka asked if the remaining wetland portion could be dedicated as a conservation easement. Mr. Held believed MDEQ was in favor of the conservation easement as was he.

Mr. McKissack asked if the natural environment would be maintained along Aimee drain. Mr. Harsig explained the only disturbance will be where the culverts are installed at the crossing, but the natural environment will be maintained. Ms. Marien questioned if the trees and bushes would be removed along the creek. Mr. Harsig explained only those at the crossing and only trees in the path of construction are being removed.

Mr. Burton hoped to start construction as soon as possible.

Mr. Ouellette questioned if this was just part of a larger development. Mr. Burton stated he owns nothing contiguous to this parcel.

Mr. Ouellette moved to recommend to City Council approval of SP 01-06, Palace Technology Center (Sidwell No. 14-11-126-005), the request for approval to construct a 149,887 sq. ft. industrial building on property zoned I-1, Light Industrial district. The property is generally located at the terminus of West Lapeer Road, south the M-24 Connector. This is to include discretionary findings of fact found in Mr. Cohen's letter dated May 18, 2001 and all applicable City consultants and agencies. Supported by Mr. Schoonfield.

VOTE: Yes: Beckett, Beidoun, Cooper, Hurt-Mendyka, Marien, McKissack, Ouellette,

Schoonfield, Spurlin

No: None.

Motion Carried (9-0)

EXCERPT

CITY OF AUBURN HILLS ENVIRONMENTAL REVIEW BOARD

May 23, 2001

CALL TO ORDER: Chairman Kresnak called the meeting to order at 6:31 p.m.

ROLL CALL: Present: Kresnak, Parent, Peters, Rowe

Absent: Harvey-Edwards, Ostrowski, Zellen

Also Present: Steve Cohen, City Planner

7 guests

LOCATION: Civic Center, 1827 N. Squirrel Road, Auburn Hills 48326

PUBLIC HEARINGS

SP01-06 Palace Technology Center

Public hearing was opened at 6:36 p.m. with the request for recommendation to City Council for tree removal permit approval to facilitate the construction of a 149,887 square foot industrial building on property zoned I-1, light industrial. The property is generally located at the terminus of West Lapeer Road between I-75 and M-24 connector. Mr. Cohen referenced his memo dated May 17, 2001:

Attached is a report from Woodlands Consultant Brian Colter, ACRT Inc.dated May 15,2001 related to the above mentioned project. Mr. Colter has conducted an on-site inspection to confirm plan correctness and recommends approval of the submittal.

The petitioner proposed to remove 1310 protected trees (32 landmark trees). The applicant also respectfully requests a credit for 6 saved trees. If the request for credit is granted, then a total of 1366 replacement trees are required for the project (see attached).

The applicant proposed to plant 297 replacement trees on site. All replacement trees will meet the size and diversity of requirements of the City of Auburn Hills Woodland Preservation Ordinance.

The applicant has requested in a letter dated May 14, 2001 to bank or set aside 100 trees for future landscaping off-site along West Lapeer Road with the condition that monies be placed into the City Tree Fund if the trees are not planted within 1 year (see attached). We have no objection and have encouraged this request. The applicant shall submit a landscape plan for ERB review prior to planting the 100 trees.

Lastly, due to lack of space on site, the applicant has agreed to pay \$242,250.00 (1069 trees-100 banked trees = 969 trees x \$250.00*) into the City Tree Fund.

After the public hearing, if you find your questions satisfactorily answered it would be appropriate to move to recommend to City Council approval of a tree removal permit for the <u>SP01-06, Palace Technology Center</u> subject to the collection of \$242,250.00 to be deposited into the City Tree Fund and the allowance of 100 replacement trees to be banked for future off-site planting per conditions of the applicant's letter dated May 14, 2001.

Chairman Kresnak and Mr. Cohen discussed that the 100 trees planted will be on private property and the petitioner needs to make agreements with the owners to plant along the road. Chairman Kresnak feels the petitioner should be acknowledged by the city in appreciation for their efforts and complying with the ordinance in regards to the monies going into Tree Fund. Mr. Cohen clarified for Mr. Parent that the recommendation would be the money be paid up front upon approval by City Council. Chairman Kresnak called for the petitioner's presentation. **Mr. Christopher Burton, Assistant Project Manager for Burton Katzman Development, 30100 Telegraph Road, Ste. 366, Bingham Farms, MI 48025** introduced Mr. Larry Goss, Vice President of Burton-Katzman Development, Mr. Al Argas and Mr. John Turbstroft from Giffel-Webster Engineers. They are planning on building a 150,000 square foot light industrial building to

be located on 13 of the 19 acres on-site. The remaining 6 acres will be kept in its natural wooded beauty and character.

When questioned by Chairman Kresnak Mr. Argas responded that a little less than one third of the acreage is wetlands.

Mr. Peters requested verification that the 100 banked trees will be planted into a close proximity to Palace Technology Center. Mr. Burton stated they have spoken to their neighbors regarding improving West Lapeer Road and hope to line the road with trees on both sides for a more dramatic entrance.

Mr. Cohen stated that the diversity requirements will be met and the 100 trees would be considered a separate project which will need to be approved by this board and City Council within one year.

Chairman Kresnak stated the board appreciates their effort and commitment to the preservation of the woodlands.

Chairman Kresnak opened the floor for statements from the audience at 6:51 p.m.

Public hearing was closed on SP01-06, Palace Technology Center at 6:52 p.m.

Mr. Peters moved to recommend to City Council approval of a tree removal permit for <u>SP01-06</u>, <u>Palace Technology Center</u> subject to the collection \$242,250.00 to be deposited into the City Tree Fund and the allowance of 100 replacement trees to be banked for future off-site planting subject to the conditions of the applicants letter dated May 14, 2001. Supported by Mr. Parent

VOTE: Yes: Kresnak, Parent, Peters, Rowe.

No: None

Motion carried (4-0)

Owner / Developer

AUBURN HILLS VENTURES, LLC c/o KEMP BUILDING CO. 275 W. Girard Madison Heights, MI 48071

CONTACT: Mr. Chris Cousino Tel. (586) 254-4367

Architect

FRANK SALAMONE ARCHITECTS 48701 Hayes Road Shelby Township, MI 48315 Tel. (586) 532-0091

CONTACT: Frank Salamone

Civil Engineer

NOWAK & FRAUS ENGINEERS 46777 Woodward Ave. Pontiac, MI 48342-5032 Tel. (248) 332-7931 Fax. (248) 332-8257

CONTACT: Brad W. Brickel, P.E.

Landscape Architect

NOWAK & FRAUS ENGINEERS 46777 Woodward Ave. Pontiac, MI 48342-5032 Tel. (248) 332-7931 Fax. (248) 332-8257

CONTACT: George Ostrowski, LLA, LEED AP

LEGAL DESCRIPTION

(PER TITLE COMMITMENT FILE NO. 761578, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 19, 2016)

THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF OAKLAND, CITY OF AUBURN HILLS, STATE OF MICHIGAN, IS DESCRIBED AS

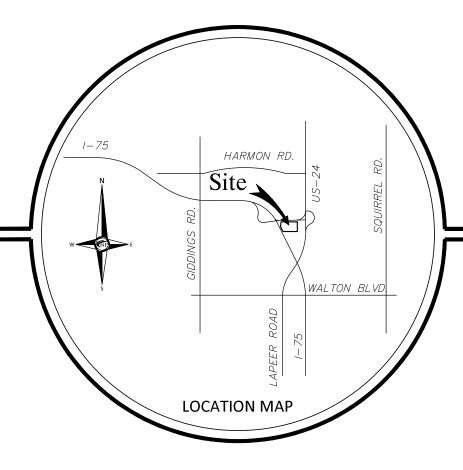
PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 88 DEGREES 59 MINUTES 17 SECONDS EAST, 49.05 FEET; THENCE SOUTH 33 DEGREES 43 MINUTES 45 SECONDS EAST, 1,731.32 FEET; THENCE NORTH 88 DEGREES 18 MINUTES 28 SECONDS EAST, 121.51 FEET; THENCE NORTH 33 DEGREES 43 MINUTES 45 SECONDS WEST, 209.19 FEET; THENCE NORTH 22 DEGREES 45 MINUTES 14 SECONDS WEST, 324.34 FEET TO THE POINT OF BEGINNING; THENCE NORTH 22 DEGREES 45 MINUTES 14 SECONDS WEST, 184,98 FEET: THENCE NORTH 02 DEGREES 38 MINUTES 14 SECONDS EAST, 449.94 FEET; THENCE NORTH 81 DEGREES 06 MINUTES 12 SECONDS EAST, 1.085.58 FEET: THENCE 135.03 FEET ALONG THE ARC OF THE CURVE TO THE RIGHT, RADIUS 720.48 FEET, CENTRAL ANGLE OF 10 DEGREES 44 MINUTES 20 SECONDS, CHORD BEARS NORTH 86 DEGREES 22 MINUTES 42 SECONDS EAST, 134.84 FEET; THENCE SOUTH 03 DEGREES 28 MINUTES 13 SECONDS EAST, 762.33 FEET; THENCE SOUTH 88 DEGREES 18 MINUTES 28 SECONDS WEST, 1,199.24 FEET TO THE POINT OF BEGINNING. 3295 LAPEER ROAD WEST TAX ID NO. 14-11-126-005

EASEMENT PARCEL:

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AND PUBLIC UTILITIES AS CREATED, LIMITED AND DEFINED IN MUTUAL EASEMENT AND AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 5989, PAGE 17, ASSIGNMENT AND ASSUMPTION OF MUTUAL EASEMENT AND AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 7058, PAGE 166 AND AMENDMENT AND RESTATEMENT OF MUTUAL EASEMENT AND AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 22402, PAGE 633, OAKLAND COUNTY RECORDS

City of Auburn Hills, Oakland County, Michigan SITE PLAN DOCUMENTS Prepared For Auburn Hills Ventures, LLC

PART OF THE NW 1/4 OF SECTION 11, TOWN 3 NORTH, RANGE 10 EAST



Project Name

3295 Lapeer Road West **Industrial Building**

SHEET INDEX

Boundary - Topographic - Tree Survey Boundary - Topographic - Tree Survey Dimensional Site Plan General Site Plan SP03.2 Zoning Plan (Aerial) SP04 Fire Truck Access Plan Semi Truck Access Plan **Engineering Site Plan** Project Notes and Details Plan EV-Lighting Notes and Details Sheet

Tree Preservation Plan Landscape Plan Landscape Notes & Details

A-1 Floor Plan Flevations

07-27-23 ISSUED FOR SITE PLAN REVIEW 10-19-23 SITE PLAN RESUBMITTAL 11-03-23 REVISED PER CITY REVIEW

PROJECT NARRATIVE

THE EXISTING 19.79 ACRE SITE, ZONED LIGHT INDUSTRIAL, AT THE END OF LAPEER ROAD WEST IS CURRENTLY VACANT AND IS PROPOSED TO BE DEVELOPED FOR A NEW 149.170 SO.FT. INDUSTRIAL BUILDING. THE 149.170 SO.FT. BUILDING IS INTENDED TO HOUSE EITHER A SINGLE TENANT OR DUAL TENANT AND WILL OFFER FEATURES TO MEET TODAY'S INDUSTRIAL USER MARKET INCLUDING: PARKING FOR A MIX OF WAREHOUSE AND OFFICE, 28' CLEAR CEILING HEIGHT IN THE WAREHOUSE AREA, TRUCK DOCKS, AT GRADE OVERHEAD DOORS, CONTEMPORARY STYLE, HIGH, ENERGY EFFICIENCY AND DURABLE MATERIALS. TENANTS EXPECTED TO UTILIZE THE BUILDING WILL LIKELY BE FROM THE AUTOMOTIVE AND RELATED INDUSTRIES.

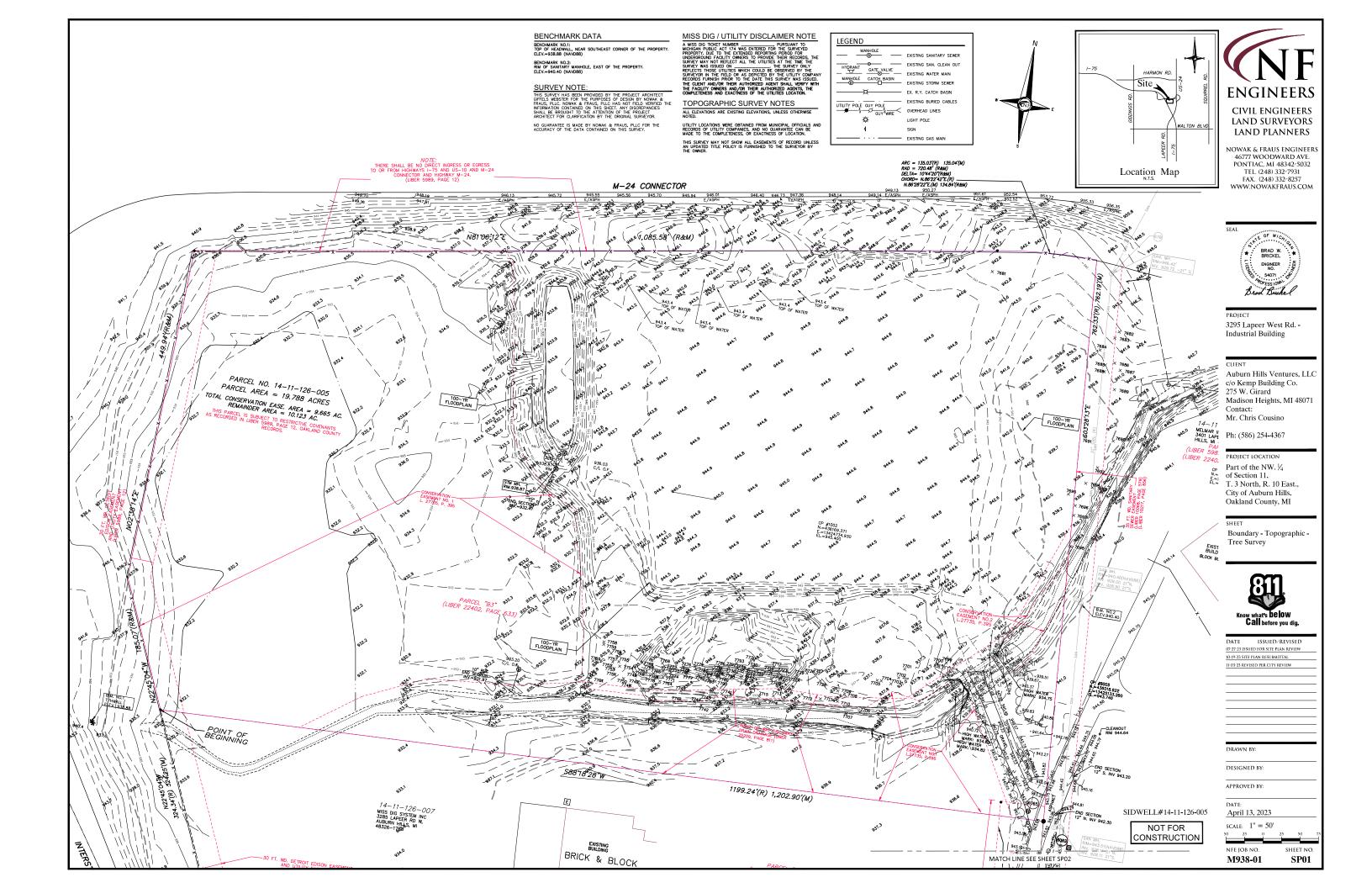


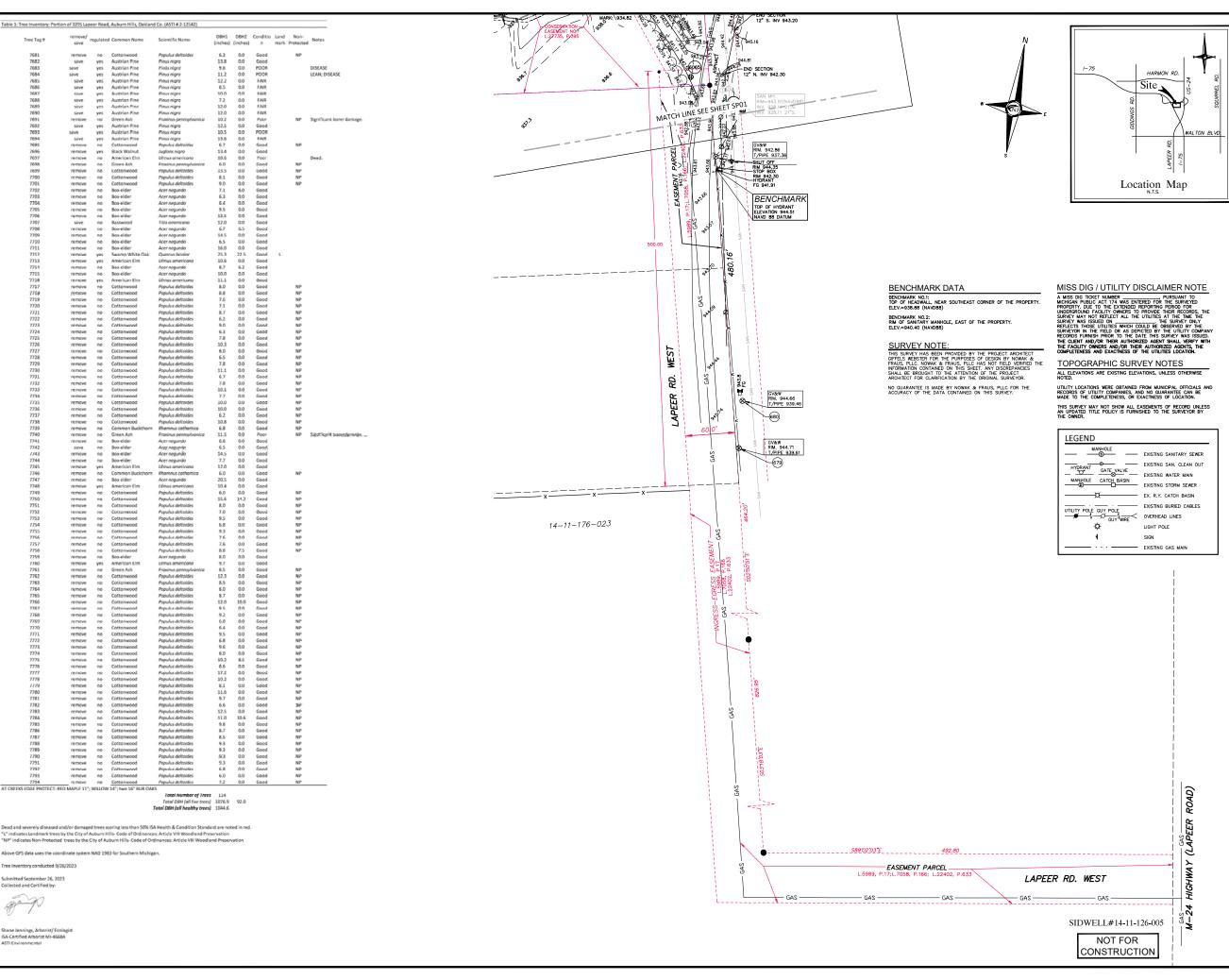






NOWAK & FRAUS ENGINEERS PONTIAC, MI 48342-5032 FAX. (248) 332-8257





NF ENGINEERS

CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

NOWAK & FRAUS ENGINEERS 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 TEL. (248) 332-7931 FAX. (248) 332-8257 WWW.NOWAKFRAUS.COM



PROJECT

3295 Lapeer West Rd. -Industrial Building

CLIENT

Auburn Hills Ventures, LLC c/o Kemp Building Co. 275 W. Girard Madison Heights, MI 48071 Contact: Mr. Chris Cousino

Ph: (586) 254-4367

PROJECT LOCATION

Part of the NW. 1/4

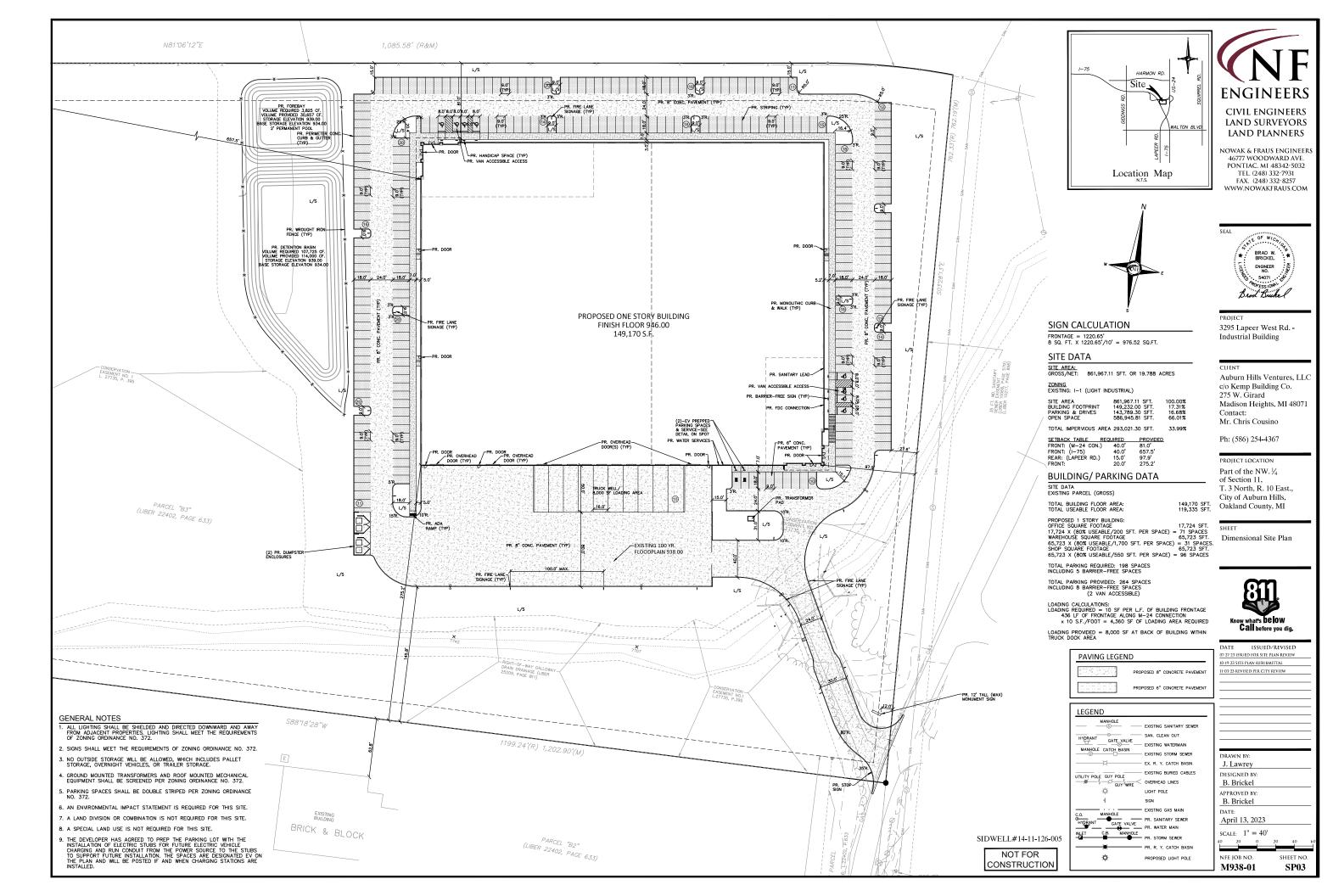
of Section 11, T. 3 North, R. 10 East., City of Auburn Hills, Oakland County, MI

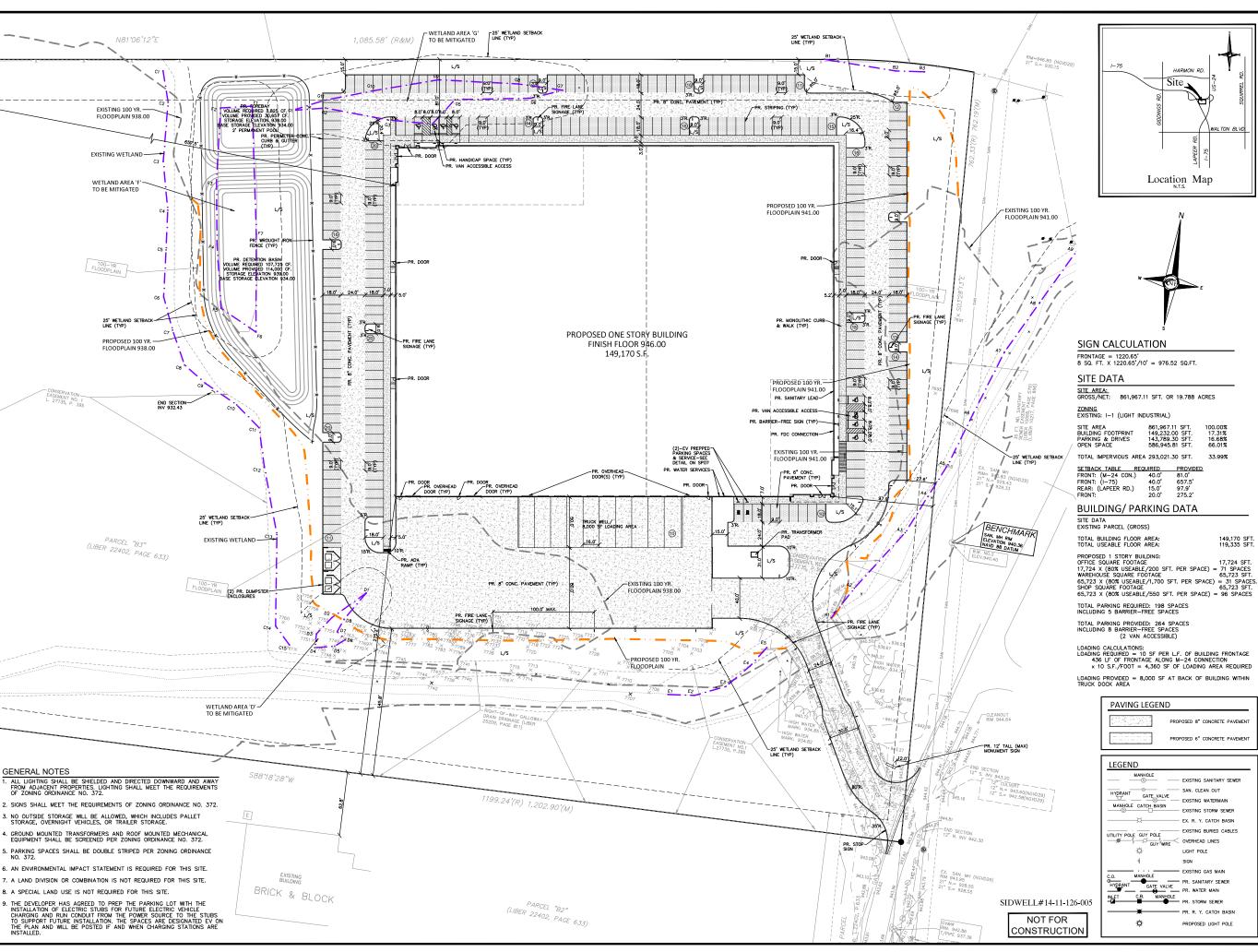
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Boundary - Topographic -Tree Survey



NFE JOB NO. M938-01	SHEET NO.
SCALE: 1" = 50'	25 50
April 13, 2023	
DATE: April 12 2022	
APPROVED BY:	
DESIGNED BY:	
DRAWN BY:	
IF U.J Z.J REVISED FER CITY	REVIEW
10-19-23 SITE PLAN RESUBA 11-03-23 REVISED PER CITY	
07-27-23 ISSUED FOR SITE F	
	KEVISED



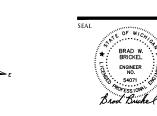






NOWAK & FRAUS ENGINEERS 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 FAX. (248) 332-8257 WWW.NOWAKFRAUS.COM

LAND PLANNERS



PROJECT

33.99%

3295 Lapeer West Rd. -Industrial Building

Auburn Hills Ventures, LLC c/o Kemp Building Co. 275 W. Girard

Madison Heights, MI 48071 Contact: Mr. Chris Cousino

Ph: (586) 254-4367

PROJECT LOCATION

Part of the NW. 1/4 of Section 11, T. 3 North, R. 10 East., City of Auburn Hills. Oakland County, MI

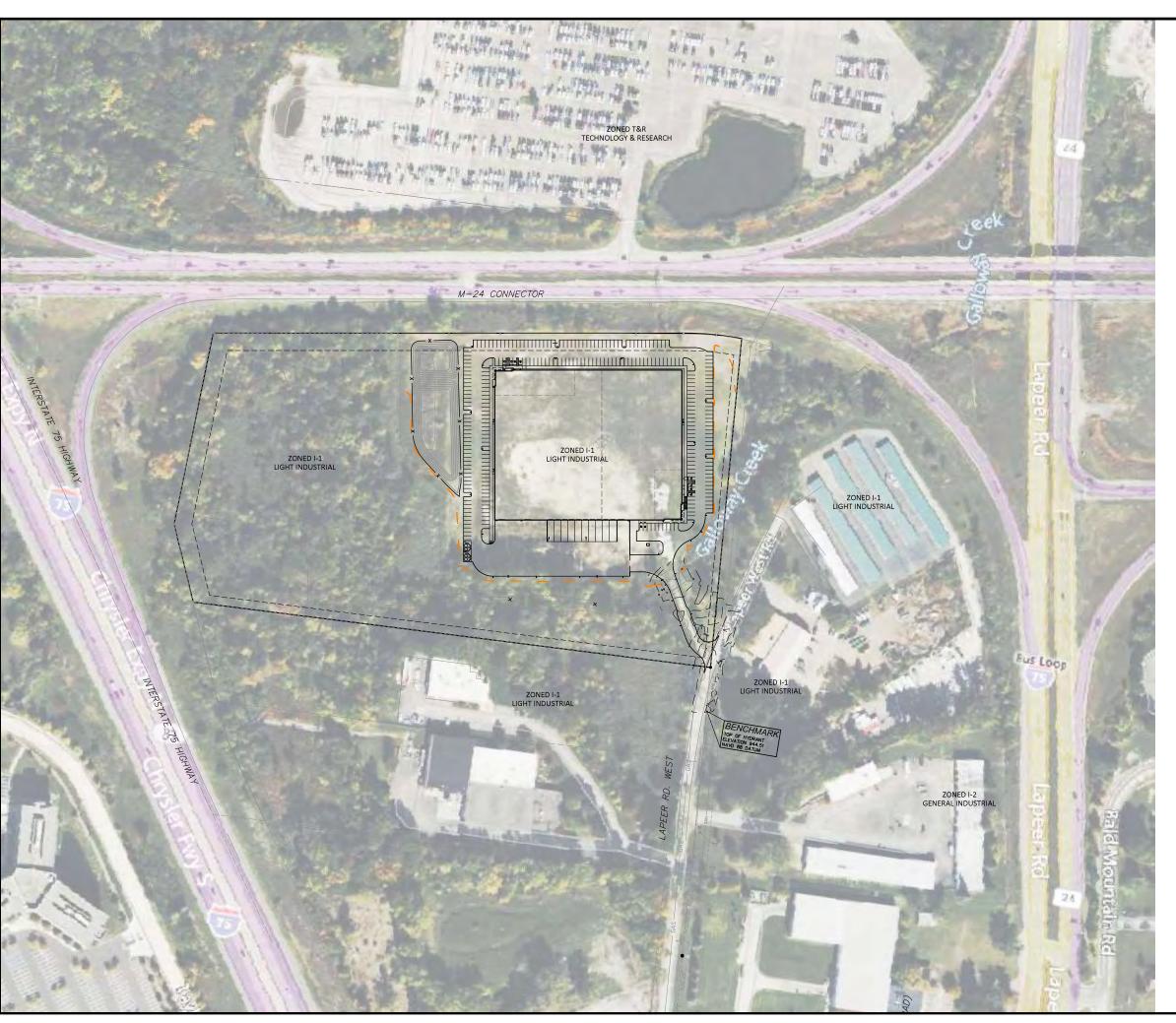
General Site Plan

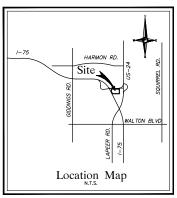


ISSUED/REVISED 07-27-23 ISSUED FOR SITE PLAN REVIEW 10-19-23 SITE PLAN RESUBMITTAL 11-03-23 REVISED PER CITY REVIEW PROPOSED 8" CONCRETE PAVEMENT PROPOSED 6" CONCRETE PAVEMENT SAN. CLEAN OUT EXISTING WATERMAIN EXISTING STORM SEWER EX. R. Y. CATCH BASIN J. Lawrey EXISTING BURIED CABLES DESIGNED BY B. Brickel APPROVED BY B. Brickel PR. SANITARY SEWER April 13, 2023 SCALE: 1" = 40' PR. STORM SEWER PR. R. Y. CATCH BASIN PROPOSED LIGHT POLE

M938-01

SP03.1







CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

NOWAK & FRAUS ENGINEERS 46777 WOODWARD AVE. PONTIAC. MI 48342-5032 TEL. (248) 332-7931 FAX. (248) 332-8257 WWW.NOWAKFRAUS.COM





PROJECT

3295 Lapeer West Rd. -Industrial Building

CLIENT

Auburn Hills Ventures, LLC c/o Kemp Building Co. 275 W. Girard Madison Heights, MI 48071 Contact: Mr. Chris Cousino

Ph: (586) 254-4367

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PROJECT LOCATION

Part of the NW. ½

of Section 11,

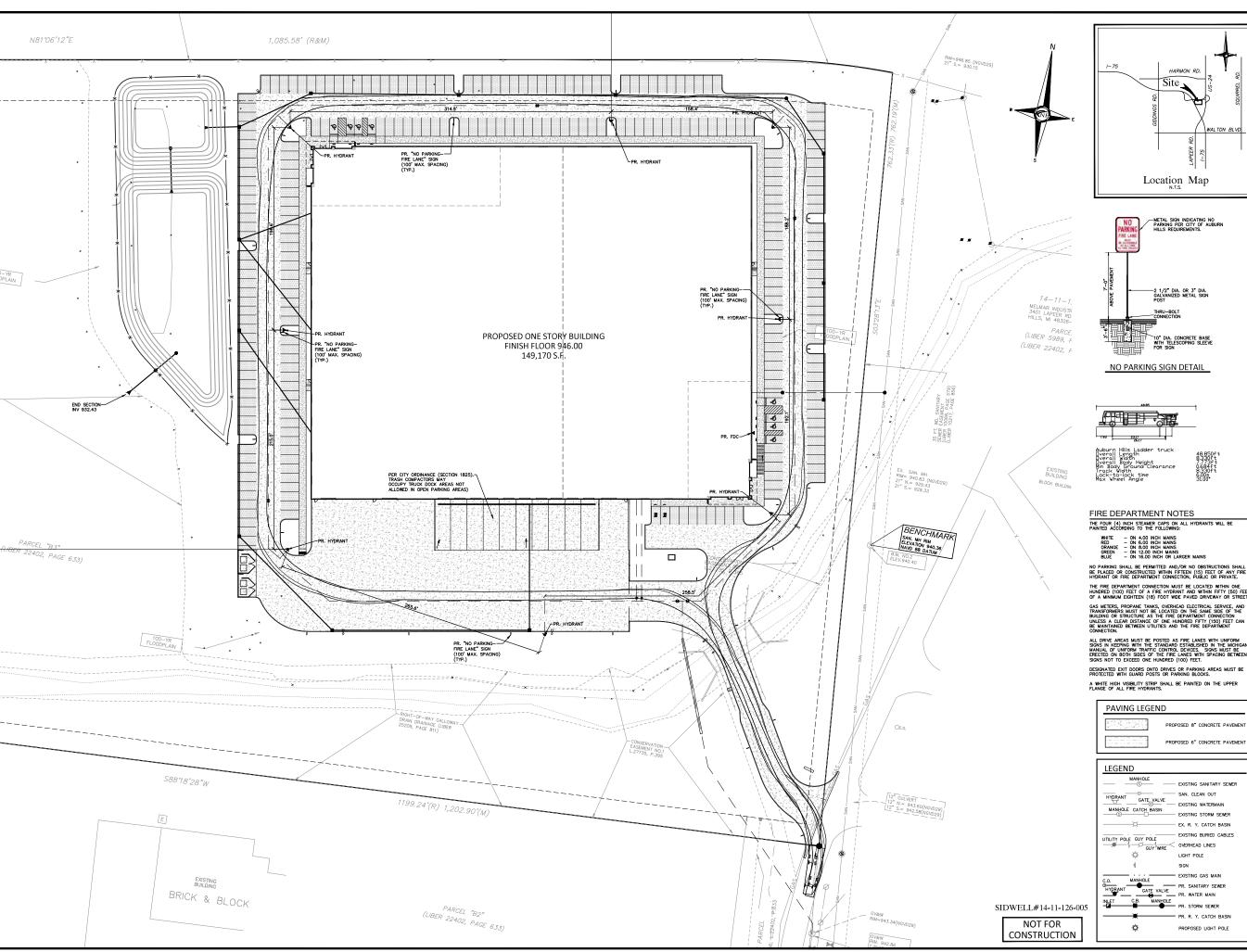
T. 3 North, R. 10 East.,
City of Auburn Hills,
Oakland County, MI

SHEET

Zoning Plan (Aerial)



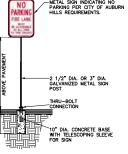
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HYDRANT GATE VALVE INLET C.B. MANHOLE	PR. WATER MAIN PR. STORM SEWER	SCALE: 1" = 10	00'
	PR. R. Y. CATCH BASIN	100 50 0	50 100
❖	PROPOSED LIGHT POLE	NFE JOB NO. M938-01	SHEET NO.







NOWAK & FRAUS ENGINEERS 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 FAX. (248) 332-8257 WWW.NOWAKFRAUS.COM



NO PARKING SIGN DETAIL



3295 Lapeer West Rd. -Industrial Building

CLIENT

Auburn Hills Ventures, LLC c/o Kemp Building Co. 275 W. Girard Madison Heights, MI 48071 Contact: Mr. Chris Cousino

Ph: (586) 254-4367

PROJECT LOCATION

Part of the NW. 1/4 of Section 11, T. 3 North, R. 10 East., City of Auburn Hills, Oakland County, MI

Fire Truck Access Plan



ISSUED/REVISED

07-27-23 ISSUED FOR SITE PLAN REVIEW 10-19-23 SITE PLAN RESUBMITTAL PROPOSED 8" CONCRETE PAVEMENT 11-03-23 REVISED PER CITY REVIEW PROPOSED 6" CONCRETE PAVEMENT EXISTING SANITARY SEWER SAN. CLEAN OUT GATE_VALVE EXISTING WATERMAIN EXISTING STORM SEWER EX. R. Y. CATCH BASIN J. Lawrey EXISTING BURIED CABLES DESIGNED BY: GUY WIRE OVERHEAD LINES B. Brickel APPROVED BY B. Brickel

PR. SANITARY SEWER

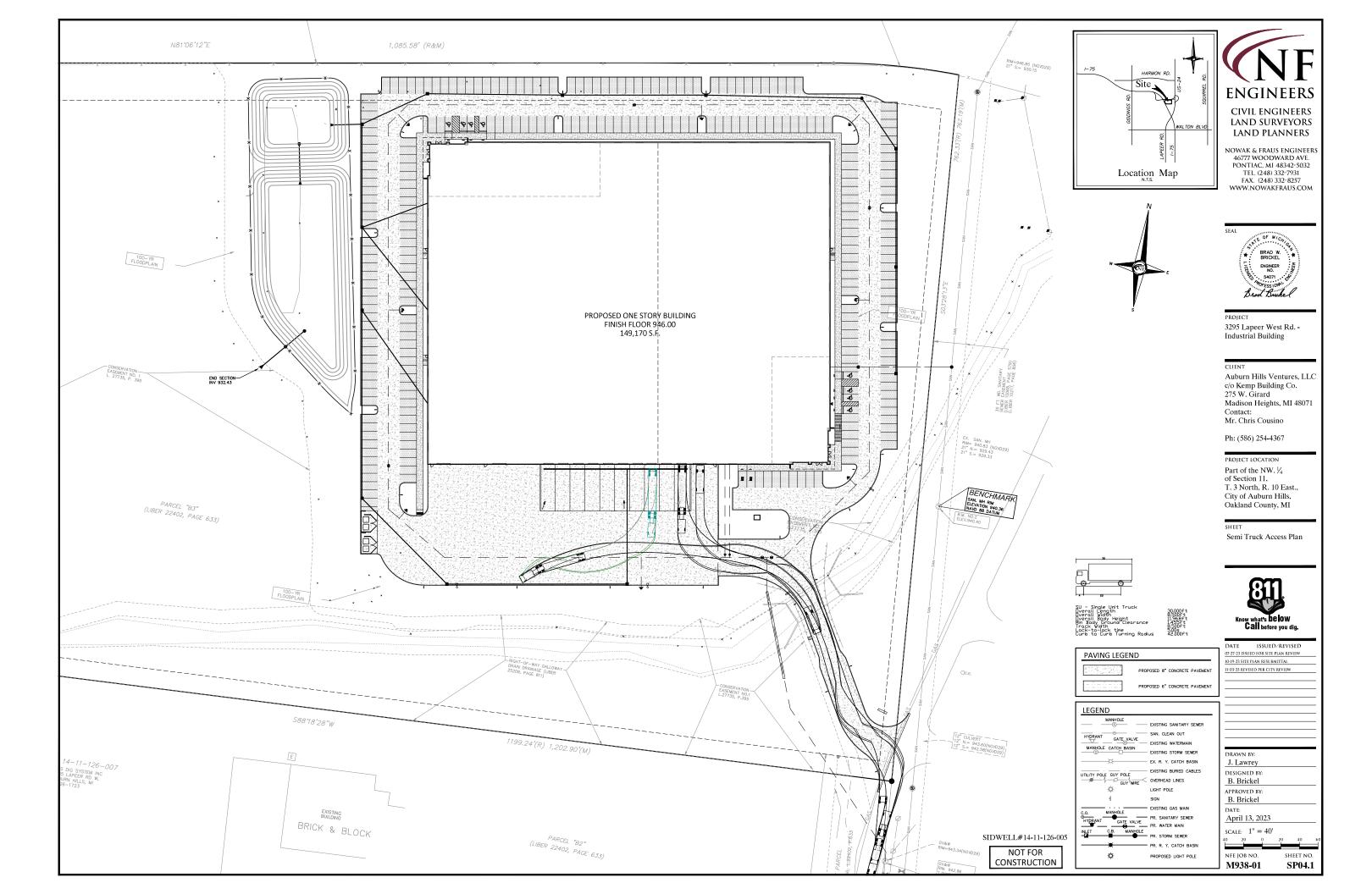
PR. R. Y. CATCH BASIN

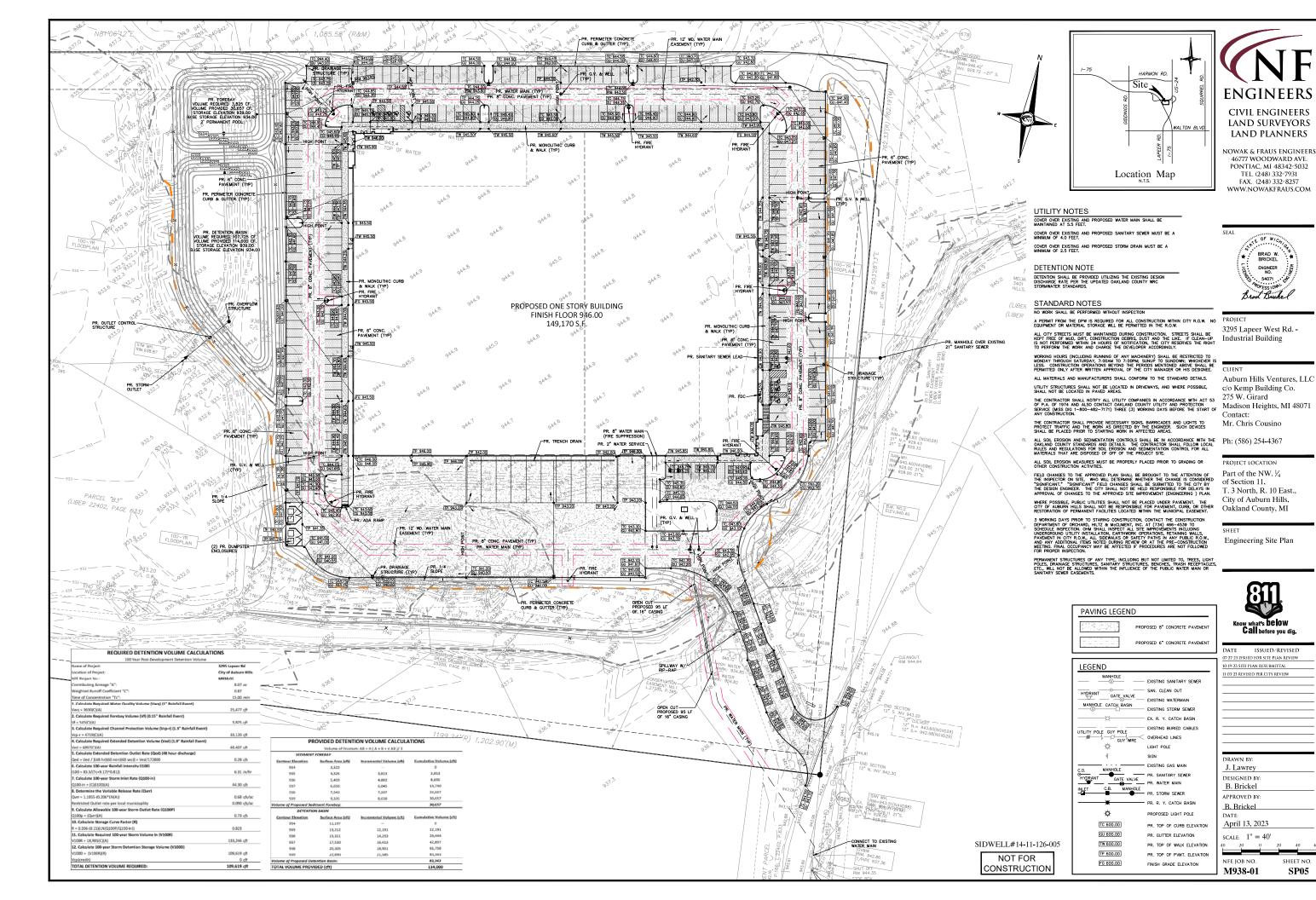
PROPOSED LIGHT POLE

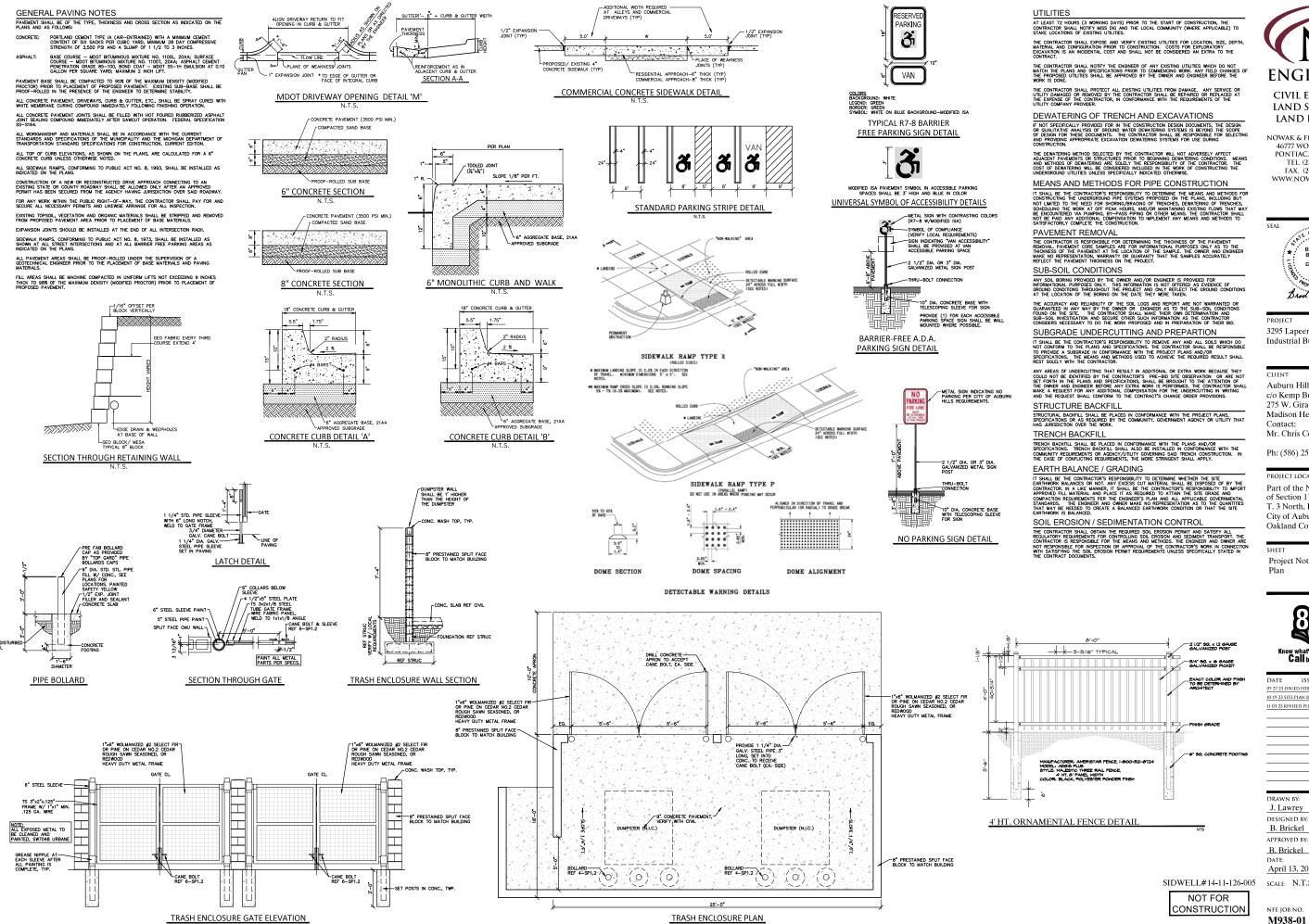
April 13, 2023

SCALE: 1" = 40'

SHEET NO. M938-01 SP04









CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

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PROIECT

3295 Lapeer West Rd. -Industrial Building

Auburn Hills Ventures, LLC c/o Kemp Building Co. 275 W. Girard Madison Heights, MI 48071 Contact: Mr. Chris Cousino

Ph: (586) 254-4367

PROJECT LOCATION

Part of the NW. 1/4 of Section 11, T. 3 North, R. 10 East., City of Auburn Hills. Oakland County, MI

Project Notes and Details



ISSUED/REVISED

07-27-23 ISSUED FOR SITE PLAN REVIEW
10-19-23 SITE PLAN RESUBMITTAL
11-03-23 REVISED PER CITY REVIEW
DRAWN BY:
J. Lawrey
DESIGNED BY:
B. Brickel
APPROVED BY:
APPROVED BY: B. Brickel Date:
B. Brickel
B. Brickel DATE: April 13, 2023
B. Brickel DATE:

SHEET NO

SP06



CERTIFICATIONS

DLC* (DesignLights Consortium Qualified), with both Premium and Standard Qualified configurations. Please refer to the DLC website for specific product qualifications at http://www.cdesignlights.org

temberatures

1.6 Grand for ANSI C135:11 high vibration
andications

Fasture a. IP65 rated

Ments ICA recommendations using 3K CCT
configuration at 0 degrees of tit

This product quarties as a "designated doubty construction majorial" per FAR 5.2.225-11 Buy American Construction Materials under the Agreements effect 04/23/2070.

WARRANTY KEY DATA

 Lument Range
 5,000–80,000

 Wettige Range
 36–600

 Efficiecy Range (LPW)
 92–155
 Weight bs. (kg) 13.7-30.9 (6.2-13.9)

Current @

One-piece silicone gasket ensures a weatherproof seal
 Zero up-light at 0 degrees of tilt
 Field rotatable optics

currentiighting.com/seacon



. Quick-mount adapter allows twey installation/monitenance

CONTROL TECHNOLOGY

N CONTROLS WISCAPE SPECIFICATIONS

CONSTRUCTION

• Dis-cast housing with fidden vertical lists!

fine that are opened for heat designation writes
beeping a clean smooth outer surface.

OPTICS

Entire optical aperture illuminates to create
a larger luminous surface area resulting in
a low glare appearance without sacrificing
optical performance
48 or 160 midpower LEDs
3000K, 4000K or 5000K (70 CRV80 CRI) CCT

· Zero uplight distributions

INSTALLATION

Driver RoHS and IP66

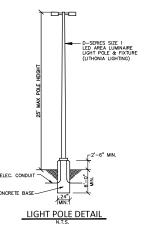
Current @

Ambient operating temperature -40°C to 40°C

CONTROLS

Wattage Range Efficacy Range (LPW) 10-155 119-148 Weights lbs. (kg) 6.5/16.5 (2.9/7.5)

• Listed to UL1598 a wet locations



ENGINEERS CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

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PROJECT

3295 Lapeer West Rd. -Industrial Building

CLIENT

Auburn Hills Ventures, LLC c/o Kemp Building Co. 275 W. Girard Madison Heights, MI 48071 Contact: Mr. Chris Cousino

Ph: (586) 254-4367

PROJECT LOCATION Part of the NW. 1/4 of Section 11, T. 3 North, R. 10 East., City of Auburn Hills.

EV-Lighting Notes and Details Sheet

Oakland County, MI



DATE ISSUED/REVISED

07-27-23 ISSUED FOR SITE PLAN REVIEW

10-19-23 SITE PLAN RESUBMITTAL
11-03-23 REVISED PER CITY REVIEW
DRAWN BY:
J. Lawrey
DESIGNED BY:
B. Brickel
APPROVED BY:
B. Brickel
DATE:
April 13, 2023
NTC

SHEET NO.

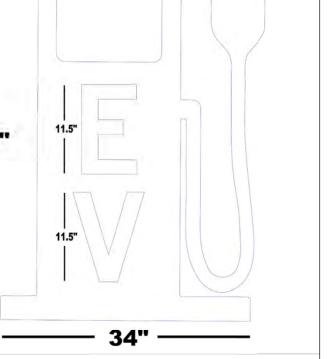
SP07

NFE JOB NO.

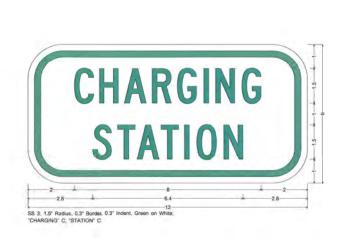
M938-01

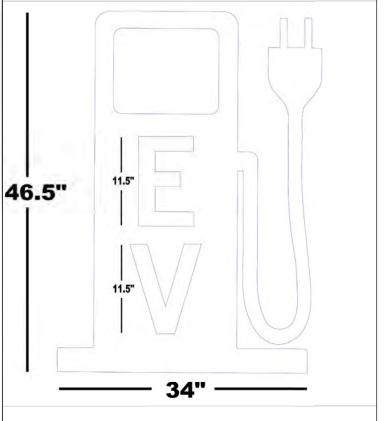
SIDWELL#14-11-126-005 SCALE: N.T.S.

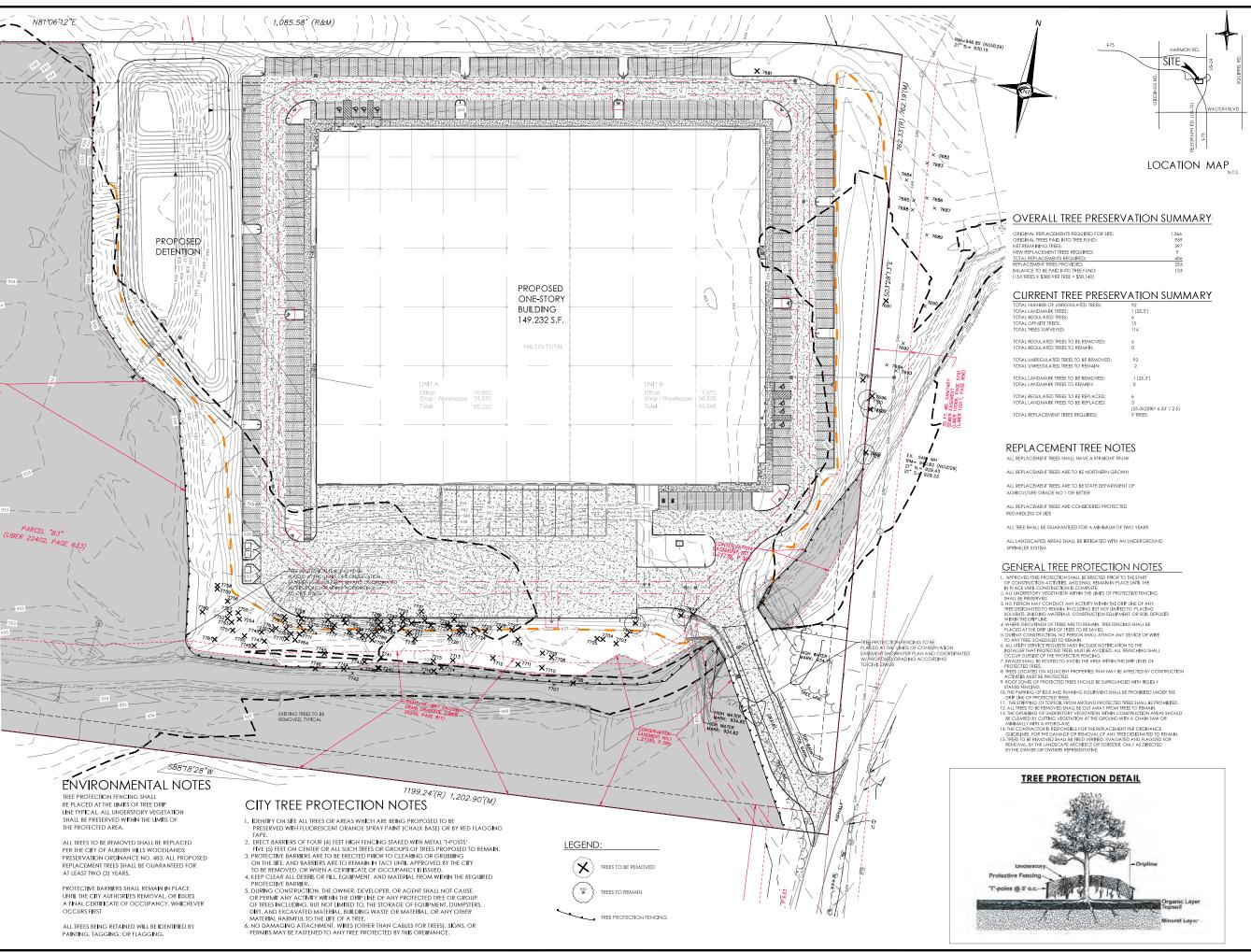
NOT FOR CONSTRUCTION











CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

> NOWAK & FRAUS ENGINEERS 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 TEL. (248) 332-7931 FAX. (248) 332-8257

ENGINEERS



PROIECT 3295 Lapeer Rd. -Industrial Building

CLIENT

Auburn Hills Ventures, LLC c/o Kemp Building Co. 275 W. Girard Madison Heights, MI 48071 Contact: Mr. Tom Kemp

Ph: (248) 583-9030

PROJECT LOCATION

Part of the NW. 1/4 of Section 11, T. 3 North, R. 10 East., City of Auburn Hills. Oakland County, MI

Tree Preservation Plan



REVISIONS

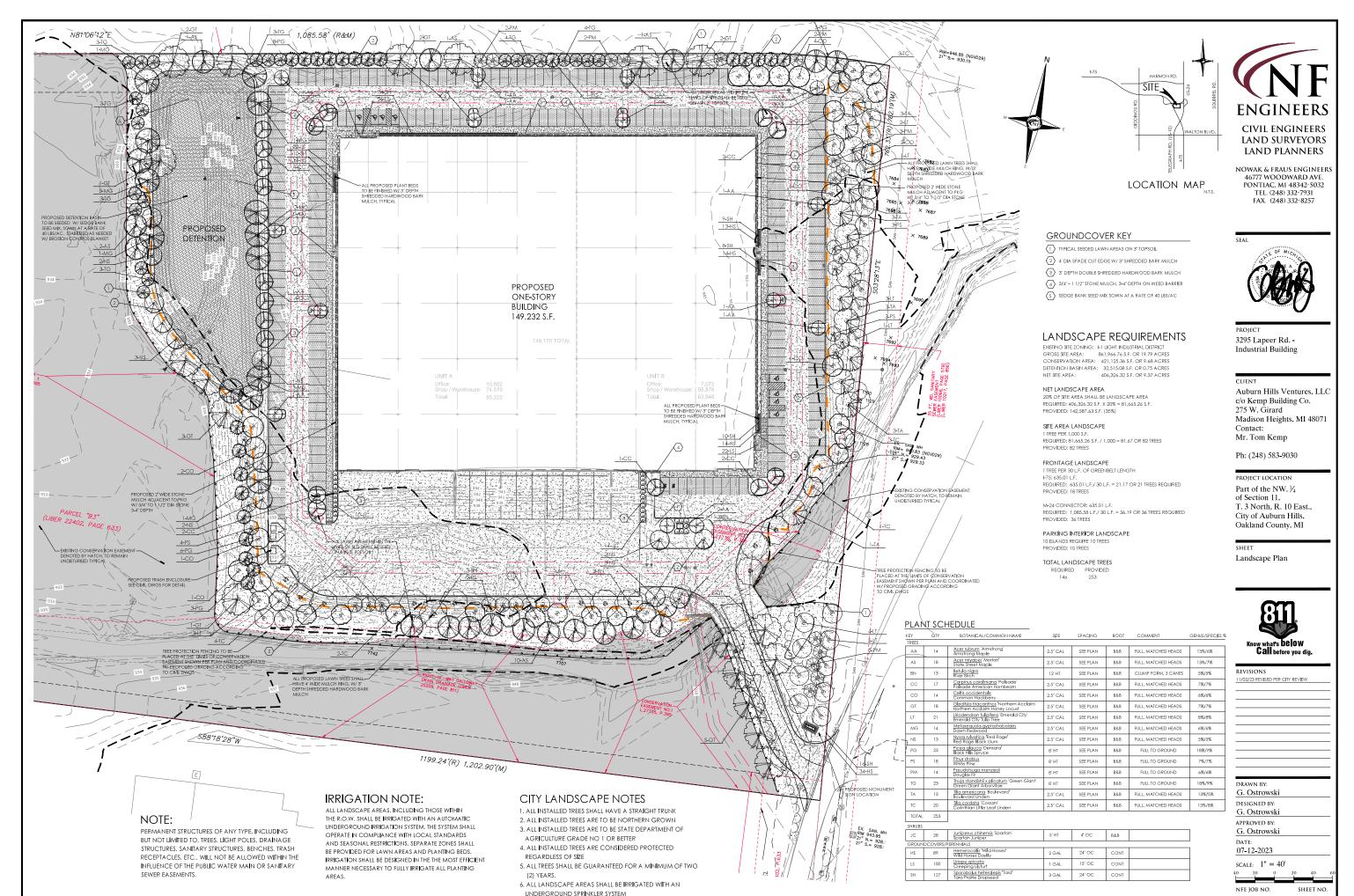
DRAWN BY:	
G. Ostrowski	
DESIGNED BY:	
G. Ostrowski	

APPROVED BY: G. Ostrowski

07-12-2023 SCALE: 1" = 40'

M938-01

L1



M938-01

L2

PLANTING NOTES:

- THE CONTRACTOR SHALL VERIFY ALL RIGHTS OF WAY, EASEMENTS, PROPERTY LINES AND LIMITS OF WORK, ETC. PRIOR TO COMMENCING WORK.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTIHENT UTILITY COMPANIES 27 HOURS IN ADVANCE OF ANY DIGGING TO MAKE HAMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIEPS AND STRUCTURES, PIEC CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAD UTILITIES.
- THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBYOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST. SUCH CONDITIONS SHALL SE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE AND/OR A HANDSCAPE ASKATHECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- 4. ANY DISCREPANCIES BETWEEN DIMENSIONED LAYOUT AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S BEPRESENTATIVE AND LANDSCAPE ARCHITECT. FAILURE TO MAKE SUCH DISCREPANCES INVOIMIN BLE BULL IT CONTRACTOR'S RESPONSIBILITY AND LIABILITY FOR ANY CHANGES AND ASSOCIATED COST.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION INSTALLATION OPERATIONS.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN POSITIVE SURFACE DRAINAGE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OR OWNER'S REPRESENTATIVE.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION
- SEE SPECIFICATIONS, PLANT LIST AND PLANTING DETAILS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION.
- ALL TREES TO HAVE CLAY LOAM OR CLAY BALLS TREES WITH SAND BALLS SHALL NOT BE ACCEPTED.
- CONTRACTOR.
- 11. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- 12. THE CONTRACTOR TO VERIFY PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL.
- 13. THE CONTRACTOR SHALL PLACE 3" DEPTH OF SHREDDED BARK MULCH IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED.

GRADING NOTES:

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY. CONSTRUCTION WORK OCCURS. ANY DISCREPANCES WITH THE SURVEY INFORMATION WORK OCCURS. ANY DISCREPANCES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE ARCHITECT AND OWNERS REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UITLIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
- 3. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND / OR GRADE DEFERENCES EIST HATM AAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTIO OF THE CITY PROINTEES. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO LACK OF SUCH NOTIFICATION.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
- 5. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
- NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED
 BETWEEN EXISTING GRADE AND THOSE SHOWN ON PLANS AFTER CONTRACTOR
 HAS ACCEPTED EXISTING GRADES AND MOVED ON TO THE SITE.
- ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH THE EXISTING GRADE AT PROJECT LIMIT. PRECISE ELEVATIONS INDICATED ON THE PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
- ALL GRADING AND PLACEMENT OF DRAINAGE STRUCTURES TO BE SUPERVISED IN THE FIELD BY THE OWNER'S REPRESENTATIVE.
- 9. INSTALL 3" DEPTH TOPSOIL OVER ALL DISTURBED LAWN AREAS. 10. SEED ALL PROPOSED OR DISTURBED LAWN AREAS.

CONSTRUCTION NOTES:

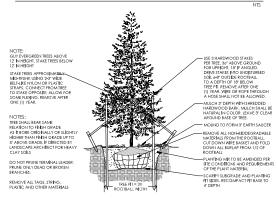
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERFY ALL EXISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE ARCHITECT AND OWNER'S
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERCROUND UILINES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UITLITIES.
- CONTRACTOR SHALL NOT WILLPULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND / OR GRADE DIFFERENCES EAST THAT MAY NOT HAVE BEEN KNOWN DURNING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATE VEROUGHT TO HE ATTENTION OF THE CITY ENGINEER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY OF ALL NECESSARY REVISIONS DUE TO LACK OF SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
- CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
- SEE SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS, MATERIALS, AND EXECUTION.
- ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL SUBMIT ALL SAMPLES PER SPECIFICATIONS. ALL SAMPLES SHALL BE APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- 9. DIMENSIONAL FLEXIBILITY SHALL BE WITHIN PLANT BEDS ONLY.
- 10. CONTRACTOR SHALL COORDINATE ALL SITE LAYOUT WITH THE LANDS CA ARCHITECT AND REPORT ANY DIMENSIONAL DISCREPANCIES PRIOR TO CONSTRUCTION.
- 11. HANDICAPPED RAMPS SHALL MEET ALL CURRENT BARRIER FREE DESIGN CODES.

DEMOLITION NOTES:

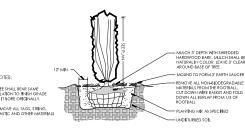
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OF CONSTRUCTION WORK OCCURS. ANY DISCREPANCES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE ARCHITECT AND OWNERS REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
- ALL EMSTING IMPROVEMENTS, MATERIALS AND PLANT MATERIAL TO REMAIN WITHIN THE NEW CONSTRUCTION AREA SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING THE DEMOLITION OF PER THORS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL COMPILION ANY OF THESE EXISTING TEMS THAT ARE CHANAGED OR DETURBED IN ANY WAY.
- ALL MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE CITY ENGINEER FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE CITY POSINEER.
- ALL MATERIAL SPECIFIED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES AND REGULATIONS, CONTRACTOR SHALL COORDINATE METHOD OF DISPOSAL WITH CITY ENGINEER PRIOR TO COMMENCEMENT OF WORK,
- MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE OWNERS REPRESENTATIVE FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER.
- DURING DEMOLITION OPERATIONS EVERY EFFORT SHALL BE MADE TO CONTROL DUST, PER CITY REQUIREMENTS.
- TREES AND SHRUBS TO BE REMOVED WITHIN THE LIMITS OF WORK SHALL BE CLEARLY DENTIFIED WITH BRIGHTLY COLORED RIBBON.
- 10. GRUBBING SHALL INCLUDE ALL WEEDS, SHRUBS, STUMPS AND ROOT SYSTEMS OF REMOVED PLANT MATERIAL, RRICATION PIPING AND ANY OTHER RRICATION MATERIALS WITHIN THE LIMITS OF POBMICITION. GRUBBING SHALL BE TO THE DEPTHS BELOW PROPOSED IMPROVABENTS INDICATED AS FOLLOWS: CONCRETE PAVING AND WALKWATS-TOTAL DEPTH OF PAVING AND SUB-BASE; SEPANT PAVING-TOTAL DEPTH OF PAVING AND OTHER PLANTING SAFEAS. SEMOVE DEPTH REGUIRED OF STUMPS AND ROOTS OVER TWO (2) INCHES IN DIAMETER AND TURF.
- . PROTECT EXISTING TREES TO REMAIN PER TYPICAL TREE PROTECTION DETAIL.
- 12. STOCKPILED TOPSOIL SHALL BE STORED ON SITE AND REMAIN PROTECTED FROM CONTAMINATION PRIOR TO REDISTRIBUTION.
- SAWCUT AND REMOVE EXISTING ASPHALT AS REQUIRED TO INSTALL NEW SITE IMPROVEMENTS AND ADJUST GRADES WITHIN CITY STREETS. ALL WORK WITHIN CITY RIGHT OF WAY SHALL MEET CITY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL APPLICABLE PERMITS AND FEES NECESSARY FOR THE COMPLETE CONSTRUCTION OF THE PROJECT.

GUY DECIDUOUS TREES ABOVE 3" CALIPER, STAKE TREES BELOW 3" CALIPER

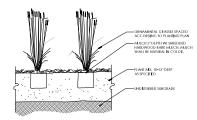
DECIDUOUS TREE PLANTING DETAIL



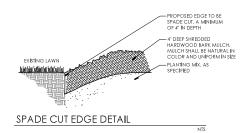
EVERGREEN TREE PLANTING DETAIL

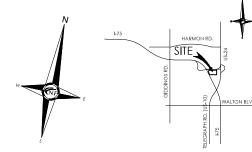


UPRIGHT EVERGREEN SHRUB PLANTING DETAIL



ORNAMENTAL GRASS PLANTING DETAIL





LOCATION MAP

ENGINEERS **CIVIL ENGINEERS** LAND SURVEYORS LAND PLANNERS NOWAK & FRAUS ENGINEERS

46777 WOODWARD AVE. PONTIAC, MI 48342-5032 TEL. (248) 332-7931

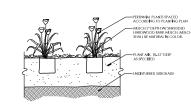
SEDGE BANK SEED MIX

*CONTAINS 10 NATIVE GRASSES AND 2 TEMPORARY GRASSES 70% TEMPORARY GRASSES 30% NATIVE GRASSES AMERICAN SLOUGH GRASS LRID SEDGE ANNUAL RYE FOX SEDGE CREEPING SPIKE RUSH COMMON RUSH HARDSTEM BULRUSH RECOMMENDED SEEDING RATE SEED MIX AVAILABLE: NATIVESCAPE, LLC PO BOX 122 MANCHESTER, MI 48158 T 517.456.9696

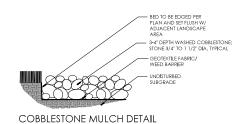
GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND BELATED WORK. IN CASE OF DUCKEPARKY SEWEMS PLAN AND PLANT IST, IT PEAN SHALL GO VERN CQUANTIES. CONTACT HE LANDSCAPE ARCHITECT WITH MAY THE CANDING FOR SHALL VISITED FOR AND ALTO WITHOUT STATEMENT OF A THE PLANTING WAS A THE CANDING FOR SHALL VISITED IN CALCILIANCE OF A LINE STEPLING.

- 2. THE COMPACTOR SHALL VERBY LOCATIONS OF ALL CHAIRT BUILDING
 PRIZED TO ESTERNING CONSTRUCTION ON HIGHER PLANE OF WORK. ANY
 OF THE COMPACTOR.
 OF THE COMPACT



PERENNIAL PLANTING DETAIL





FAX. (248) 332-8257

PROIECT 3295 Lapeer Rd. -Industrial Building

CLIENT

Auburn Hills Ventures, LLC c/o Kemp Building Co. 275 W. Girard Madison Heights, MI 48071 Contact: Mr. Tom Kemp

Ph: (248) 583-9030

PROJECT LOCATION

Part of the NW. 1/4 of Section 11, T. 3 North, R. 10 East., City of Auburn Hills. Oakland County, MI

Landscape Notes and Details



REVISIONS 11/02/23 REVISED PER CITY REVIEW G. Ostrowski DESIGNED BY:

G. Ostrowski APPROVED BY: G. Ostrowski 07-12-2023 SCALE: 1" = 40'

L3

M938-01

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDROSEEDE WITH TYPICAL DROUGHT TOLERANT, DURABLE BLENDED SEED MIX, AT A RATE OF 220 LBS PER ACRE MIX IS COMPRISED OF

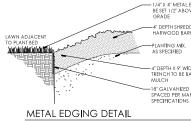
TYPICAL SEEDED LAWN MIX:

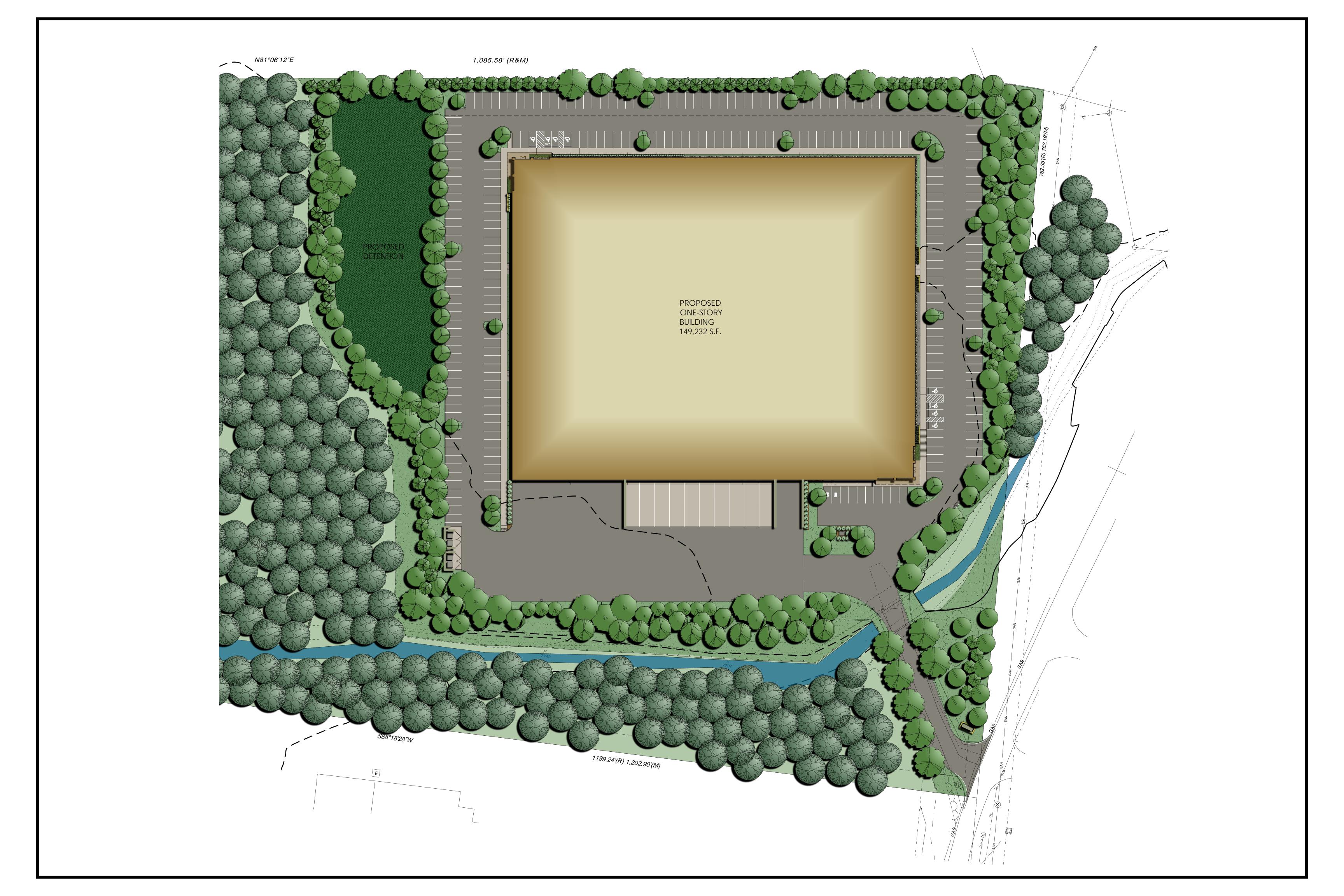
30% NITE HAWK PERENNIAL RYE 30% KIE HAWK PERENNIAL KYE
30% KERTUCKY BLUEGRASS
20% CREEPING RED FESCUE
10% MERIT KENTUCKY BLUEGRASS
10% NEWPORT KENTUCKY BLUEGRASS

GENERAL SEED NOTE:

FALL: AUGUST 15 TO OCTOBER 15

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDRO-SEEDED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE). IN AREAS SUBJECT TO EROSION, SEEDED LAWN SHALL SE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED, ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAIL UNTIL ESTABLISHED. SEEDING INSTALLATION SHALL OCCUR ONLY:





allowable area:

Type IIB Construction: ALLOWABLE AREA FER M.B.C. SECTION BOTA = UNLIMITTED AREA

fire suppression system note:

ENTIRE TENANT SPACE TO BE 100% FIRE SUPPRESSED. FIRE PROTECTION CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL.

building data

2018 MICHIGAN PLUMBING CODE WITH STATE AMENDMENTS

MITH STATE AMERICA.

MICHIGAN ENERGY CODE

ASHRAE 901 - 2013

IIB (COMBUSTIBLE, UNPROTECTED)

FIRE RESISTANCE RATING OF STRUCTURAL ELEMENTS PER TABLE 602: O HOURS

FIRE RESISTANCE RATING OF INTERIOR LOAD-BEARING WALLS, LOAD BEARING PARTITIONS, COLUMNS, GIRDERS, PER TABLE 6021

FIRE RESISTANCE RATING OF TENANT SEPERATION WALLS PER TABLE 602:

FIRE RESISTANCE RATING OF INTERIOR FINISH PER TABLE 803.4:

MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD PER TABLE 10102:

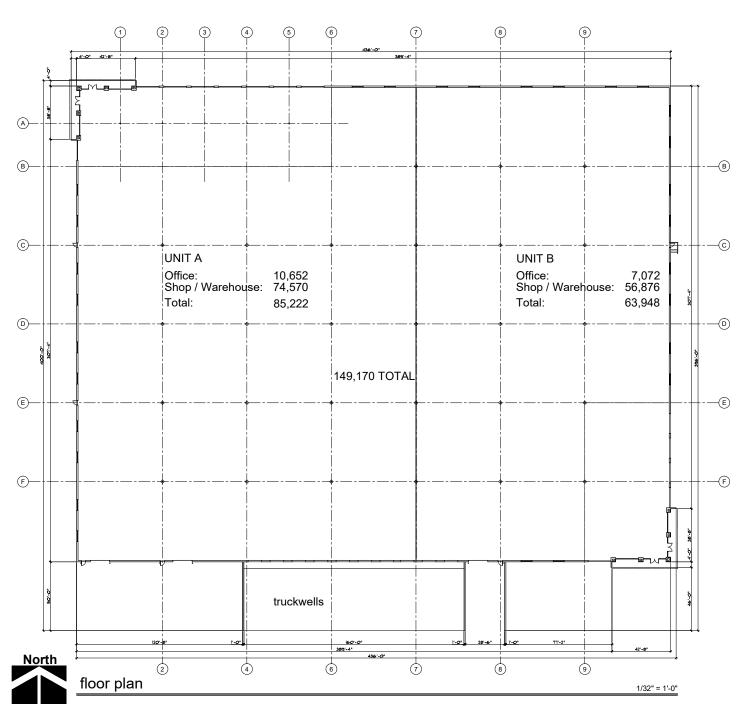
MINIMUM LENGTH OF EXIT ACCESS TRAVEL PER TABLE (2005 (WITHOUT FIRE SUPP. SYSTEM);

2015 MICHIGAN BUILDING CODE WITH STATE AMENDMENTS

2015 MICHIGAN MECHANICAL CODE WITH STATE AMENDMENTS 2011 NATIONAL ELECTRICAL CODE WITH STATE AMENDMENTS

SHOP / WAREHOUSE FACILITY

250 FEET



Frank Salamone 🔾

architects . engineers planners 48701 hayes rd shelby, mi 48315 586.532.0091 fsalamone@fsarchitect.com

Date Issued:

Project:

Proposed Speculative Industrial Facility for:

3295 Lapeer Rd. Auburn Hills, MI

Client:

Kemp Building & Development Co. 275 West Girard Madison Hts, MI 48071

Sheet Title: FLOOR PLAN

Project Number

122-150 Drawn By:

Checked By:

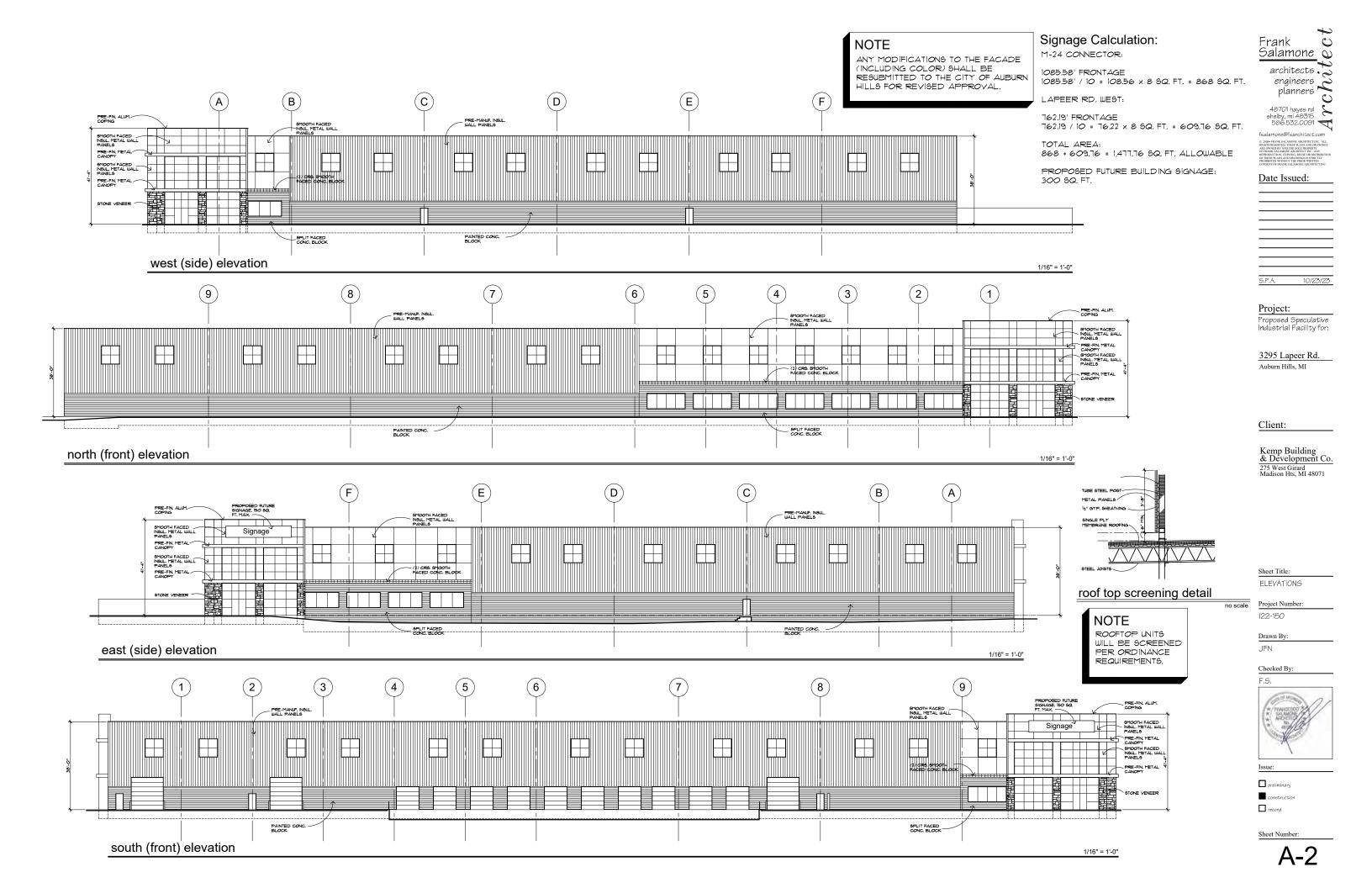
JFN

F.S.

preliminary

necord record

Sheet Number:





CHECK LIST

PROJECT NAME

3295 LAPEER ROAD WEST INDUSTRIAL BUILDING

(Check all that apply)

- ✓ SITE PLAN
 SPECIAL LAND USE
- ✓ TREE REMOVAL PERMIT REZONING
 PUD

The following items have <u>not</u> been included in your packet of information since they are either common non-controversial items or the recommendations have been noted in the project's cover letter.

Public Notice
Fire Department Approval Letter
Police Department Approval Letter
Citizen's Participation Letter and Report

However, if you wish to see a copy of the above documents, they are on file in the Community Development Department.



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: DECEMBER 4, 2023

AGENDA ITEM NO 9C

COMMUNITY DEVELOPMENT

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community

Development

Submitted: November 29, 2023

Subject: Motion – Approval of Revised PUD Step Two - Site Plan and Revised Tree Removal

Permit / Residences at River Trail

INTRODUCTION

This is a request to revise the Planned Unit Development Option for Residences at River Trail, which the City Council approved on September 28, 2018. The new owner, represented by Chris Cousino, recently acquired full membership interest in Adams-59 LLC (and the project) and now proposes to amend the multi-family product previously approved for the property.



Site Location

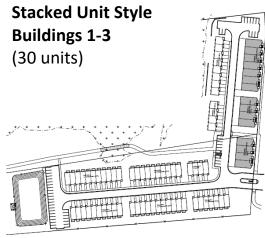
Adams-59, LLC plans to build 95 apartment units, reduced from 106 units, on the 15.52-acre site located south of M-59, west of Old Adams Road. The underlying zoning of the parcel is R-2, One-Family Residential District. The Master Land Use Plan designates the parcel as 15.0 units per acre.

Rental rates are expected to range between \$1,750 and \$2,050 monthly. The cost to construct the development is estimated at \$23 million. The company aims to begin construction in July 2024, with completion expected in December 2025.

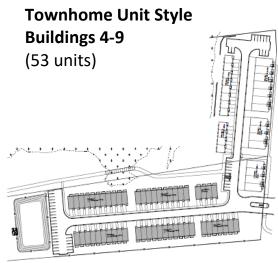
REVISED PUD PROJECT DESIGN

The multi-family residential product proposed to be constructed in this revised PUD application is depicted below.

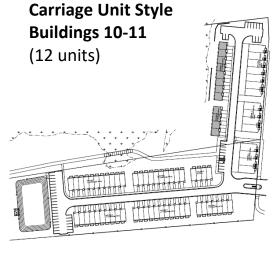












Architectural Style Proposed

Key Site Plan

PUD PROJECT DESIGN - COMPARISON BETWEEN 2023 AND 2018 PROPOSALS

The original 2018 project comprised six three-story buildings totaling 106 apartment units (6.82 units per acre) with a 50/50 mix of one-bedroom and two-bedroom units. The 2023 proposal will consist of eight three-story buildings and three two-story buildings (with basements) totaling 95 units (6.12 units per acre). All 95 units will have two bedrooms, including a driveway and one-car garage, while the original 2018 proposal utilized a conventional surface parking lot.

2023



Revised Site Plan Proposed

2018

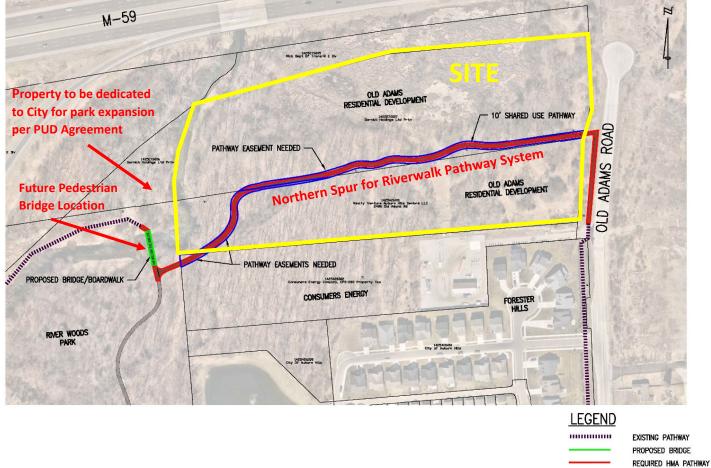


REQUIRED EASEMENT

PUBLIC BENEFITS OF THE PROJECT

Consistent with the City Council's 2018 approval, this project provides numerous public benefits in addition to constructing quality housing near Downtown Auburn Hills. For example, the project helps to implement the vision of the Riverwalk Master Plan and Parks and Recreation Master Plan by including a 10-foot-wide walking path that will be open to the public and serve as the City's Riverwalk northern spur that will connect River Woods Park to Old Adams Road. At the request of the City, Adams-59, LLC positioned the pathway within the City's sanitary easement, which will allow the City better vehicle and equipment access to the sanitary line for future maintenance, giving the amenity a dual purpose. Once built, Adams-59 LLC (or successors in interest) will be responsible for the maintenance of the pathway and boardwalk per the PUD Development Agreement. Adams-59, LLC will also donate a 1.57-acre parcel on the west side of the Clinton River to increase the size of River Woods Park and provide \$100,000 to assist with constructing a new pedestrian bridge over the Clinton River to allow the extension of the pathway to Old Adams Road.

RIVERWALK PATHWAY PHASE A AUBURN HILLS, MICHIGAN



Adams-59, LLC has agreed to comply with the conditions outlined in the project's Development Agreement dated March 1, 2019, including the condition that public easement for the pathway that traverses the property will be dedicated to the City of Auburn Hills as a condition of approval of the site plan approval. A First Amendment to the Development Agreement has been drafted by City Attorney Beckerleg, which is included in the packet.

STAFF RECOMMENDATION

Please be advised that this project has been reviewed by the <u>City's Administrative Review Team</u> and has received a recommendation for approval.

We recommend <u>Conditional Approval</u> of the <u>PUD Step Two - Site Plan</u> and <u>Tree Removal Permit</u> and offer the following discretionary findings of fact:

- 1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
- 2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance can be met as follows:
 - a) All requirements and standards of the Zoning Ordinance, and other City Ordinances, can be met.
 - b) Safe, convenient vehicular and pedestrian ingress/egress has been depicted; primary access will be to Old Adams Road.
 - c) Traffic circulation features within the site avoid common traffic problems and can promote safety.
 - d) A satisfactory and harmonious relationship will exist between the proposed development and the surrounding area.
 - e) The proposed use will not have an unreasonable, detrimental, or injurious effect upon the natural characteristics of the subject parcel, or the adjacent area.
- 3. Based on the number of residential units, 238 parking spaces are required, and 238 spaces are provided.
- 4. The parking layout meets the minimum requirements, and parking spaces are provided for the handicapped (two are required and two are provided).
- 5. Building and parking setbacks will be met (deviation previously requested).
- 6. Greenbelts will be provided (deviation previously requested).
- 7. Landscape requirements will be met, and calculations have been submitted.
- 8. A note indicates that all lighting shall be shielded and directed downward and away from adjacent properties. The lighting shall meet the requirements of the Zoning Ordinance. The light poles are designed to be 16 feet tall, measured from grade. Residential exterior lighting will be provided on all the units.
- 9. A note indicates that signs shall meet the requirements of the Zoning Ordinance.
- 10. A note indicates that parking spaces shall be double-striped.
- 11. Ground-mounted transformers and roof-mounted mechanical equipment will be screened per Zoning Ordinance
- 12. A Tree Removal Permit is required. 260 replacement trees are required, and 260 replacement trees are proposed.
- 13. An eight-foot-wide pathway and five-foot-wide sidewalk are proposed along Old Adams Road. Complete Streets considerations were made as part of the site design with a dedicated sidewalk connection from the buildings to the pathway.

Conditions:

- 1. Adams-59, LLC shall meet the requirements of Article XX Administration and Enforcement, Section 2007. Performance Guarantees.
- 2. Adams-59, LLC has agreed to prep all garages for electric vehicle charging stations.
- 3. Adams-59, LLC has agreed to install an eight-foot-high vinyl fence along the south property line abutting the existing Consumers Energy property.

STAFF RECOMMENDATION (cont.)

Conditions:

- 4. Adams-59, LLC shall, at its own cost, construct, install, locate, and maintain a ten-foot-wide pathway at the location shown on the City approved Site Plan; said pathway to serve as both a maintenance path for the City and as part of the City's pedestrian pathway identified in the Riverwalk Master Plan with the City and the general public to be allowed to use said pathway for maintenance and recreational purposes.
- 5. Adams-59, LLC shall grant to the City a permanent and perpetual twelve-foot-wide easement for the ten-foot-wide pathway over the portion of the Developer's property described in Condition #4 above and depicted on the City-approved Site Plan to allow the City and the general public to use said pathway for maintenance and recreational purposes by December 11, 2023.
- 6. Adams-59, LCC shall, at its own cost, be responsible for the maintenance and repair of the pathways and sidewalks in the locations shown on the City approved Site Plan, including those built by Adams-59, LLC in the Old Adams Road ROW.
- 7. Adams-59, LCC shall pay the Auburn Hills Community Foundation a one-time lump sum payment of \$100,000 by <u>December 11, 2023</u>. The monies shall be used to help pay for the future construction of the pedestrian bridge provided for in the City's Riverwalk Master Plan, with said pedestrian bridge to be located to the southwest of the Residences at River Trail development.
- 8. Adams-59, LCC shall convey to the City by warranty deed the amount of One Dollar (\$1.00) fee simple title to the approximately 1.57-acre parcel of property having tax identification No. 14-25-276-006 by December 11, 2023. Upon Adams-59, LCC conveying the donated parcel to the City, the City shall become the owner of the donated parcel and be responsible for all future maintenance concerning the Donated Parcel.

MOTION

Move to approve the Revised PUD Step Two – Site Plan and Revised Tree Removal Permit for <u>The Residences at River Trail</u> subject to the conditions of the City's Administrative Review Team. Adams-59, LLC shall finalize the First Amendment to the Development Agreement with the City by December 11, 2023.

Thomas A. Taughe

THOMAS A. TANGHE, CITY MANAGER

Revision of 2017 PUD





Development Application

Project Name: KIVER TRAIL		<u>City Use Only</u>			
	i i	Address:			
General Pro	ject Location: WEST SLOE of Ovo	2406 Old Adams			
Agams	South of M-59	Date Received: 11-17-23			
Parcel Size: 1554AC Zoning: R-2 PO		Fees Paid:			
Sidwell Number(s): 14-75-276-007 - 426-00]		SP #: SLU #(s):			
Project Description: 95-7 BEDDOOM		LD/LE/SUB #:			
REHMAL UNITS		PUD #: 170004 6/50.00			
Building Size (sq. ft.):		ZBA #:			
Check reque	ested review(s)	PTR 170012 1711.00			
☐ Site Plan	□ Sub	division			
⊠ Tree Rer	moval Permit 🏿 🎉 Plar	nned Unit Development - Step 1/Step 2/Combined			
☐ Special L	and Use Permit(s) Rez	oning to			
		Variance or Interpretation			
☐ Land Div	vision □ Oth	(see supplemental application) er			
☐ Land Exc	hange	1 1 0			
٠	Name: CHASTOTHER COUSINO Sign	ature:			
Car	Business Name and Address: Apams - 59, LL	(12955 23 MILERD			
Applicant	City: SHABY THE State: M1 Zip Code: 483	15 Phone Number: 586, 254, 4030			
	Fax Number: 5 254.4367 Alt. Phone Number(s):	MID			
Name: SAME AS MBONE Signature:					
Property Owner(s	Business Name and Address:				
Pro		Provide additional sheet if necessary for multiple property owners)			
Please contact the City of Auburn Hills Community Development Department, 1827 N. Squirrel Road, Auburn Hills, MI 48326 / Phone: 248-364-6900 Fax: 248-364-6939 www.auburnhills.org					
	Total Paid	1 7861,00			

Cohen, Steve

From:

Chris Cousino <ccousino@deiproperties.com>

Sent:

Wednesday, November 15, 2023 1:49 PM

To:

Cohen, Steve

Subject:

RE: Development Application and Fees - Residences at River Trail

Yes, will do. Could I bring it with me to tomorrows PC meeting and pass along?

From: Cohen, Steve <scohen@auburnhills.org> Sent: Wednesday, November 15, 2023 9:23 AM To: Chris Cousino <ccousino@deiproperties.com>

Subject: Development Application and Fees - Residences at River Trail

Importance: High

Chris,

Please submit your new application and check for \$7,861 by Monday, November 20th for the Revised PUD Step 2

AUBURN HILLS Total: \$7,861

review. Thanks

Base fee -\$1,400 + \$1,500 = \$2,900

Engineering - \$2,400 + \$777 (15.54 acres x \$50) = \$3,177

Woodlands Part One - \$1,784

Steven J. Cohen. AICP

Director of Community Development 1827 N. Squirrel Road | Auburn Hills, MI 48326 248-364-6900 Office scohen@auburnhills.org | www.auburnhills.org

"The name and "signature block" of the City of Auburn Hills and/or its management or staff in this electronic communication shall not be construed as the signature of the City or of any individual unless that intention is clearly stated in the text of the communication. ----- This email contains information from the City of Auburn Hills, which is confidential and/or privileged to the extent permitted by law. The information is intended to be for the use of the individual(s) or entity(ies) to which this email is addressed. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this email in error, please notify us by telephone immediately at 248.370.9400, return the email to the sender and delete the email from your system (including from your trash). Thank you."



CITY OF AUBURN HILLS

Regular City Council Meeting Minutes - **EXCERPT**

September 24, 2018

CALL TO ORDER: Mayor Pro Tem Burmeister at 7:00 p.m.

LOCATION: City Council Chamber, 1827 N. Squirrel Road, Auburn Hills, MI 48326

Present: Mayor Pro Tem Burmeister, Council Members Hammond, Knight, Moniz,

and Verbeke

Absent: Mayor McDaniel, Council Member Kittle

Also Present: City Manager Tanghe, City Attorney Beckerleg, Assistant City Manager Grice, City Clerk Pierce, Police Chief Baker, Fire Chief Taylor, Director of Community Development Cohen, Director of Senior Services Adcock, Director of Public Works Melchert, Finance Director Schulz, Recreation Director Marzolf, Deputy DPW Director Stahly, Deputy Treasurer/Deputy Finance Director Farmer,

City Engineer Juidici, Management Assistant Intern Benoit

20 Guests

9. NEW BUSINESS

<u>9c. Motion – Approval of combined PUD Step One – Qualification / Step Two – Site Plan and Tree</u> Removal Permit / Residences at River Trail

Mr. Cohen requested approval for 6 three story buildings. This PUD will help to implement the master plan as well as the parks and recreation master plan by having a 10 ft wide walking path that will connect Riverwoods park to old Adams rd. There has been 1.57 acres donated to increase the size of Riverwoods park and \$100,000 donated to the community foundation to assist with the construction of a pedestrian bridge over the Clinton River. The project is to be completed by Fall of 2020.

There was discussion regarding the proximity to the flood plain. It was discussed that due to the sloping terrain, the water will find its way to the north side of the property and that it is highly unlikely to impact any buildings. It was also explained that there is enough room for a school bus and emergency vehicles to turn around in the area.

Mr. Phil Rogery and Mr. Blake Hatterman were present to answer any questions regarding this issue.

Mr. Mark Dourjalian of 489 Robert court shared his concerns regarding the potential sound barrier wall on the north side of the property and his concern for who will be paying for it. Mr. Beckerleg stated that the City would not be responsible for the payment of the sound barrier.

Moved by Moniz, Seconded by Knight.

RESOLVED: To accept the Planning Commission's recommendation and approve the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for Residences at River Trail subject to the conditions of the administrative review team.

VOTE: Yes: Burmeister, Hammond, Knight, Moniz, Verbeke

No: None

Resolution No. 18.09.139 Motion Carried (5 - 0)



CITY OF AUBURN HILLS PLANNING COMMISSION MINUTES NOT YET APPROVED - EXCERPT

September 12, 2018

CALL TO ORDER: Chairperson Ouellette called the meeting to order at 7:00 p.m.

ROLL CALL: Present: Beidoun, Hitchcock, Mendieta, Moniz, Ouellette, Pederson, Pierce and Shearer

Absent: Ochs

Also Present: City Planner Keenan

Guests: 18

LOCATION: City Council Chamber, 1827 N. Squirrel Roads, Auburn Hills, MI 48326

5. PETITIONERS

5a. Residences at River Trail (7:02 p.m.)

Public Hearing / Motion - Recommendation to City Council for combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit approval

Mr. Keenan introduced the request from Old Adams-59 LLC to construct a low-rise multi-family residential development on 15.52 acres of land located on the west side of Old Adams Road, just south of M-59. The parcel is zoned R-2, One Family Residential District. The density of the project will be 6.8 units per acre, which is considerably less that the Master Land Use Plan designated density of 15.0 units per acre for the site.

Mr. Keenan mentioned the proposed PUD consists of six three-story buildings totaling 106 luxury-style apartment units. Rental rates are anticipated to range between \$1,000 and \$2,500 per month depending on unit size.

Mr. Keenan highlighted the public benefits of the project that will help the City implement the vision of the Riverwalk Master Plan and Parks and Recreation Master Plan, including:

- Constructing a 10 foot wide walking path that will be open to the public and serve as the City's Riverwalk
 northern spur that will connect River Woods Park to Old Adams Road. The pathway will allow the City
 better access to the sanitary line for future maintenance giving the amenity a dual purpose.
- The developer will donate a 1.57 acre parcel on the west side of the Clinton River to increase the size of River Woods Park.
- The developer will also provide \$100,000 to assist with the construction of a new pedestrian bridge over the Clinton River to allow the pathway to extend to Old Adams Road.
- Mr. Keenan noted that there are six minor zoning deviations.

Mr. Keenan explained the proposal meets the goals of the City's Downtown Master Plan, the HyettPalma Economic Enhancement Strategy for the Downtown, the Riverwalk Master Plan and the Parks and Recreation Master Plan. He also stated the overall investment is estimated at \$18 million. Construction is anticipated to begin this fall with completion taking place in 2019/2020.

Mr. Blake Hattermann with Fusco, Shaffer & Pappas, Inc., 550 E. 9 Mile Rd., Ferndale, MI introduced himself. He stated the site as being one of the most challenging sites he has worked with, having to deal with the river, the flood plain, the wetlands and significant utility easements. Mr. Hattermann indicated the project as being the best use for the site. Each of the buildings will be oriented to have a view of the forest or wetlands. It will be a very attractive development with a lot of open green space and amenities for the residents and the community. The pathway on the development will help the City maintain the sanitary sewer system and allow the residents and the public to utilize as part of the City's pathway system.

Mr. Phil Ruggeri, 43231 Schoenherr Rd., Sterling Heights, MI states he takes great pleasure working with Auburn Hills and is looking forward to coming into the community with this development. He said the bridge aspect is going to be a tremendous asset connecting the park and expanding the pathway system.

- Mr. Mendieta noted the builder to the south will be placing a 12 foot high decorative fence or wall and suggested there be a collaboration or consideration for something that matches.
- Mr. Ruggeri indicated they would look into it.
- Ms. Shearer questioned if there will be EV charging stations in the parking lot.
- Mr. Hattermann responded they are planning to prep the site for four future EV charging stations by placing the infrastructure in place. The actual stations will be installed when the development opens on an as needed basis.
- Mr. Moniz asked if a sound barrier wall is going to be placed on the north side of the property.
- Mr. Keenan stated nothing was discussed regarding a barrier wall because there are woodlands buffering the apartments and also, quite a bit of distance between the northern most apartment building and M-59.
- Mr. Moniz questioned if the number of parking spaces are sufficient for the development.
- Mr. Keenan confirmed the number of parking spaces for the development meets the City's ordinance.
- Mr. Moniz questioned the anticipated start time for the project.
- Mr. Ruggeri anticipates starting this year, if the weather conditions allow and obtaining the proper permits.
- Mr. Moniz talked about the current lock out that is in place with the unions and if it would be an issue.
- Mr. Ruggeri feels by the time they are ready to start, the lock out issue should be resolved.
- Mr. Beidoun asked about the MDEQ permits and where they stand in the permit process. Also, is there any mitigation at this time, either onsite or offsite.
- Mr. Hattermann stated they are waiting for approvals from the City before applying to MDEQ for permits. The small amount of wetlands being impacted does not need to be mitigated. He indicated that they may consider paying into a mitigation fund with MDEQ, if necessary.
- Ms. Pederson questioned if there are different building heights.
- Mr. Hattermann responded each unit is a ranch style unit. There are three levels for each building, but they have not finalized the details regarding vaulted ceilings. Each unit would have reasonable ceilings of 8 feet to 8 feet 6 inches.
- Mr. Hitchcock inquired about the anticipated order of building for the project. Where will it start and what is the progression to finish.
- Mr. Hattermann answered there is a significant amount of site work and re-grading that needs to be completed, with foundations starting next spring. The buildings will be started concurrently with the entire development being built at the same time. The most northern buildings would probably be first but the plan is to build all at one time.
- Mr. Mendieta questioned if there was any discussion about repaving Old Adams Road when the project is completed. He said there is a lot of development going on in that area and the road is going to get rough. Mr. Keenan stated Old Adams Road is a county road because it borders Rochester Hills and Auburn Hills. He is not aware of any plans to resurface the road.
- Mr. Ouellette opened the public hearing at 7:16 p.m.
- **Mr. Greg Purcilly, 3875 Maple Lane, Auburn Hills, MI** voiced many concerns he and other residents had. First, he talked about his concern regarding traffic on Adams Road and the additional cars that will be going in and out of the development. He also mentioned the location is a school bus pickup and drop-off spot and he

has concerns for the children's safety. Next, he discussed the potential position of the driveway location with the grade difference. Mr. Purcilly also stated his concern that the height of the buildings will dwarf some of the existing homes located adjacent to the proposed development. Another issue he voiced is for the drainage to the Clinton River and he asked if a study has been completed about the effect to the Clinton River with the additional vehicles. He also said when he purchased his home on Maple Lane, he was told at that time the area of the proposed development was on a 99 year floodplain and it should never be developed. He is concerned the development will cause his home and the surrounding neighbors to be more susceptible to flooding. Mr. Pucilly's final question was for clarification about who the actual developer is.

Mr. Ruggeri responded he, along with his partner Steven Kassab, are the developers.

Hearing no additional comments, Mr. Ouellette closed the public hearing at 7:23 p.m.

Mr. Ouellette asked if Mr. Hattermann would address Mr. Purcilly's concerns.

Mr. Hattermann indicated he could address some of the issues and concerns but could not respond to the traffic, noise or school bus issues. The position of the drive on Old Adams requires a 90 degree entrance onto their site. The drop in topography, which is about 12 feet from the level of the road to the level of the site, is going to be filled. The entrance will taper off gradually towards the building locations. There will be one retaining wall at the entrance with a fence on top for safety. The site will be graded appropriately to accommodate the entrance and parking. The buildings will be approximately 32 feet in height, which is typical for construction of a three-story building. The developer has worked with OHM to develop an underground detention system that is acceptable to accommodate the runoff and filtering process. Regarding the flood plain, when building on, at, or near the flood plain, they must provide an appropriate and equal amount of cut where they will be filling it in. They are not changing the volume contained in the floodplain, just the location of the floodplain boundaries.

Ms. Pederson inquired who is responsible to maintain the underground retention system.

Mr. Hattermann stated the owner will be responsible for the maintenance.

Ms. Pederson asked if the City will be watching over that in the future.

Mr. Keenan responded it will be treated the same as any other development in the City. He added the stormwater management system for the development meets the meets the City's standards that were developed to comply with the MDEQ standards for stormwater quantity and quality.

Mr. Ouellette asked for clarification regarding the 100 year floodplain.

Mr. Hattermann believes that the floodplain on the site is a 100 year floodplain, which in general terms means the floodplain will flood once every 100 years.

Mr. Ouellette questioned if the development will have flood insurance.

Mr. Hattermann did not know if there would be flood insurance, however the apartments will be built approximately two feet above the floodplain.

Mr. Beidoun inquired if a traffic study was completed.

Mr. Keenan said there was no requirement for a traffic study for this project. He did say both the City's engineers and the police department looked at the impact of traffic for this development. He also said the developments 6 units per acre is under the 15 units per acre that is allowed on the site. Mr. Moniz asked if the entrance drive was going to be private and who would maintain it. He also asked who would maintain the catch basins and underground detention system.

Mr. Hattermann answered the development would maintain the entrance off Old Adams through the site, along with maintaining the catch basins and underground detention system.

Mr. Moniz inquired if there would be a Home Owners Association or would it be owner operated.

- Mr. Ruggeri stated it will be owner operated. They have their own staff that will handle everything.
- Mr. Mendieta asked if the traffic light situation can be reviewed.
- Mr. Ruggeri responded approximately 50% of the units will be rented by empty nesters and peak traffic flow will not be impacted with them. There will also be young professionals that will take the majority of the rest of the units. Mr. Ruggeri said they do not think the traffic flow is going to be an issue with this development.
- Mr. Keenan concurred the developers did a great job addressing many of these concerns.
- Ms. Shearer questioned the type of lighting in the parking lot and if it will be pointed down.
- Mr. Ruggeri stated the lighting is LED and a study will be done to place to the lights correctly for safety purposes. He also said all lighting will be focused downward.
- Mr. Beidoun inquired about the pathway maintenance.
- Mr. Keenan answered the pathway will be maintained by the owners. The agreement is to allow the public to utilize the pathway.
- Ms. Pederson asked about the plan regarding the large green space between two of the buildings.
- Mr. Hattermann stated that space was the Consumers Energy gas easement. The development is not allowed to plant any trees that would obstruct the functioning of the gas lines; therefore, that space will remain as open space. It will have grass and some shrubs without deep roots systems.
- Ms. Pederson inquired if there would be any children in this development.
- Mr. Ruggeri responded, due to the price range of \$1500 \$2000, it most likely would not be affordable to families.
- Ms. Shearer asked about the possibility of the development converting to condominium units in the future.
- Mr. Ruggeri believes the major trend is towards rental projects vs buying. They feel the rental market is where the market is headed. This is not a condominium project.
- Mr. Ouellette questioned the intersection at Old Adams Road and Forster Boulevard and if there is a stop sign at that location.
- Mr. Hatterman confirmed yes, a stop sign located there.

Mr. Beidoun moved to recommend to City Council approval of the combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit approval subject to the conditions of the administrative review team

Supported by Mr. Mendieta.

VOTE: Yes: Beidoun, Hitchcock, Mendieta, Moniz, Ouellette, Pederson, Pierce, Shearer

No: None

Motion Carried (8-0)



ARCHITECTS. ENGINEERS. PLANNERS.

November 28, 2023

Mr. Steven Cohen, AICP Director of Community Development CITY OF AUBURN HILLS 1827 North Squirrel Road Auburn Hills, Michigan 48326

RE: Residences at River Trail
Site Plan 1st Review

Dear Mr. Cohen:

We have completed the site plan review for the above referenced project with respect to grading, paving, storm drainage/detention, and availability of municipal utilities to serve the site. The site plan, received by this office on November 27, 2023 was prepared by Nowak & Fraus Engineers. The review comments are noted below.

PERMITS:

Various permits will be required for this site, including but not limited to the following:

- Soil erosion permit from O.C.W.R.C.
- N.P.D.E.S. permit from E.G.L.E.
- Sanitary sewer extension permit from E.G.L.E.
- Water main extension permit from E.G.L.E.
- Right-of-way construction or signing permit from Rochester Hills
- Wetland construction permit from E.G.L.E.
 - o Permit No. WRP032304 v. 1 received March 4, 2022
- Floodplain Letter of Map Change from F.E.M.A.
- > Temporary grading and permanent utility easement from adjacent property owners for water main construction

GENERAL:

The site is located south of M-59 and to the west of Old Adams Road in Section 25 of the City of Auburn Hills. The applicant is proposing to construct 11 multi-story buildings comprised of a total of 95 two-bedroom residential units. A 10-foot wide pathway is also proposed to extend from Old Adams Road through the site to the southwest corner of the development. As part of the Auburn Hills Riverwalk Master Plan, the City plans to extend the pathway from that location through the adjacent property to the south and construct a pedestrian bridge over the Clinton River to connect River Woods Park to Old Adams Road. The proposed development will span two parcels, previously zoned Single Family Residential (R-2) and now zoned Planned Unit Development Overlay (P) with Single Family Residential (R-2) standards. Adjacent parcels to the north, west, and south are zoned Single Family Residential (R-2). A complete legal description of both parcels is shown on the plans. The City of Auburn Hills Standards Notes and Fire Department Notes are included on the plans. A landscape plan was included in the plan set and appears to be acceptable. The Auburn Hills Standard Details were not included in the plan set and will need to be included in the engineering review submittal. Furthermore, a soil erosion and sedimentation control plan is needed for the engineering review.

City of Auburn Hills Residences at River Trail November 28, 2023 Page 2 of 4



It should be noted that there is approximately 6.42 acres of wetland that spans the two parcels, and the proposed development appears to impact several small wetland areas as indicated on the plan. The wetland impacts will require a permit from E.G.L.E. and mitigation accordingly. It appears that a wetland construction permit was previously issued in March of 2022 for the development. If any changes are proposed from the previously approved wetland impacts, a revised permit will need to be obtained. In addition, a portion of the site is located within the 100-year floodplain for the Clinton River. The plans indicate a new proposed 100-year floodplain location, which will require a Letter of Map Change (LOMC) from F.E.M.A.

MUNICIPAL UTILITIES:

There is an existing 8-inch water main that extends north-south along the west side of Old Adams Road. The applicant is proposing to connect to the existing water main stub along Old Adams Road, just north of the adjacent property to the south, and then loop new 8-inch water main through the site connecting to the existing 8-inch water main at the northwest corner of the Forester Hills development. An easement will be required from the adjacent property to the south (Consumers Energy) and Forester Hills for the water main connection. Seven (7) fire hydrant assemblies are proposed to provide adequate coverage for the site. 8-inch water main is also proposed to extend from the 8-inch water main to the north end of the development. Domestic water services are shown for each building and fire suppression leads are shown for buildings one through three. Hydrants and gate wells on site may need to be adjusted during engineering review to meet the engineering standards in the event of a breakage. Additional details, such as pipe material type and proposed water main profiles, shall be provided at engineering review.

There is an existing 10-inch sanitary sewer that extends north along the west side of Old Adams Road and then west through the site. There is also an existing 10-inch sanitary sewer running north-south through the site. The applicant is proposing to install a new manhole southeast of Building 10 over the existing east-west line of sanitary sewer and construct a new 10-inch sanitary sewer to the north and south. The existing 10-inch sanitary sewer that extends to the west of this manhole will need to be inspected prior to construction and any maintenance or repairs required will be the responsibility of the developer. The existing sanitary sewer to the east of the new manhole is proposed to be abandoned and grouted in place. The existing 20-foot-wide sanitary easement will also need to be vacated where the sanitary sewer has been abandoned. The applicant is also proposing to construct a new manhole northwest of Building 6 over the sanitary sewer that extends north-south through the site and extend new 10-inch sanitary sewer to the east. 6-inch SDR 23.5 sanitary sewer leads at a minimum 1% slope are proposed to extend from the new sanitary sewer to the proposed buildings throughout the development. Material, slope, and profiles of the sanitary sewer mainline shall be provided at engineering review.

STORM SEWER AND DETENTION:

The site is not located within a City drainage district; therefore, the allowable discharge rate is 0.20 cfs/acre. Storm water runoff for the site will be collected via catch basins and routed to a detention basin located on the southwest side of the site. There is an existing 24-inch storm sewer that extends north and then west through the center of the site and outlets to the Clinton River on the west side of the site. The applicant is proposing to tie into the existing 24-inch storm sewer by constructing a new manhole over the existing storm to the north of the proposed detention basin. Please note that the existing 24-inch storm sewer between the proposed manhole and the outlet to the west will need to be cleaned out and videoed prior to construction to verify its condition. Treatment of stormwater runoff appears to be provided by a water quality unit proposed upstream of the detention basin. Additional details of the water quality unit will be needed for the engineering review. Preliminary detention calculations were provided on the plan and appear to be acceptable. Additional details of the stormwater management system shall be provided for engineering review including conveyance calculations and profiles with hydraulic grade lines. The proposed storm sewer size, material, and slope shall also be provided at engineering review.

City of Auburn Hills Residences at River Trail November 28, 2023 Page 3 of 4



TRAFFIC/PAVING:

Access to the site is proposed by one new approach with a boulevard off Old Adams Road. A 24-foot wide drive aisle is proposed to the west of the approach for buildings four through nine and a 24-foot wide drive aisle is proposed to the north of the approach for buildings one through three and buildings ten and eleven. 7 inches of concrete on a 8-inch base with curb and gutter is currently proposed for the on-site paving. A cross-section for the approach off Old Adams Road shall be provided at engineering review.

Each unit will have a driveway and the applicant is proposing 238 parking spaces including 190 garage and driveway spaces and 48 additional spaces. A 10-foot wide asphalt pathway is proposed to extend from Old Adams Road through the site to the southwest corner of the development. A 5-foot-wide concrete sidewalk is currently proposed along Buildings seven through eleven looping into the proposed 10-foot wide pathway. As part of the Auburn Hills Riverwalk Master Plan, the City plans to extend the pathway from the southwest corner through the property to the south once an easement has been obtained and construct a pedestrian bridge over the Clinton River to connect River Woods Park to Old Adams Road. The 10-foot pathway located on the developer's property will be centered within a 12-foot-wide public easement.

GRADING:

Existing and proposed grades are shown with contours and spot elevations. The site is sloped towards the wetlands and Clinton River located on the west side of the site. Perimeter site slopes appear to meet the requirement of 1:4 max and match into existing contours at all abutting property lines. Pavement slopes shall remain between 1% and 6% for drive areas and between 1% and 4% for parking areas. Sidewalk and pathway grades shall meet ADA requirements.

Retaining walls are proposed to the north and west of building eleven. A detail for the retaining walls was included in the plan set. Design details and computations (sealed by a licensed engineer) will need to be submitted and approved during the engineering review for walls greater than one (1) foot in height. Any retaining walls over 2.5 feet in height are required to be fenced.

RECOMMENDATIONS:

The site plan is in substantial compliance with City of Auburn Hills requirements, and has been stamped "Approved" by our office. We ask that the site plan approval acknowledge the following:

- An easement shall be obtained from Consumers Energy and Forester Hills for the proposed water main installation.
- 2. The site improvement plan, designed in accordance with Ordinance No. 806, shall be submitted to the City for review and approval prior to construction. A detailed cost estimate for the improvements shall be submitted with the plans signed and sealed by the design engineer.
- 3. The developer must post a performance guarantee, in accordance with the City's requirements as set forth in the City of Auburn Hills Ordinance No. 372, Section 2007, Performance Guarantees. The estimate of the guarantee shall be submitted with the site improvement plan and must reflect all costs for site improvements, including but not limited to mass grading, roadways, lighting, utilities, pathways, sidewalks, screening, landscaping, driveways, retaining walls, parking lots, drainage, stormwater retention basins, and other similar features.

If you have any questions or are in need of any further information, please feel free to contact our office.

City of Auburn Hills Residences at River Trail November 28, 2023 Page 4 of 4



Sincerely, OHM Advisors

MaryKate Kirksey for Hannah Driesenga, P.E.

Transmitted via e-mail to Steven Cohen: November 28, 2023 cc: File

 $P:\ 0101_0125\ SITE_AUBURNHILLSCITY\ 2023\ 0120231160_OLD\ ADAMS\ RES\ PUD\ SITE\ OLD\ ADAMS\ RIVER\ TRAIL_SITE\ REV\#1_APP.DOCX$



MEMORANDUM

TO: Steve Cohen, Director of Community Development

FROM: Jeremy Stubbs, Lieutenant

DATE: November 15, 2023

SUBJECT: Residences at River Trail

I have reviewed the site plans for the Residences at River Trail. We have no objections to the project as presented in the site plans.



AUBURN HILLS FIRE DEPARTMENT



Official Memorandum

To: Steve Cohen, City Planner From: Fred Solomon, Fire Inspector

Date: November 27, 2023

Re: Site Plan Review PPUD170004

PROJECT: River Trail, Old Adams

XXX	Approved	
	Approved	Subject to the following revisions:
	Denied	

Comments:

F-903.3.7.1 Utilities

Gas meters, propane tanks, overhead electrical services and transformers shall not be located on the same side of the building or structure as the Fire Department connection unless a clear distance of one hundred fifty (150) feet can be maintained between the utilities and the Fire Department connection.

Electrical and gas meter locations are not shown on the plans.

Fred Solomon Fire Inspector

7 folmon

Auburn Hills Fire Department

November 27, 2023

Steve Cohen, Director Com. Dev. City of Auburn Hills, Community Development Department 1827 North Squirrel Road Auburn Hills, MI 48326

Subject: Woodlands Ordinance Review Residences at River Trail, Old Adams Road, Auburn Hills, MI

Dear Mr. Cohen,

The submittals regarding the above-mentioned project were reviewed in contrast to the development plans and Woodlands approval letter originally submitted for this property in 2018. The tree survey was completed by Fazal Khan & Associates, Inc. in 2017. The updated tree removal and replacement numbers reflect differences in stormwater management and grading limits. See the tree detail chart below regarding the proposed project as it is designed today.

TREE REQUIREMENT TABLE -

DESCRIPTION	TOTAL TREES	Required/REPLACEMENT TREES		
Total Trees Surveyed	(On site 699, Off site 100) 799			
Removed Regulated Trees	194	194		
Removed Landmark Trees – 22 (Total Landmark Trees on site 65; 43 to Remain)	22 Landmark trees; Total of 658" DBH: 658x25%=164.5/2.5" = 66	66		
Removed Non-regulated Trees	91	0		
Saved Regulated Trees	186	0		
TOTAL Req. Replacement Trees		260 Trees		

Applicant is responsible for 260 replacement trees. Twenty-two trees being removed are Landmark trees requiring 66 replacement trees, which are accounted for in the 260 total replacement tree figure. The landscape plans provide 260 trees. Also, noted on sheet L1 is reference to invasive plants found on site that require acute attention. This project is approved based on the landscape design and plan notations stated above.

Kind regards, whice Hackelei

Julie Stachecki

City of Auburn Hills Woodland Consultant







RESIDENCES AT RIVER TRAIL PUD FIRST AMENDED DEVELOPMENT AGREEMENT

This First Amended Development Agreement (the "Agreement" or "First Amended Agreement") dated _______, 2023 by and between the City of Auburn Hills, a Michigan Municipal Corporation ("City"), and Adams-59 LLC, a Michigan Limited Liability Company ("Developer"), is entered into to confirm certain rights and obligations relating to the development and use of an approximately 17.89 acre parcel of property located in the City of Auburn Hills, Michigan, and more particularly described on the attached Exhibit A hereto (the "Property" and/or the "Subject Property").

BACKGROUND

- A. The Developer is the owner of the approximately 17.89 acre parcel of property located on Old Adams Road near M-59 in Auburn Hills, Michigan as legally described and depicted on Exhibit A which is attached hereto and incorporated herein by reference.
- В. Pursuant to Section 1830 of the Auburn Hills Zoning Ordinance, Developer has applied for approval of the Site Plan and Revised Site Plan on file with the Auburn Hills Community Development Department (the "Site Plan" and "Revised Site Plan"), which is part of the PUD process for the luxury apartment development to be known as Residences at River Trail ("Residences at River Trail") and on September 24, 2018 the Auburn Hills City Council approved combined PUD Step 1— Qualification and PUD Step 2 — Site Plan Approval ("Site Plan and PUD Approval") and on December 4, 2023 the Auburn Hills City Council approved Revised PUD Step 2 – Site Plan Approval ("Revised Site Plan and PUD Approval"), along with the associated revised tree removal permit, for the Residences at River Trial subject to several conditions including, but not limited to, the condition that the Developer and the City enter into a Development Agreement. On March 1, 2019 the parties entered into the Residences at River Trail PUD Development Agreement ("Original Development Agreement") and this First Amended Development Agreement supersedes and replaces the Original Development Agreement. The City approved Revised Site Plan is on file with the Auburn Hills Community Development Department and is incorporated by reference in this Agreement.
- C. It is the purpose of this Agreement to confirm the rights and obligations of the Developer and the City with respect to the development and use of the Subject Property.

NOW, THEREFORE, for good and valuable consideration given, the receipt of which is hereby acknowledged by the parties, it is agreed as follows:

- The City approved Revised Site Plan and PUD Approval, revised tree removal permit and the terms of this Agreement shall govern the development and use of the Subject Property. Among other things, the City approved Revised Site Plan and PUD Approval, revised tree removal permit and this Agreement shall establish landscaping, tree removal and replacement, drainage, setbacks, building elevation and design, building footprint, building height, building size and density, water course buffer, open space, greenbelt, parking lot, landscape, screening, fences, utilities, dumpster, sidewalk, pathway, parking and parking spaces number, size and location, and drive isle requirements and location. The City approved Revised Site Plan and PUD Approval and this Agreement shall also establish the architectural style of the buildings that may be built at the Residences at River Trail. The Property shall be developed only in accordance with the City approved Revised Site Plan and PUD Approval, including all materials and plans submitted and approved with the City approved Revised Site Plan, City approved grading, utility and engineering plans, City approved revised tree removal permit, this Agreement, City Ordinances in effect on the date of this Agreement which are not in conflict with the City approved Revised Site Plan, PUD Approval and this Agreement, including, but not limited to, the Auburn Hills Zoning Ordinance, and other applicable laws, regulations, requirements, and Ordinances (collectively referred to as the "Approval Requirements"). The City approved Revised Site Plan and PUD Approval, the City approved revised tree removal permit, the City approved grading, utility, landscaping and engineering plans, this Agreement and the Approval Requirements shall be deemed to satisfy all land use and other requirements of the City, including, without limitation, the City's requirements and impositions, if any, under Ordinances relating to size, setbacks, density and heights of buildings, wetlands, woodlands, tree preservation, storm water management, parking, walkway, drive and roadway configuration and geometry, handicapped access, fire protection and fire department design criteria, building elevations and the like. In the event of any conflict between the City approved Revised Site Plan and PUD Approval and this Agreement on the one hand, and City Ordinances on the other, the City approved Revised Site Plan and PUD Approval and this Agreement shall control. To the extent that there are any construction or development issues that are not addressed by the City approved Revised Site Plan and PUD Approval and this Agreement, the City Administration shall determine such matters (and issue administrative waivers, if necessary) in order to reasonably achieve the goals and objectives articulated in the City approved Revised Site Plan, PUD Approval and this Agreement.
- 2. Roads/driveways and curb cuts, public sanitary sewer service, public water service, storm water drainage, detention and retention facilities, gas and electric utilities, parking facilities and parking spaces, open space area, sidewalks, pathways, retaining walls, screening, fences, greenbelts, landscaping and trees shall be completely constructed, installed and provided by and at the sole expense of Developer to service all of the buildings in the Residences at River Trail in accordance with the Approval Requirements. The Developer shall be responsible and obligated for the perpetual maintenance, repair and replacement of the roads/driveways, parking areas and spaces, sidewalks, pathways, retaining walls, drainage facilities, greenbelts, landscaping, trees and open space areas shown on the City approved Site Plan.

- The Developer in accordance with the Approval Requirements shall at its own cost, develop, install and construct on the Property eight 3-story luxury apartment buildings containing a total of 65 apartment dwelling units and three 2-story luxury apartment buildings containing a total of 30 apartment dwelling units, for a total of 11 luxury apartment buildings containing a total of 95 apartment dwelling units. Each of the eleven luxury apartment buildings shall be located, configured and have the height as depicted on the City approved Revised Site Plan. The Developer shall, at its own cost, install, maintain and locate parking on the Property in accordance with the City approved Revised Site Plan. The Developer shall, at its own cost, construct, install, locate and maintain a ten foot wide pathway at the location shown on the City approved Revised Site Plan, said pathway to serve as both a maintenance path for the City and as part of the City's pedestrian pathway identified in the Riverwalk Master Plan and the Developer shall, at its own cost, construct, install, locate and maintain a ten foot wide pedestrian pathway and a five foot wide sidewalk at the locations shown on the City approved Revised Site Plan in the ROW of Old Adams Road, with the City and the general public to be allowed to use the pathways and sidewalk for recreational purposes. The Developer hereby grants to the City a permanent and perpetual twelve foot wide easement for the ten foot wide pathway over the portion of the Developer's property described and depicted on Exhibit B which is attached hereto and incorporated herein by reference ("Easement Property") with said easement being for the purpose of allowing the City and the general public to use said pathways for maintenance and recreational purposes. The Developer shall, at its own cost, be responsible for the maintenance and repair of both pathways, the sidewalk and the Easement Property on the Property. The Developer shall, at its own cost, prepare and install at the locations shown on the City approved Revised Site Plan, the conduit and wiring necessary for the installation of electric vehicle charging facilities in each of the 95 garages for the apartment dwelling units.
- 4. The architecture of each of the eleven luxury apartment buildings at Residences at River Trail shall be as set forth in the City approved Revised Site Plan, PUD Approval and this Agreement.
- 5. Developer shall be obligated to design, completely construct, finance and provide financial assurances in accordance with the Approval Requirements for the completion of all the improvements shown on the City approved Revised Site Plan and PUD Approval of Residences at River Trail. Financial assurances required by the City shall be in the form and in the amounts required in the City's Ordinances; provided, however, that the City agrees that the Developer may satisfy all financial assurances required for Residences at River Trail by escrowing funds with a title company satisfactory to the City, pursuant to an escrow arrangement that is satisfactory to the City. In all instances in which the City utilizes the proceeds and the financial assurance given to insure completion of the improvements pursuant to City Ordinances and the City approved Revised Site Plan and PUD Approval, the City and its contractors and agents shall be permitted, and are hereby granted authority, to enter upon the property for the purpose of completing said respective improvements.
- 6. The foundation permits will be available upon the City approval of the grading to serve the building site. Building permits for the eleven luxury apartment buildings at Residences at River Trail shall be issued when water mains, sewer lines and other utilities are installed to service such buildings and have been accepted by the City and/or the appropriate utility companies

and paved road access is available. The Developer shall, at its own cost, install, construct and locate all curb cuts and paved access streets/driveways, which curb cuts and paved access streets/driveways shall be constructed, installed and located in accordance with the Approval Requirements.

- 7. The City approved Revised Site Plan and PUD Approval include a final landscaping plan and landscaping details and the Developer shall, at its own cost, install, plant and locate all of said landscaping, including trees, shrubs and bushes, in accordance with the final landscape plan and shall, at Developer's own cost, maintain said landscaping including trees shrubs and bushes and shall replace any landscaping, including trees, shrubs and bushes that die.
- 8. The City approved Revised Site Plan and PUD Approval include details for an eight foot tall vinyl fence and the Developer shall, at its own cost, install, construct and locate said fence, in accordance with the final Revised Site Plan and shall, at Developer's own cost, maintain said fence in perpetuity.
- 9. The Developer shall at its own cost obtain all required Michigan Department of Environmental Quality (MDEQ)/Michigan Department of Environment, Great Lakes and Energy (EGLE) permits and approval to fill approximately 0.407 acres of wetlands located on the property as shown on the City approved Revised Site Plan, which amount of wetlands to be filled by the Developer at the Developer's own cost constituting approximately 7% of the wetlands located on the Property. To help prevent any type of encroachment into the portion of the wetlands on the Property to be preserved, the Developer shall at its own cost plant native seed and plants along the areas to he filled to establish a natural buffer in accordance with the final landscape plan. The Developer shall create any required mitigated wetlands on the property in accordance with any MDEQ/EGLE approved permit. All costs and expenses incurred in the permitting, design, construction, maintenance and/or monitoring of said mitigation areas within the Development and off-site shall be borne by the Developer.
- 10. The Developer acknowledges that this development is responsible for floodplain mitigation for the Development. The Developer acknowledges that any and all of the required plantings associated with all mitigation areas will be installed in accordance to the appropriate state and/or federal permit for the individual site development projects. All floodplain mitigation areas shall meet all specific design and construction requirements of the MDEQ/EGLE or any other appropriate state, federal, and county agency. All costs and expenses incurred in the permitting, design, construction, installation, maintenance and/or monitoring of said mitigation areas within the Development and off-site shall be borne by the Developer.
- 11. The sole responsibility for the management of mosquito populations within the Development shall belong to the Developer, its successors, assigns and transferees. All costs and expenses incurred for mosquito control measures undertaken within the Development shall be borne by the Developer, which management of mosquito population shall be done in accordance with all applicable law and recognized scientific practices.
- 12. The Developer shall by December 11, 2023, pay to the Auburn Hills Community Foundation a one-time lump sum payment of \$100,000 to be used to help pay for the future

construction of the pedestrian bridge that is provided for in the City's Riverwalk Master Plan, said pedestrian bridge to be located to the southwest of the Residences at River Trail. The Developer shall by December 11, 2023, convey to the City by warranty deed for the amount of One Dollar (\$1.00) fee simple title to the approximately 1.57 acre parcel of property having tax identification No. 14-25-276-006 ("Donated Parcel"), said Donated Parcel having the legal description set forth on Exhibit C which is attached hereto and incorporated herein by reference. Upon the Developer conveying the Donated Parcel to the City, the City shall become the owner of the Donated Parcel and shall be responsible for all future maintenance with respect to the Donated Parcel.

- 13. The City and Developer agree that all matters related to the use of signage on the Residences at River Trail property shall be governed by the City Zoning Ordinance.
- 14. Based on the development and the use of the Subject Property by the Developer, and the Developer's construction of the Residences at River Trail on the Subject Property, pursuant to the Auburn Hills Woodlands Preservation Ordinance, the Subject Property requires 260 replacement trees and the Developer shall, at its own cost, plant 260 replacement trees on the subject Property at the locations on the Subject Property and at the other locations shown on the City approved Revised Site Plan and City approved landscape plan, with said replacement trees to be of the height, diameter, breast height, kind and species shown on the City approved Revised Site Plan and City approved landscape plan, with the Developer planting all of the 260 replacement trees on the Subject Property and at the other locations prior to a Certificate of Occupancy being issued for any of the eleven luxury apartment buildings on the Subject Property. The Developer, at its own cost, shall be responsible for the perpetual maintenance and if necessary, replacement, of the 260 replacement trees planted on the Subject Property and at the other locations. The Developer shall, at its own cost, pay all applicable fees necessary and required with respect to obtaining the revised tree removal permit from the City.
- 15. The Developer's rights to complete Residences at River Trail as described herein are fully vested on the execution of this Agreement by all parties, subject to the terms and conditions of this Agreement. This Agreement shall run with the land constituting the Subject Property, and shall be binding upon and inure to the benefit of Developer and the City, and their respective heirs, successors, assigns and transferees, and immediately upon execution of this First Amended Development Agreement by all of the parties, a memorandum of this Agreement, or the First Amended Development Agreement itself, shall be recorded with the Oakland County Register of Deeds. This First Amended Development Agreement shall be interpreted and construed in accordance with Michigan law, and shall be subject to enforcement only in Michigan Courts. The parties understand and agree that this First Amended Development Agreement is consistent with the intent and provisions of the Michigan and U.S. Constitutions and all applicable law.
- 16. The Developer has negotiated the terms of this First Amended Development Agreement with the City, and such documentation represents the product of the joint efforts and agreement of the Developer and the City. The Developer fully accepts and agrees to the final terms, conditions, requirements and obligations of this First Amended Development Agreement. The Developer understands that this First Amended Development Agreement is authorized by applicable local, state and federal laws, ordinances and constitutions and the Developer shall be

estopped from taking a contrary position in the future, and the City shall be entitled to injunctive relief to prohibit any actions by the Developer that are inconsistent with the terms and Provisions of this First Amended Development Agreement.

- 17. The Developer may request modifications to the City approved Revised Site Plan as follows:
 - (a) The Community Development Department may approve modifications to the City approved Revised Site Plan that do not:
 - (i) materially change the parking layout or;
 - (ii) materially increase the total square footage or density of the proposed buildings.
 - (b) Modifications proposed by the Developer pursuant to this paragraph shall be consistent with the City approved Revised Site Plan and Approval Requirements and shall not adversely affect the character or quality of the development and;
 - (c) Modifications to the City approved Revised Site Plan that the Community Development Department in its sole discretion deems material shall be reviewed for approval by the City Council.
- 18. This Agreement constitutes the entire Agreement between the parties and may not be modified, amended or terminated except in writing executed by all of the parties hereto.

THIS FIRST AMENDED DEVELOPMENT AGREEMENT is executed by the respective parties on the date specified with the notarization with their names.

ADAMS-59, LLC, a Michigan limited liability company
By:
Its:
CITY OF AUBURN HILLS, a Michigan Municipal corporation
Ву:
Brian Marzolf
Its: Mayor
and

	By:	
	Laura Pierce	
	Its: Clerk	
STATE OF MICHIGAN)		
)		
COUNTY OF OAKLAND)		
The foregoing instrument was a	acknowledged before me th	is day of ,
2023, by , the	of	Adams-59, LLC, a Michigan
The foregoing instrument was a 2023, by, the limited liability company, on behalf of	said company.	, ,
	NOTA DV DUDI IC	
	NOTARY PUBLIC	County, Michigan
	Acting in	County Michigan
	My commission expir	County, Michigan
STATE OF MICHIGAN)		
)		
COUNTY OF OAKLAND)		
The foregoing instrument was a	acknowledged before me th	is day of
2023, by Brian Marzolf, as Mayor, and		
Hills, a Michigan Municipal Corporation		
	,	
	NOTARY PUBLIC	
		County, Michigan
		County, Michigan
	My commission expir	res:
	, 1	

DRAFTED BY AND WHEN RECORDED RETURN TO:

Derk W. Beckerleg, Esq. Secrest Wardle 2600 Troy Center Drive P.O. Box 5025 Troy, MI 48007-5025 (248) 851-9500 dbeckerleg@secrestwardle.com

Law Firm PHILIP P. RUGGERI AND ASSOCIATES, P.C.

Professional Corporation 43231 Schoenherr Sterling Heights, Michigan 48313-1957 (586) 685-0212 FAX (586) 685-0215

March 4, 2019

Shawn Keenan, AICP City of Auburn Hills Planner 1827 North Squirrel Rd. Auburn Hills, MI 48326

Re: PUD Residences at River Trail

Dear Mr. Keenan:

Enclosed you will find the PUD Development Agreement for Residences at River Trail, which has been executed and notarized on behalf of Adams-59, LLC. Please obtain the remaining signatures and notarizations and advise me when it is ready for pick up. Our office will pick up the fully executed document for recording. However, the document will not be recorded until the MDEQ has granted its Permit on this project.

Thank you for your cooperation in this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Philip P. Ruggeri

PPR/caf enclosure

RESIDENCES AT RIVER TRAIL PUD DEVELOPMENT AGREEMENT

BACKGROUND

- A. The Developer is the owner of the approximately 17.89 acre parcel of property located on Old Adams Road near M-59 in Auburn Hills, Michigan as legally described and depicted on Exhibit A which is attached hereto and incorporated herein by reference.
- B. Pursuant to Section 1830 of the Auburn Hills Zoning Ordinance, Developer has applied for approval of the Site Plan on file with the Auburn Hills Community Development Department (the "Site Plan"), which is part of the PUD process for the luxury apartment development to be known as Residences at River Trail ("Residences at River Trail") and on September 24, 2018 the Auburn Hills City Council approved combined PUD Step 1 Qualification and PUD Step 2 Site Plan Approval ("Site Plan and PUD approval"), along with the associated tree removal permit, for the Residences at River Trial subject to several conditions including, but not limited to, the condition that the Developer and the City enter into a Development Agreement. The City approved Site Plan is on file with the Auburn Hills Community Development Department and is incorporated by reference in this Agreement.
- C. It is the purpose of this Agreement to confirm the rights and obligations of the Developer and the City with respect to the development and use of the Subject Property.

NOW, THEREFORE, for good and valuable consideration given, the receipt of which is hereby acknowledged by the parties, it is agreed as follows:

1. The City approved Site Plan and PUD approval, tree removal permit and the terms of this Agreement shall govern the development and use of the Subject Property. Among other things, the City approved Site Plan and PUD approval, tree removal permit and this Agreement shall establish landscaping, tree removal and replacement, drainage, setbacks, building elevation and design, building footprint, building height, building size and density, water course buffer, open

space, greenbelt, parking lot, landscape, screening, fences, utilities, dumpster, sidewalk, pathway, parking and parking spaces number, size and location, and drive isle requirements and location. The City approved Site Plan and PUD approval and this Agreement shall also establish the architectural style of the buildings that may be built at the Residences at River Trail. The Property shall be developed only in accordance with the City approved Site Plan and PUD approval, including all materials and plans submitted and approved with the City approved Site Plan, City approved grading, utility and engineering plans, City approved tree removal permit, this Agreement, City Ordinances in effect on the date of this Agreement which are not in conflict with the City approved Site Plan, PUD approval and this Agreement, including, but not limited to, the Auburn Hills Zoning Ordinance, and other applicable laws, regulations, requirements, and Ordinances (collectively referred to as the "Approval Requirements"). The City approved Site Plan and PUD approval, the City approved tree removal permit, the City approved grading, utility, landscaping and engineering plans, this Agreement and the Approval Requirements shall be deemed to satisfy all land use and other requirements of the City, including, without limitation, the City's requirements and impositions, if any, under Ordinances relating to size, setbacks, density and heights of buildings, wetlands, woodlands, tree preservation, storm water management, parking, walkway, drive and roadway configuration and geometry, handicapped access, fire protection and fire department design criteria, building elevations and the like. In the event of any conflict between the City approved Site Plan and PUD approval and this Agreement on the one hand, and City Ordinances on the other, the City approved Site Plan and PUD approval and this Agreement shall control. To the extent that there are any construction or development issues that are not addressed by the City approved Site Plan and PUD approval and this Agreement, the City Administration shall determine such matters (and issue administrative waivers, if necessary) in order to reasonably achieve the goals and objectives articulated in the City approved Site Plan, PUD approval and this Agreement.

- 2. Roads/driveways and curb cuts, public sanitary sewer service, public water service, storm water drainage, detention and retention facilities, gas and electric utilities, parking facilities and parking spaces, open space area, sidewalks, pathways, retaining walls, screening, fences, greenbelts, landscaping and trees shall be completely constructed, installed and provided by and at the sole expense of Developer to service all of the buildings in the Residences at River Trail in accordance with the Approval Requirements. The Developer shall be responsible and obligated for the perpetual maintenance, repair and replacement of the roads/driveways, parking areas and spaces, sidewalks, pathways, retaining walls, drainage facilities, greenbelts, landscaping, trees and open space areas shown on the City approved Site Plan.
- 3. The Developer in accordance with the Approval Requirements shall at its own cost, develop, install and construct on the Property six 3-story luxury apartment buildings containing a total of 106 apartment dwelling units, with buildings 1, 2, 3, 5 and 6 each containing eighteen apartment dwelling units and building 4 containing sixteen apartment dwelling units along with an office, club room and exercise room. Each of the six apartment buildings shall be three stories tall and shall have a height as depicted on the City approved Site Plan. The Developer shall, at its own cost, install, maintain and locate parking on the Property in accordance with the City approved Site Plan. The Developer shall, at its own cost, construct, install, locate and maintain a ten foot wide pathway at the location shown on the City approved Site Plan, said pathway to serve as both a maintenance path for the City and as part of the City's pedestrian pathway identified in the Riverwalk Master Plan and the Developer shall, at its own cost, construct, install, locate and

maintain an eight foot wide pedestrian pathway at the location shown on the City approved Site Plan, with the City and the general public to be allowed to use the pathways for recreational purposes. The Developer grants to the City a permanent and perpetual ten foot wide easement for the ten foot wide pathway over the portion of the Developer's property described and depicted on Exhibit B which is attached hereto and incorporated herein by reference ("Easement Property") and the Developer grants to the City a permanent and perpetual eight foot wide easement for the eight foot wide pathway over the portion of the Developer's property described and depicted on Exhibit B ("Easement Property"), both of said documents being for the purpose of allowing the City and the general public to use said pathways for recreational purposes. The Developer shall, at its own cost, be responsible for the maintenance and repair of both pathways on the Property. The Developer shall, at its own cost, prepare and install at the locations shown on the City approved Site Plan, the conduit and wiring necessary for the installation of four electric vehicle charging stations

- 4. The architecture of each of the six 3-story luxury apartment buildings at Residences at River Trail shall be as set forth in the City approved Site Plan, PUD approval and this Agreement.
- 5. Developer shall be obligated to design, completely construct, finance and provide financial assurances in accordance with the Approval Requirements for the completion of all the improvements shown on the City approved Site Plan and PUD approval of Residences at River Trail. Financial assurances required by the City shall be in the form and in the amounts required in the City's Ordinances; provided, however, that the City agrees that the Developer may satisfy all financial assurances required for Residences at River Trail by escrowing funds with a title company satisfactory to the City, pursuant to an escrow arrangement that is satisfactory to the City. In all instances in which the City utilizes the proceeds and the financial assurance given to insure completion of the improvements pursuant to City Ordinances and the City approved Site Plan and PUD approval, the City and its contractors and agents shall be permitted, and are hereby granted authority, to enter upon the property for the purpose of completing said respective improvements.
- 6. The foundation permits will be available upon the City approval of the grading to serve the building site. Building permits for the six luxury apartment buildings at Residences at River Trail shall be issued when water mains, sewer lines and other utilities are installed to service such buildings and have been accepted by the City and/or the appropriate utility companies and paved road access is available. The Developer shall, at its own cost, install, construct and locate all curb cuts and paved access streets/driveways, which curb cuts and paved access streets/driveways shall be constructed, installed and located in accordance with the Approval Requirements.
- 7. The City approved Site Plan and PUD approval include a final landscaping plan and landscaping details and the Developer shall, at its own cost, install, plant and locate all of said landscaping, including trees, shrubs and bushes, in accordance with the final landscape plan and shall, at Developer's own cost, maintain said landscaping including trees shrubs and bushes and shall replace any landscaping, including trees, shrubs and bushes that die.
- 8. The City approved Site Plan and PUD approval include details for an eight foot tall vinyl fence and the Developer shall, at its own cost, install, construct and locate said fence, in

accordance with the final site plan and shall, at Developer's own cost, maintain said fence in perpetuity.

- 9. The City approved Site Plan and PUD approval identify the location of one 20 foot tall monument style identification sign along the north property line. The City will allow, if approved by the Michigan Department of Transportation (MDOT), through the PUD approval the relocation of said sign off premise onto the adjacent MDOT property to the north for project identification purposes and the relocation of said sign shall be at the Developer's own cost.
- 10. The Developer shall at its own cost obtain all required Michigan Department of Environmental Quality (MDEQ) permits and approval to fill approximately 0.407 acres of wetlands located on the property as shown on the City approved Site Plan, which amount of wetlands to be filled by the Developer at the Developer's own cost constituting approximately 7% of the wetlands located on the Property. To help prevent any type of encroachment into the portion of the wetlands on the Property to be preserved the Developer shall at its own cost plant native seed and plants along the areas to be filled to establish a natural buffer in accordance with the final landscape plan. The Developer shall create any required mitigated wetlands on the property in accordance with any MDEQ approved permit. All costs and expenses incurred in the permitting, design, construction, maintenance and/or monitoring of said mitigation areas within the Development and off-site shall be borne by the Developer.
- The Developer acknowledges that this development is responsible for floodplain mitigation for the Development. The Developer acknowledges that any and all of the required plantings associated with all mitigation areas will be installed in accordance to the appropriate state and/or federal permit for the individual site development projects. All floodplain mitigation areas shall meet all specific design and construction requirements of the MDEQ or any other appropriate state, federal, and county agency. All costs and expenses incurred in the permitting, design, construction, installation, maintenance and/or monitoring of said mitigation areas within the Development and off-site shall be borne by the Developer.
- 12. The sole responsibility for the management of mosquito populations within the Development shall belong to the Developer, its successors, assigns and transferees. All costs and expenses incurred for mosquito control measures undertaken within the Development shall be borne by the Developer, which management of mosquito population shall be done in accordance with all applicable law and recognized scientific practices.
- 13. The Developer shall within seven days from the date that all parties have executed and signed this Agreement, pay to the Auburn Hills Community Foundation a one-time lump sum payment of \$100,000 to be used to help pay for the future construction of the pedestrian bridge that is provided for in the City's Riverwalk Master Plan, said pedestrian bridge to be located to the southwest of the Residences at River Trail. The Developer shall within seven days from the date that all parties have executed and signed this Agreement, convey to the City by warranty deed the amount of One Dollar (\$1.00) fee simple title to the approximately 1.57 acre parcel of property having tax identification No. 14-25-267-006 ("Donated Parcel"), said Donated Parcel having the legal description set forth on Exhibit C which is attached hereto and incorporated herein by reference. Upon the Developer conveying the Donated Parcel to the City, the City shall become

the owner of the Donated Parcel and shall be responsible for all future maintenance with respect to the Donated Parcel.

- 14. The City and Developer agree that all matters related to the use of signage on the Residences at River Trail property shall be governed by the City Zoning Ordinance.
- 15. Based on the development and the use of the Subject Property by the Developer, and the Developer's construction of the Residences at River Trail on the Subject Property, pursuant to the Auburn Hills Woodlands Preservation Ordinance, the Subject Property requires 173 replacement trees and the Developer shall, at its own cost, plant 173 replacement trees on the subject Property at the locations shown on the City approved Site Plan and City approved landscape plan, with said replacement trees to be of the height, diameter, breast height, kind and species shown on the City approved Site Plan and City approved landscape plan, with the Developer planting all of the 173 replacement trees on the subject property prior to a Certificate of Occupancy being issued for any of the six luxury apartment buildings on the Subject Property. The Developer, at its own cost, be responsible for the perpetual maintenance and if necessary, replacement, of the 173 replacement trees planted on the Subject Property. The Developer shall, at its own cost, pay all applicable fees necessary and required with respect to obtaining the tree removal permit from the City.
- 16. The Developer's rights to complete Residences at River Trail as described herein are fully vested on the execution of this Agreement by all parties, subject to the terms and conditions of this Agreement. This Agreement shall run with the land constituting the Subject Property, and shall be binding upon and inure to the benefit of Developer and the City, and their respective heirs, successors, assigns and transferees, and immediately upon execution of this Development Agreement by all of the parties, a memorandum of this Agreement, or the Development Agreement itself, shall be recorded with the Oakland County Register of Deeds. This Development Agreement shall be interpreted and construed in accordance with Michigan law, and shall be subject to enforcement only in Michigan Courts. The parties understand and agree that this Development Agreement is consistent with the intent and provisions of the Michigan and U.S. Constitutions and all applicable law.
- 17. The Developer has negotiated the terms of this Development Agreement with the City, and such documentation represents the product of the joint efforts and agreement of the Developer and the City. The Developer fully accepts and agrees to the final terms, conditions, requirements and obligations of this Development Agreement. The Developer understands that this Agreement is authorized by applicable local, state and federal laws, ordinances and constitutions and the Developer shall be estopped from taking a contrary position in the future, and the City shall be entitled to injunctive relief to prohibit any actions by the Developer that are inconsistent with the terms and provisions of this Agreement.
 - 16. The Developer may request modifications to the City approved Site Plan as follows:
 - (a) The Community Development Department may approve modifications to the City approved Site Plan that do not:
 - (i) materially change the parking layout or:

- (ii) materially increase the total square footage or density of the proposed buildings.
- (b) Modifications proposed by the Developer pursuant to this paragraph shall be consistent with the City approved Site Plan and Approval Requirements and shall not adversely affect the character or quality of the development and;
- (c) Modifications to the City approved Site Plan that the Community Development Department in its sole discretion deems material shall be reviewed for approval by the City Council.
- 19. This Agreement constitutes the entire Agreement between the parties and may not be modified, amended or terminated except in writing executed by all of the parties hereto.

THIS AGREEMENT is executed by the respective parties on the date specified with the notarization with their names.

ADAMS-59, LLC, a Michigan limited liability company By: Philip D. Ruggert Its: Member	3 .
CITY OF AUBURN HILLS, a Michigan Municipal corporation By: Kevin McDaniel Its: Mayor	7
and By: Xanna M Prece Laura Pierce Its: Clerk	

STATE OF MICHIGAN

COUNTY OF OAKLAND)

	edged before me this 1st day of March,
2019, by Philip P. Ruggeri, the Member	of Adams-59, LLC, a Michigan
limited liability company, on behalf of said com	pany.
Ma	DTARY PUBLIC, Christine A. Freismuth comb County, Michigan ting in Macomb County, Michigan
	commission expires: 09/19/25
STATE OF MICHIGAN)	
STATE OF MICHIGAN	
COUNTY OF OAKLAND)	
	dged before me this At day of March, Pierce, as Clerk, on behalf of the City of Auburn half of the corporation.
WIY COMMINICUTE APPRODUCE TO THE TENTE OF TH	County, Michigan Commission expires: 11-24-2023

DRAFTED BY AND WHEN RECORDED RETURN TO:

Derk W. Beckerleg, Esq. Secrest Wardle 2600 Troy Center Drive P.O. Box 5025 Troy, MI 48007-5025 (248) 851-9500 dbeckerleg@secrestwardle.com

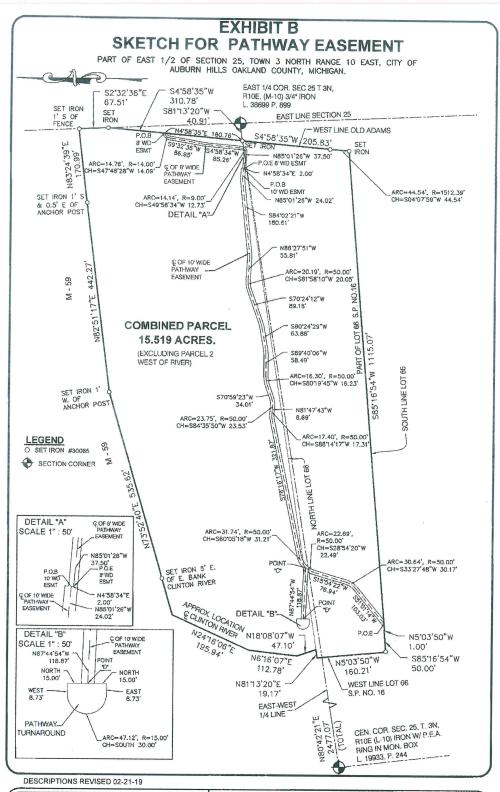
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EXHIBIT A

COMBINED PARCEL (17.089 ACRES)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 SECTION 25, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 SECTION 25, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, AND ALSO PART OF LOT 66 OF SUPERVISOR'S PLAT NO. 16 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER. 20 OF PLATS ON PAGE 28, OAKLAND COUNTY RECORDS. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 25, SAID EAST 1/4 CORNER LOCATED NORTH 80 DEGREES 42 MINUTES 21 SECONDS EAST 2477.07 FEET FROM THE CENTER CORNER OF SECTION 25; THENCE SOUTH 81 DEGREES 13 MINUTES 20 SECONDS WEST 40.91 FEET ALONG THE NORTH LINE OF LOT 66 OF "SUPERVISOR'S PLAT NO.16" AS RECORDED IN LIBER. 28 OF PLATS ON PAGE 46 OAKLAND COUNTY RECORDS TO THE POINT OF BEGINNING; THENCE SOUTH 04 DEGREES 58 MINUTES 35 SECONDS WEST 205.83 FEET; THENCE 44.54 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS 1512.39 FEET AND A CHORD BEARING SOUTH 04 DEGREES 07 MINUTES 59 SECONDS WEST 44.54 FEET ALONG THE WEST LINE OF ADAMS ROAD AS RELOCATED WITH LIMITED ACCESS; THENCE SOUTH 85 DEGREES 16 MINUTES 54 SECONDS WEST 1115.07 FEET ALONG THE SOUTH LINE OF LOT 66; THENCE NORTH 05 DEGREES 03 MINUTES 50 SECONDS WEST 1.00 FEET; THENCE NORTH 05 DEGREES 03 MINUTES 50 SECONDS WEST 1.00 FEET; THENCE NORTH 05 DEGREES 03 MINUTES 50 SECONDS WEST 1.00 FEET; THENCE NORTH 05 DEGREES 03 MINUTES 50 SECONDS WEST 1.00 FEET; THENCE NORTH 05 DEGREES 03 MINUTES 50 SECONDS WEST 1.00 FEET; THENCE NORTH 05 DEGREES 03 MINUTES 50 SECONDS WEST 1.00 FEET; THENCE NORTH 05 DEGREES 03 MINUTES 50 SECONDS WEST 1.00 FEET; THENCE NORTH 05 DEGREES 04 MINUTES 50 SECONDS WEST 1.00 FEET; THENCE SOUTH 80 DEGREES 04 MINUTES 35 SECONDS WEST 385.08 FEET ALONG THE WEST LINE OF LOT 66; THENCE SOUTH 80 DEGREES 32 MINUTES 30 SECONDS SECONDS SECONDS SEAT 373.98 FEET, NORTH 50 DEGREES 39 MINUTES 40 SECONDS EAST 584.12 FEET, NORTH 80 DEGREES 31 MINUTES 30 SE HILLS, OAKLAND COUNTY, MICHIGAN, AND ALSO PART OF LOT 66 OF SUPERVISOR'S PLAT NO. 16 OF THE EAST 1/2 OF THE

SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY RECORDED OR OTHERWISE.



CLIENT RESIDENCES AT	PROJECT NO. 15-007	FIELD BOOK 000
RIVER TRAIL	DATE 09-11-18	SHEET 1 OF 2
SCALE 1" = 150'	DRAWN BY E.A.	CHECKED BY D.H.K.

FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
43279 SCHOENHERR STERLING HEIGHTS, MI 48313
PHONE (586) 739-8007 FAX (586) 739-6994

EXHIBIT B LEGAL DESCRIPTION FOR PATHWAY EASEMENT

PART OF EAST 1/2 OF SECTION 25, TOWN 3 NORTH RANGE 10 EAST, CITY OF AUBURN HILLS OAKLAND COUNTY, MICHIGAN.

CLIENT: RESIDENCES AT RIVER TRAIL JOB: 15-007 DATE: 09/25/18 SHEET: 2 OF 2

DESCRIPTION OF CENTERLINE 8' WIDE AND 10' WIDE PATHWAY EASEMENT

AN EASEMENT FOR PATHWAY PURPOSES LOCATED IN THE NORTH—EAST 1/4 SECTION 25 AND IN PART OF LOT 66 OF "SUPERVISOR'S PLAT NO.16" OF THE EAST 1/2 OF THE SOUTHEAST 1/4 SECTION 25 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 28, ON PAGE 46, OAKLAND COUNTY RECORDS WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 25, SAID EAST 1/4 CORNER LOCATED NORTH 80 DEGREES 42 MINUTES 21 SECONDS EAST 2477.07 FEET FROM THE CENTER CORNER OF SECTION 25; THENCE SOUTH 81 DEGREES 13 MINUTES 20 SECONDS WEST 40.91 FEET ALONG THE NORTH LINE OF LOT 66 OF "SUPERVISOR'S PLAT NO.16" AS RECORDED IN LIBER. 28 OF PLATS ON PAGE 46, OAKLAND COUNTY RECORDS, THENCE NORTH 04 DEGREES 58 MINUTES 35 SECONDS EAST 180.76 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 8 FEET MIDE PATHWAY EASEMENT; THENCE ALONG SAID CENTERLINE OF A 8 FEET MIDE PATHWAY EASEMENT; THENCE ALONG SAID CENTERLINE OF A 8 FEET MIDE PATHWAY EASEMENT 14.76 FEET ALONG THE SOUTH 09 DEGREES 32 MINUTES 36 SECONDS WEST 86.95 FEET; THENCE SOUTH 04 DEGREES 58 MINUTES 34 SECONDS WEST 85.26 FEET; THENCE 14.14 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS 14.00 FEET AND A CHORD BEARING SOUTH 47 DEGREES 48 MINUTES 28 SECONDS WEST 14.09 FEET; THENCE 14.14 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS 9.00 FEET AND A CHORD BEARING SOUTH 49 DEGREES 58 MINUTES 34 SECONDS WEST 85.26 FEET; THENCE 14.14 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS 9.00 FEET AND A CHORD BEARING SOUTH 49 DEGREES 58 MINUTES 34 SECONDS WEST 85.26 FEET; THENCE 14.14 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS 9.00 FEET AND A CHORD BEARING SOUTH 49 DEGREES 58 MINUTES 34 SECONDS WEST 12.73 FEET; THENCE NORTH 85 DEGREES 01 MINUTES 26 SECONDS WEST 37.50 FEET TO THE POINT OF ENDING FOR THE CENTERLINE OF A 8 FEET PATHWAY EASEMENT.

THENCE ALONG THE CENTERLINE OF A 10 FEET WIDE PATHWAY EASEMENT WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOW:
COMMENCING AT THE POINT OF ENDING OF THE PREVIOUSLY DESCRIBED 8 FEET PATHWAY EASEMENT THENCE NORTH 04 DEGREES 58 MINUTES 34 SECONDS EAST 2.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 10 FEET WIDE PATHWAY EASEMENT; THENCE NORTH 85 DEGREES 01 MINUTES 26 SECONDS WEST 24.02 FEET; THENCE SOUTH 84 DEGREES 02 MINUTES 21 SECONDS WEST 180.61 FEET; THENCE NORTH 86 DEGREES 27 MINUTES 51 SECONDS WEST 55.81 FEET; THENCE 20.19 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS 50.00 FEET AND A CHORD BEARING SOUTH 81 DEGREES 58 MINUTES 10 SECONDS WEST 20.05 FEET; THENCE SOUTH 70 DEGREES 24 MINUTES 12 SECONDS WEST 89.18 FEET; THENCE SOUTH 80 DEGREES 24 MINUTES 29 SECONDS WEST 63.88 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 20 SECONDS WEST 58.49 FEET; THENCE 16.30 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS 50.00 FEET AND A CHORD BEARING SOUTH 80 DEGREES 19 MINUTES 29 SECONDS WEST 63.83 FEET; THENCE SOUTH 80 DEGREES 40 MINUTES 20 SECONDS WEST 58.49 FEET; THENCE 16.30 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS 50.00 FEET AND A CHORD BEARING SOUTH 80 DEGREES 19 MINUTES 45 SECONDS WEST 16.23 FEET; THENCE SOUTH 70 DEGREES 59 MINUTES 23 SECONDS WEST 34.01 FEET; THENCE 23.75 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS 50.00 FEET AND A CHORD BEARING SOUTH 84 DEGREES 35 MINUTES 50 SECONDS WEST 23.53 FEET; THENCE NORTH 81 DEGREES 47 MINUTES 43 SECONDS WEST 6.69 FEET; THENCE 17.40 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS 50.00 FEET AND A CHORD BEARING SOUTH 78 DEGREES 16 MINUTES 17 SECONDS WEST 34.10 FEET; THENCE SOUTH 78 DEGREES 35 MINUTES 17 SECONDS WEST 34.10 FEET; THENCE SOUTH 78 DEGREES 36 MINUTES 17 SECONDS WEST 321.87 FEET; THENCE NORTH 81 DEGREES 47 MINUTES 42 SECONDS WEST 6.69 FEET; THENCE SOUTH 78 DEGREES 50 SECONDS WEST 321.87 FEET; THENCE SOUTH 65 DEGREES 54 MINUTES 17 SECONDS WEST 32 ALONG THE CENTERLINE OF A 10 FEET WIDE PATHWAY EASEMENT WHOSE CENTERLINE IS MORE

ALSO CONTINUING ALONG THE CENTERLINE OF A 10 FEET WIDE PATHWAY EASEMENT BEGINNING AT THE PREVIOUSLY DESCRIBED POINT "C"; THENCE NORTH 87 DEGREES 44 MINUTES 54 SECONDS WEST 118.87 FEET TO THE POINT OF ENDING AT POINT "D".

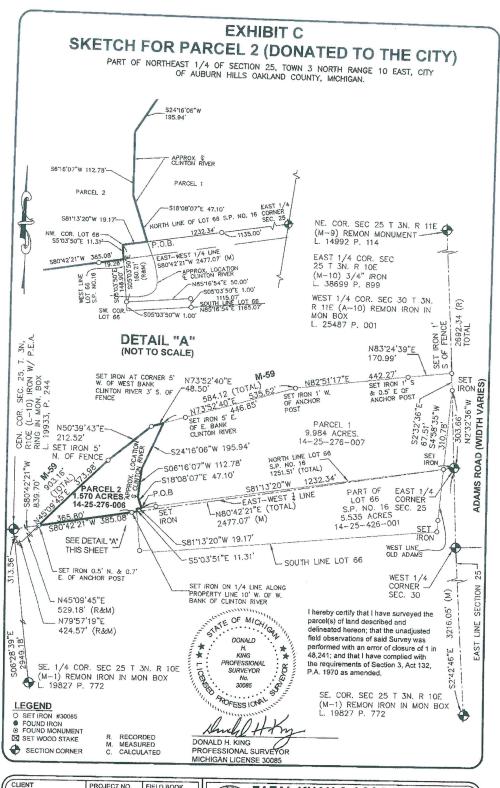
ALSO AN EASEMENT FOR A PATHWAY TURNAROUND DESCRIBED AS BEGINNING AT PREVIOUSLY DESCRIBED POINT "D". THENCE NORTH 15.00 FEET; THENCE WEST 8.73 FEET; THENCE 47.12 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS 15.00 FEET AND A CHORD BEARING SOUTH 30.00 FEET; THENCE EAST 8.73 FEET; THENCE NORTH 15.00 FEET TO POINT OF THE BEGINNING.

Wendelly DONALD H KING PROFESSIONAL SURVEYOR MICHIGAN LICENSE 30085

STATE OF MICHIGA H. KING PROFESSIONAL 30085 70/ESS 10MA 35

DESCRIPTIONS REVISED 02-21-19

CLIENT RESIDENCES AT RIVER TRAIL		PROJECT NO. 15-007	FIELD BOOK 000	
		DATE 09-25-18	SHEET 2 OF 2	
SCALE NA		DRAWN BY E.A.	CHECKED BY D.H.K.	



RESIDENCES AT	PROJECT NO. 15-007	FIELD BOOK 000 SHEET 1 OF 2	
RIVER TRAIL	DATE 09-25-18		
SCALE 1" = 250'	DRAWN BY E.A.	CHECKED BY D.H.K.	

	FAZAL	KHAN	& AS	SSOC	ATES.	INC.
1	ICIVIL EN	IGINEEF	RS &	LAND :	SURVEY	'ORS
	43279 SCH PHONE (586) 739	-8007	FAX (586) 739	-6994
WW	W.F	ZAI	LK	HAI	V.CC	IMIC

EXHIBIT C LEGAL DESCRIPTION FOR PARCEL 2

PART OF NORTHEAST 1/4 OF SECTION 25, TOWN 3 NORTH RANGE 10 EAST, CITY OF AUBURN HILLS OAKLAND COUNTY, MICHIGAN.

CLIENT: RESIDENCES AT RIVER TRAIL JOB: 15-007 DATE: 09/25/18 SHEET: 2 OF 2

PARCEL 2 (FROM RECORD) 14-25-276-006

PART OF THE NORTHEAST \$ SECTION 25, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, LYING EAST OF EASTERLY RIGHT—OF—WAY LINE OF SQUIRREL ROAD AND SOUTH OF M—59 HIGHWAY AND WESTERLY OF CENTERLINE OF CLINTON RIVER WHICH LIES SOUTHERLY OF LINE DESCRIBED AS BEGINNING AT POINT DISTANT SOUTH 06 DEGREES 28 MINUTES 39 SECONDS EAST 313.56 FEET AND NORTH 79 DEGREES 57 MINUTES 19 SECONDS EAST 424.57 FEET FROM CENTER OF SECTION; THENCE NORTH 45 DEGREES 09 MINUTES 45 SECONDS EAST 903.16 FEET; THENCE NORTH 50 DEGREES 39 MINUTES 43 SECONDS EAST 212.52 FEET; THENCE NORTH 73 DEGREES 28 MINUTES 40 SECONDS EAST 584.12 FEET; THENCE NORTH 82 DEGREES 51 MINUTES 17 SECONDS EAST 442.27 FEET; THENCE NORTH 83 DEGREES 24 MINUTES 39 SECONDS EAST 200 FEET TO POINT OF ENDING.

PARCEL 2 (AS SURVEYED) 14-25-276-006

A PARCEL OF LAND LOCATED IN THE NORTHEAST \$ SECTION 25, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 25, SAID EAST 1/4 CORNER LOCATED NORTH 80 DEGREES 42 MINUTES 21 SECONDS EAST 2477.07 FEET FROM THE CENTER CORNER OF SECTION 25; THENCE SOUTH 81 DEGREES 13 MINUTES 20 SECONDS WEST 1232.34 FEET ALONG THE NORTH LINE OF LOT 66 OF "SUPERVISOR"S PLAT NO.16" AS RECORDED IN LIBBER 28 ON PAGE 46 OF PLATS, OAKLAND COUNTY MICHIGAN TO THE POINT OF BEGINNING; THENCE EXTENDING S8113/20"W 19.17 FEET TO THE NORTHWEST CORNER OF SAID LOT 66; THENCE SOUTH 05 DEGREES 03 MINUTES 51 SECONDS EAST 11.31 FEET TO THE EAST—WEST 1/4 LINE OF SECTION 25; THENCE SOUTH 80 DEGREES 42 MINUTES 21 SECONDS WEST 385.08 FEET ALONG THE EAST—WEST \$ LINE OF SECTION 25 TO THE SOUTHERLY LINE OF M—59; THENCE NORTH 45 DEGREES 09 MINUTES 45 SECONDS EAST 373.98 FEET, NORTH 50 DEGREES 39 MINUTES 43 SECONDS EAST 212.52 FEET AND NORTH 73 DEGREES 52 MINUTES 40 SECONDS EAST 48.50 FEET TO THE APPROXIMATE CENTER LINE OF THE CUINTON RIVER; THENCE SOUTH 26 DEGREES 16 MINUTES 07 THE POINT OF BEGINNING: CONTAINING 1.570 ACRES OF MANUTES 07 SECONDS EAST 47.10 FEET TO THE POINT OF BEGINNING. CONTAINING 1.570 ACRES OF MANUTES 07 SECONDS EAST 47.10 FEET TO THE POINT OF BEGINNING. CONTAINING 1.570 ACRES OF LAND.

SUBJECT TO ANY EASEMENT AND/OR RIGHTS OF WAY RECORDED OR OTHERWISE.



DONALD H. KING PROFESSIONAL SURVEYOR MICHIGAN LICENSE 3008

CLIENT RESIDENCES AT	PROJECT NO. 15-007	FIELD BOOK 000	
RIVER TRAIL	DATE 09-25-18	SHEET 2 OF 2	
SCALE NA	DRAWN BY E.A.	CHECKED BY D.H.K,	

					Married Workson,
	FAZAL I	CHAN	& ASS	CIATES	. INC.
1	CIVIL EN	GINEER	RS & LAN	ND SURVE	YORS
- Care	PHONE (5	86) 739	-8007 FA	G HEIGHTS, N X (586) 73	9-6994
WW	W.FA	ZAI	_KH	AN.C	NIO



NOTICE OF AUTHORIZATION

Permit Number: WRP032304 v. 1 Issued Date: May 4, 2022 Site Name: 63-2486 Old Adams Road-Auburn Hills Expiration Date: May 4, 2027

The Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, P.O. Box 30458, Lansing, Michigan 48909-7958, under provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended; specifically:

☐ Part 31, Floodplain Regulatory Authority of the Water Resources Protection.
☐ Part 301, Inland Lakes and Streams.
□ Part 303, Wetlands Protection.
☐ Part 315, Dam Safety.
☐ Part 323, Shorelands Protection and Management.
☐ Part 325, Great Lakes Submerged Lands.
☐ Part 353, Sand Dunes Protection and Management.

Authorized activity:

Impact 0.10 acres of wetland for the construction of buildings, slopes, and parking lots associated with the development of an apartment complex; construct 223 linear feet of 10'-wide boardwalk through three wetland areas; place 4,448 cubic yards of fill within the 100-year floodplain and construct a compensating cut area of 5,500 cubic yards in upland. Pretreat and detain storm water runoff within underground systems prior to discharge to an existing storm sewer that outlets at the Clinton River. Wetland mitigation will be required through the purchase of 0.15 acres of mitigation bank credits within the Clinton River Watershed.

All work shall be in accordance with approved plans and the specific terms and conditions of this permit.

To be conducted at property located in: Oakland County, Waterbody: Wetlands, Clinton River Section 25, Town 03N, Range 10E, City of Auburn Hills

Permittee:

Stephen Kassab, Adams 59, LLC 226 East Hudson Avenue Royal Oak, MI 48067

> Susan Tepatti Warren District Office Water Resources Division 586-256-7272

This notice must be displayed at the site of work.

Laminating this notice or utilizing sheet protectors is recommended.

Please refer to the above permit number with any questions or concerns.



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY WATER RESOURCES DIVISION PERMIT

Issued To:		
Stephen Kassab, 226 East Hudson Royal Oak, MI 480	Avenue	
Permit No: Submission No.: Site Name: Issued: Revised: Expires:	WRP032304 v.1 HP2-3J1X-0ZRFA 63-2486 Old Adams Road May 4, 2022 May 4, 2027	d-Auburn Hills
(EGLE), Water Re	, ,	Department of Environment, Great Lakes, and Energy se provisions of the Natural Resources and Environmental IREPA); specifically:
Part 301, Inland Lakes and Streams		Part 323, Shorelands Protection and Management
☑ Part 303, Wetlands Protection		Part 325, Great Lakes Submerged Lands
Part 315, Dam Safety		☐ Part 353, Sand Dunes Protection and Management
🔀 Part 31, Water I	Resources Protection (Floo	dplain Regulatory Authority)
Zone Managemen discharge from th	t Program and certifies un e activities authorized und art 31, Water Resources P	under this permit are in compliance with the State Coastal der the Federal Clean Water Act, Section 401 that the der this permit will comply with Michigan's water quality rotection, of the NREPA and associated administrative
Permission is her	eby granted, based on per	mittee assurance of adherence to State of Michigan

Authorized Activity:

requirements and permit conditions, to:

Impact 0.10 acres of wetland for the construction of buildings, slopes, and parking lots associated with the development of an apartment complex; construct 223 linear feet of 10'-wide boardwalk through three wetland areas; place 4,448 cubic yards of fill within the 100-year floodplain and construct a compensating cut area of 5,500 cubic yards in upland. Pretreat and detain storm water runoff within underground systems prior to discharge to an existing storm sewer that outlets at the Clinton River. Wetland mitigation will be required through the purchase of 0.15 acres of mitigation bank credits within the Clinton River Watershed.

All work shall be in accordance with approved plans and the specific terms and conditions of this permit.

Waterbody Affected: Wetlands, Clinton River

Property Location: Oakland County, City of Auburn Hills, Town/Range/Section 03N10E25,

Property Tax No. 14-25-276-007, 14-25-426-001

Authority granted by this permit is subject to the following limitations:

- A. Initiation of any work on the permitted project confirms the permittee's acceptance and agreement to comply with all terms and conditions of this permit.
- B. The permittee, in exercising the authority granted by this permit, shall not cause unlawful pollution as defined by Part 31 of the NREPA.
- C. This permit shall be kept at the site of the work and available for inspection at all times during the duration of the project or until its date of expiration.
- All work shall be completed in accordance with the approved plans and specifications submitted with the application and/or plans and specifications attached to this permit.
- E. No attempt shall be made by the permittee to forbid the full and free use by the public of public waters at or adjacent to the structure or work approved.
- F. It is made a requirement of this permit that the permittee give notice to public utilities in accordance with 2013 PA 174 (Act 174) and comply with each of the requirements of Act 174.
- G. This permit does not convey property rights in either real estate or material, nor does it authorize any injury to private property or invasion of public or private rights, nor does it waive the necessity of seeking federal assent, all local permits, or complying with other state statutes.
- H. This permit does not prejudice or limit the right of a riparian owner or other person to institute proceedings in any circuit court of this state when necessary to protect his rights.
- Permittee shall notify EGLE within one week after the completion of the activity authorized by this permit by completing and forwarding the attached preaddressed postcard to the office addressed thereon.
- J. This permit shall not be assigned or transferred without the written approval of EGLE.
- K. Failure to comply with conditions of this permit may subject the permittee to revocation of permit and criminal and/or civil action as cited by the specific state act, federal act, and/or rule under which this permit is granted.
- L. All dredged or excavated materials shall be disposed of in an upland site (outside of floodplains, unless exempt under Part 31 of the NREPA, and wetlands).
- M. In issuing this permit, EGLE has relied on the information and data that the permittee has provided in connection with the submitted application for permit. If, subsequent to the issuance of a permit, such information and data prove to be false, incomplete, or inaccurate, EGLE may modify, revoke, or suspend the permit, in whole or in part, in accordance with the new information.
- N. The permittee shall indemnify and hold harmless the State of Michigan and its departments, agencies, officials, employees, agents, and representatives for any and all claims or causes of action arising from acts or omissions of the permittee, or employees, agents, or representative of the permittee, undertaken in connection with this permit. The permittee's obligation to indemnify the State of Michigan applies only if the state: (1) provides the permittee or its designated representative written notice of the claim or cause of action within 30 days after it is received by the state, and (2) consents to the permittee's participation in the proceeding on the claim or cause of action. It does not apply to contested case proceedings under the Administrative Procedures Act, 1969 PA 306, as amended, challenging the permit. This permit shall not be construed as an indemnity by the State of Michigan for the benefit of the permittee or any other person.
- O. Noncompliance with these terms and conditions and/or the initiation of other regulated activities not specifically authorized shall be cause for the modification, suspension, or revocation of this permit, in whole or in part. Further, EGLE may initiate criminal and/or civil proceedings as may be deemed necessary to correct project deficiencies, protect natural resource values, and secure compliance with statutes.
- P. If any change or deviation from the permitted activity becomes necessary, the permittee shall request, in writing, a revision of the permitted activity from EGLE. Such revision request shall include complete documentation supporting the modification and revised plans detailing the proposed modification. Proposed modifications must be approved, in writing, by EGLE prior to being implemented.
- Q. This permit may be transferred to another person upon written approval of EGLE. The permittee must submit a written request to EGLE to transfer the permit to the new owner. The new owner must alsoGLE-WRD

- submit a written request to EGLE to accept transfer. The new owner must agree, in writing, to accept all conditions of the permit. A single letter signed by both parties that includes all the above information may be provided to EGLE. EGLE will review the request and, if approved, will provide written notification to the new owner.
- R. Prior to initiating permitted construction, the permittee is required to provide a copy of the permit to the contractor(s) for review. The property owner, contractor(s), and any agent involved in exercising the permit are held responsible to ensure that the project is constructed in accordance with all drawings and specifications. The contractor is required to provide a copy of the permit to all subcontractors doing work authorized by the permit.
- S. Construction must be undertaken and completed during the dry period of the wetland. If the area does not dry out, construction shall be done on equipment mats to prevent compaction of the soil.
- T. Authority granted by this permit does not waive permit requirements under Part 91, Soil Erosion and Sedimentation Control, of the NREPA, or the need to acquire applicable permits from the County Enforcing Agent (CEA).
- U. Authority granted by this permit does not waive permit requirements under the authority of Part 305, Natural Rivers, of the NREPA. A Natural Rivers Zoning Permit may be required for construction, land alteration, streambank stabilization, or vegetation removal along or near a natural river.
- V. The permittee is cautioned that grade changes resulting in increased runoff onto adjacent property is subject to civil damage litigation.
- W. Unless specifically stated in this permit, construction pads, haul roads, temporary structures, or other structural appurtenances to be placed in a wetland or on bottomland of the water body are not authorized and shall not be constructed unless authorized by a separate permit or permit revision granted in accordance with the applicable law.
- X. For projects with potential impacts to fish spawning or migration, no work shall occur within fish spawning or migration timelines (i.e., windows) unless otherwise approved in writing by the Michigan Department of Natural Resources, Fisheries Division.
- Y. Work to be done under authority of this permit is further subject to the following special instructions and specifications:
 - 1. Authority granted by this permit does not waive permit or program requirements under Part 91 of the NREPA or the need to acquire applicable permits from the CEA. To locate the Soil Erosion Program Administrator for your county, visit www.mi.gov/eglestormwater and select "Soil Erosion and Sedimentation Control Program" under "Related Links."
 - 2. The authority to conduct the activity as authorized by this permit is granted solely under the provisions of the governing act as identified above. This permit does not convey, provide, or otherwise imply approval of any other governing act, ordinance, or regulation, nor does it waive the permittee's obligation to acquire any local, county, state, or federal approval or authorization necessary to conduct the activity.
 - 3. No fill, excess soil, or other material shall be placed in any wetland, floodplain, or surface water area not specifically authorized by this permit, its plans, and specifications.
 - 4. This permit does not authorize or sanction work that has been completed in violation of applicable federal, state, or local statutes.
 - 5. The permit placard shall be kept posted at the work site in a prominent location at all times for the duration of the project or until permit expiration.
 - 6. This permit is being issued for the maximum time allowed and no extensions of this permit will be granted. Initiation of the construction work authorized by this permit indicates the permittee's acceptance of this condition. The permit, when signed by EGLE, will be for a five-year period beginning on the date of issuance. If the project is not completed by the expiration date, a new permit must be sought.

Mitigation Credits

The permittee shall, as a primary condition of this permit, mitigate the loss of 0.10 acres of wetland, consisting of scrub shrub (0.10 acres) wetland by acquiring the following credits from the Clinton River Watershed

Mitigation Bank: 0.15 scrub shrub acres. The permittee shall submit documentation of credit acquisition to EGLE prior to signature of this permit by EGLE.

Temporary Access in Wetlands

Prior to the initiation of any permitted construction activity, a sedimentation barrier shall be installed along the entire route of the disturbed wetland area and maintained in good working order until permanent stabilization and re-vegetation of all disturbed areas has occurred. The sedimentation barrier shall be removed after revegetation.

Construction must be undertaken and completed during the dry period of the wetland, or when frozen.

If the area does not dry out or freeze, construction shall be done on equipment mats to prevent compaction of the soil.

Upon completion of the project, the disturbed wetland areas shall be restored to the original contour elevation, revegetated and reseeded with species native to Michigan appropriate to the site, and mulched to prevent erosion.

Boardwalk

Construct a permanent 10-foot wide by 223 foot long, elevated, open pile boardwalk. All work shall be completed in accordance with the attached plans and the specifications of this permit.

Prior to the start of construction, all adjacent non-work wetland areas shall be protected by properly trenched sedimentation barrier to prevent sediment from entering the wetland. Orange construction fencing shall be installed as needed to prohibit construction personnel and equipment from entering or performing work in these areas. Fence shall be maintained daily throughout the construction process. Upon project completion, the accumulated materials shall be removed and disposed of at an upland site, the sedimentation barrier shall then be removed in its entirety and the area restored to its original configuration and cover.

Additional attachments to permitted structures, including but not limited to roofs, sidewalls, benches, decks, docks, piers, or extensions thereof, are **not** authorized by this permit.

Dredging is not authorized by this permit.

Filling is not authorized by this permit.

Identify Non-Work Areas

Prior to the start of construction, all adjacent non-work wetland areas shall be protected by properly trenched sedimentation barrier to prevent sediment from entering the wetland. Orange construction fencing shall be installed as needed to prohibit construction personnel and equipment from entering or performing work in these areas. Fence shall be maintained daily throughout the construction process. Upon project completion, the accumulated materials shall be removed and disposed of at an upland site, the sedimentation barrier shall then be removed in its entirety and the area restored to its original configuration and cover.

Floodplain Conditions

All work shall be completed in accordance with plans prepared by Nowak and Fraus, dated 03/23/2021, and last revised 07/07/2021, being sheets 1-25 entitled Residences at River Trail Luxury Apartment Community. Said plans are kept on file at the MDEQ's Water Resources Division, Warren.

All fill/backfill shall consist of clean inert material that will not cause siltation nor contain soluble chemicals, organic matter, pollutants, or contaminants. All fill shall be contained in such a manner so as not to erode into any surface water, floodplain, or wetland. All raw areas associated with the permitted activity shall be

stabilized with sod and/or seed and mulch, riprap, or other technically effective methods as necessary to prevent erosion.

The design flood or 1% annual chance (100-year) floodplain elevation at this location on Clinton River is 839.9 feet NAVD 88.

Under Appendix G of the Michigan Building Code 2009, a local building permit is required for development located in flood hazard areas.

The project is located within a community that participates in the National Flood Insurance Program (NFIP). As a participant in the NFIP, the community must comply with the Michigan Building Code (including Appendix G and listed supporting materials); the Michigan Residential Code; and Title 44 of the Code of Federal Regulations, Part 60, Criteria for Land Management and Use. The community is also responsible to ensure that its floodplain maps and studies are maintained to show changes to flood elevations and flood delineations as described in 44 CFR, Part 65, Identification and Mapping of Special Hazard Areas.

This permit does not waive the requirements of the Michigan Residential Code for the construction of, or substantial improvements to, buildings and structures.

The compensating cut (excavations) for floodplain fill, as authorized by this permit, shall be completed prior to, or concurrently with, the placement of the fill. The compensating cut and fill areas shall be properly stabilized to prevent soil erosion and off-site sedimentation in conformance with Part 91, Soil Erosion and Sedimentation Control, of the NREPA.

Storm Water

A storm water discharge permit may be required under the Federal Clean Water Act for construction activities that disturb one or more acres of land and discharge to surface waters. For sites over five (5) acres, the permit coverage may be obtained by a Part 91, Soil Erosion and Sedimentation Control (SESC) permit, or coverage as an Authorized Public Agency (APA) and filing a "Notice of Coverage" form to the MDEQ's Water Resource Division. For sites with disturbance from one acre up to five acres, storm water coverage is automatic once the SESC permit is obtained or if work is being conducted by an APA. These one-to-five-acre sites are not required to apply for coverage, but are required to comply with storm water discharge permit requirements. Information on the storm water discharge permit is available from the Water Resource Division's Storm Water Permit Program at www.michigan.gov/soilerosion under the "Construction Strom Water Info".

Sedimentation Barrier

Prior to the initiation of any permitted construction activities, a sedimentation barrier shall be constructed immediately down gradient of the construction site. Sedimentation barriers shall be specifically designed to handle the sediment type, load, water depth, and flow conditions of each construction site throughout the anticipated time of construction and unstable site conditions. The sedimentation barrier shall be maintained in good working order throughout the duration of the project. Upon project completion, the accumulated materials shall be removed and disposed of at an upland (non-wetland, non-floodplain) site and stabilized with seed and mulch. The sedimentation barrier shall then be removed in its entirety and the area restored to its original configuration and cover.

Standard and Winter Stabilization

All raw areas in uplands resulting from the permitted construction activity shall be effectively stabilized with sod and/or seed and mulch (or other technology specified by this permit or project plans) in a sufficient quantity and manner to prevent erosion and any potential siltation to surface waters or wetlands. Temporary stabilization measures shall be installed before or upon commencement of the permitted activity, and shall be maintained until permanent measures are in place. Permanent measures shall be in place within five (5) days of achieving final grade.

All raw earth within 100 feet of a lake, stream, or wetland that is not brought to final stabilization by the end of the active growing season shall be temporarily stabilized with mulch blankets in accordance with the following dates: September 20th for the Upper Peninsula, October 1st for the Lower Peninsula north of US-10, and October 10th for the Lower Peninsula south of US-10.

Acceptance of Permit

Upon signing by the permittee named herein, this permit must be returned to EGLE's Water Resources Division, 27700 Donald Ct., Warren, MI 48092 for final execution. This permit shall become effective on the date of the EGLE representative's signature.

Permittee hereby accepts and agrees to comply with the terms and conditions of this permit.

Issued By:

Susan Tepatti Warren District Office Water Resources Division 586-256-7272

Auburn Hills City Clerk CC: Oakland County WRC Oakland County Jeff King, Barr Engineering Mike Pennington, EGLE

Owner / Developer

ADAMS 59, LLC 12955 23 Mile Road Shelby Township, MI 48315 Tel. (586) 254-4367

CONTACT: Chris Cousino

Architect

Tel. (586) 532-0091

FRANK SALAMONE ARCHITECT, INC. 48701 Hayes Road Shelby Township, MI 48315

CONTACT: Frank Salamone, AIA

Civil Engineer

NOWAK & FRAUS ENGINEERS 48680 Van Dyke, Suite 200 Shelby Township, MI 48317 Tel. (586) 739-0939

CONTACT: John Dell'Isola, PE

Landscape Architect

NOWAK & FRAUS ENGINEERS 46777 Woodward Ave. Pontiac, MI 48342-5032 Tel. (248) 332-7931 Fax. (248) 332-8257

CONTACT: George A. Ostrowski, PLA, LEED AP

LEGAL DESCRIPTION

LAND IN THE CITY OF AUBURN HILLS, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL 1

PART OF NORTHEAST 1/4 SECTION 25, TOWN 3 NORTH, RANGE 10 EAST, LYING SOUTH OF M-59 HIGHWAY AND EAST OF CENTER LINE OF CLINTON RIVER, EXCEPT THE SOUTHEASTERLY PART TAKEN FOR ADAMS ROAD, WHICH LIES SOUTHEASTERLY OF LINE

BEGINNING AT POINT DISTANT SOUTH 06 DEGREES 28 MINUTES 39 SECONDS EAST 313.56 FEET AND NORTH 79 DEGREES 57 MINUTES 19 SECONDS EAST 424.57 FEET FROM CENTER OF SECTION; THENCE NORTH 45 DEGREES 09 MINUTES 45 SECONDS EAST 903.16 FEET;

THENCE NORTH 50 DEGREES 39 MINUTES 43 SECONDS EAST 212.52 FEET; THENCE NORTH 73 DEGREES 52 MINUTES 40 SECONDS EAST

584.12 FEET; THENCE NORTH 82 DEGREES 51 MINUTES 17 DEGREES EAST 442.27 FEET; THENCE NORTH 83 DEGREES 24 MINUTES 39

SECONDS EAST 200 FEET TO POINT OF ENDING. (10.005 ACRES)

PARCEL 2

LOT 66, SUPERVISOR'S PLAT NO 16, AS RECORDED IN LIBER 28, PAGE 46, OAKLAND COUNTY RECORDS, EXCEPT THE EAST PORTION

DEEDED FOR HIGHWAY PURPOSES (M-59) BY DEED RECORDED IN LIBER 4682, PAGE 613, ALSO EXCEPT THE SOUTH 1 FOOT OF THE

WEST 50 FEET DEEDED TO THE CITY OF PONTIAC BY DEDICATION DEED RECORDED IN LIBER 5085, PAGE 462, OAKLAND COUNTY

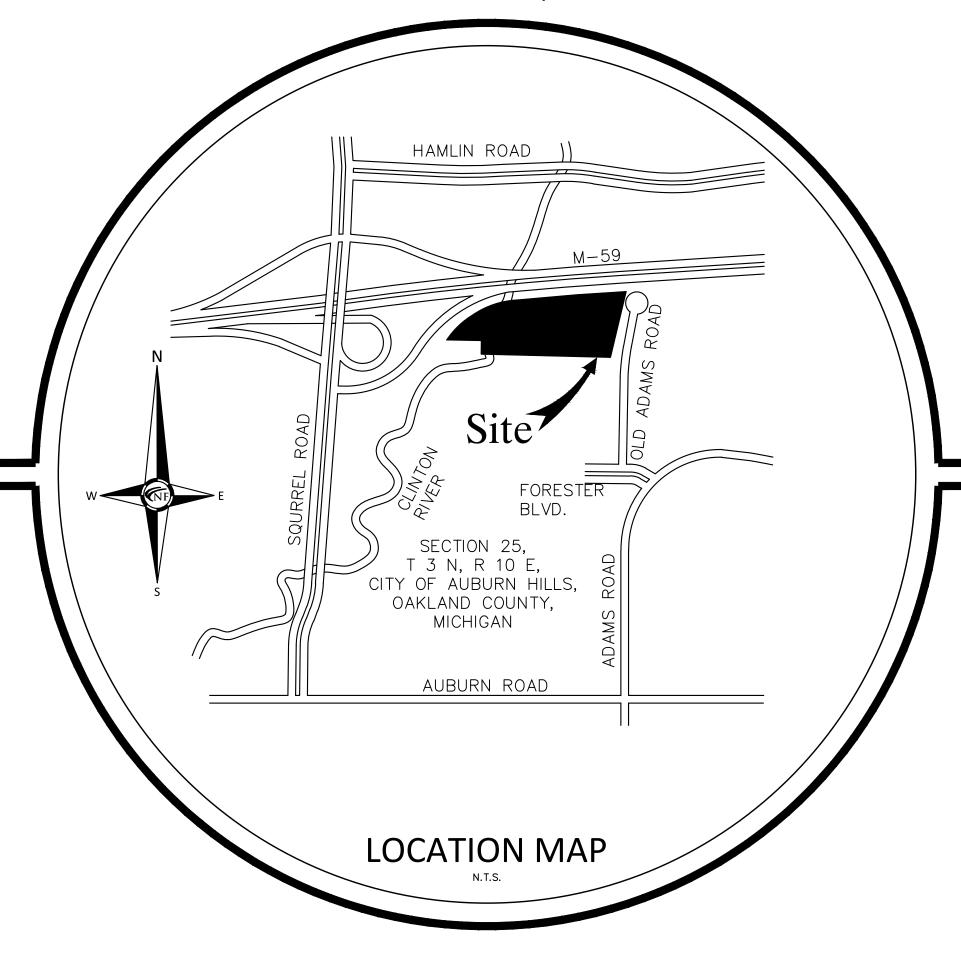
RECORDS. (5.535 ACRES)

PROJECT NARRATIVE

RESIDENCES AT RIVER TRAIL IS SEEKING APPROVAL FOR THE CONSTRUCTION OF ELEVEN TWO STORY BUILDINGS AND COMPRISE OF 95 TWO-BEDROOM RESIDENTIAL UNITS. THE DEVELOPMENT PROPOSES TO PROVIDE A CONNECTION THROUGH A WETLAND AREA TO THE RIVERWOOD PARK.

P.U.D. SITE PLAN DOCUMENTS Prepared For Adams 59, LLC

PART OF THE NE 1/4 OF SECTION 25, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN



RESIDENCES AT RIVER TRAIL

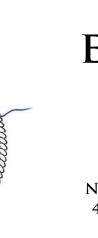
SHEET INDEX

- 1 COVER SHEET
- 2 TREE SURVEY EXISTING CONDITIONS SHEET
- 3 TREE LIST
- 4 DIMENSIONAL SITE PLAN
- 5 DETAILED DIMENSIONAL SITE PLAN (1 of 2)
- 6 DETAILED DIMENSIONAL SITE PLAN (2 of 2) 7 ENGINEERING SITE PLAN
- 8 UTILITY PLAN (1 of 2)
- 9 UTILITY PLAN (2 of 2)
- 10 GRADING PLAN (1 of 2)
- 11 GRADING PLAN (2 of 2)
- 12 DETAIL SHEET
- 1 TREE PRESERVATION PLAN
- L2 OVERALL LANDSCAPE PLANL3 DETAILED LANDSCAPE PLAN
- 4 DETAILED LANDSCAPE PLAN
- L5 DETAILED LANDSCAPE PLAN
- L6 DETAILED LANDSCAPE PLAN
- L7 LANDSCAPE NOTES AND DETAILS
- A-1 10 UNIT FLOOR PLANS
- A-2 10 UNIT ELEVATIONS
- A-3 STACK UNIT BUILDING PLANS
- -4 CARRIAGE UNIT BUILDING PLANS

SUBMITTAL:

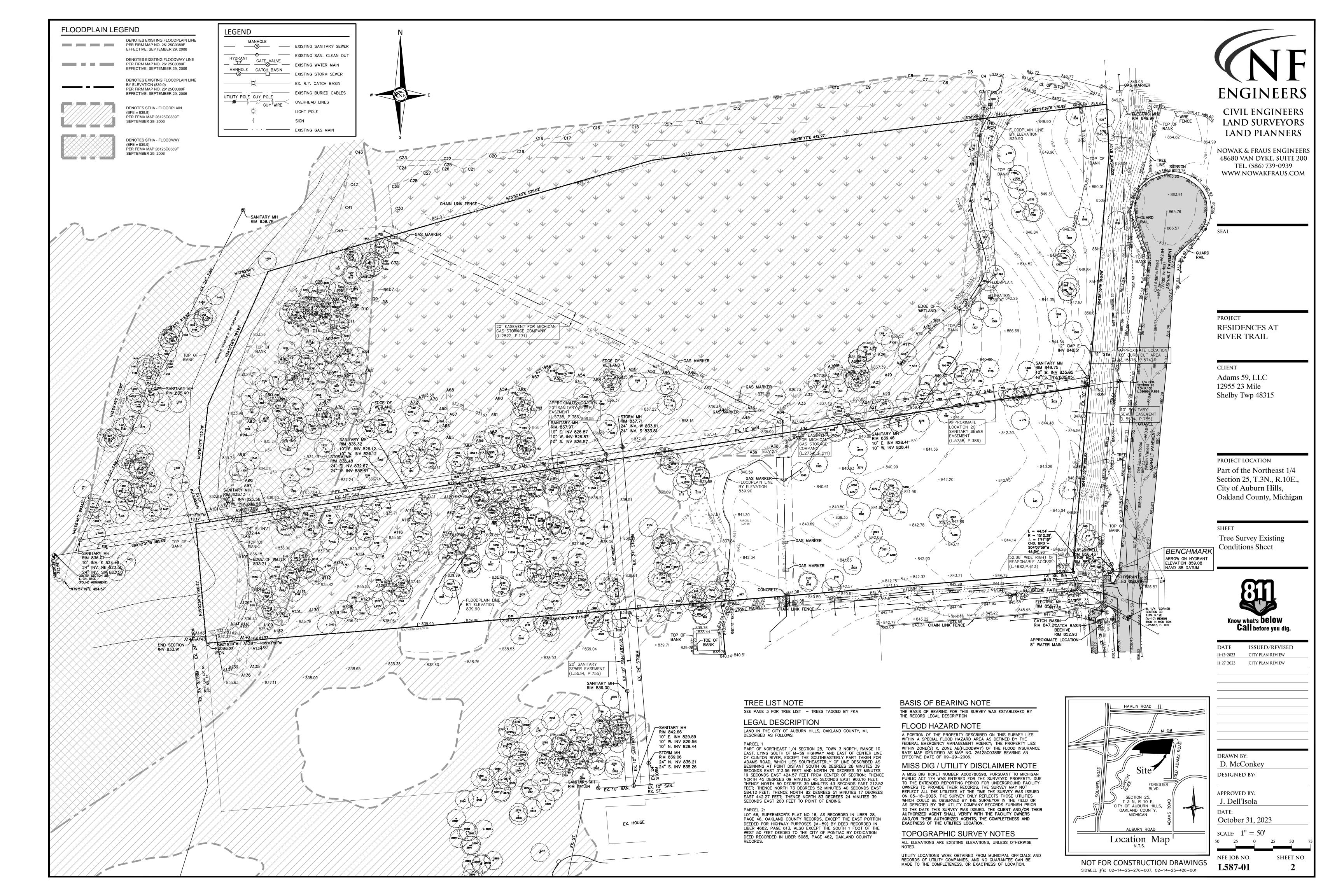
11-27-2023 CITY PLAN REVIEW







NOWAK & FRAUS ENGINEERS 48680 VAN DYKE, SUITE 200 Tel. (586) 739-0939 WWW.NFE-ENGR.COM

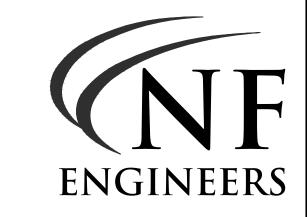


	DIAMETER (INCHES) 17 27 16	RED OAK RED OAK RED OAK	QUERCUS RUBRA QUERCUS RUBRA QUERCUS RUBRA QUERCUS RUBRA	Remove Save Remove	Regulated Regulated	LANDMARK
117 125 132 144	17 13 21 11	POPLAR MAPLE RED OAK POPLAR	POPULUS DELTOIDES ACER QUERCUS RUBRA POPULUS DELTOIDES	Remove Save Save Save	Regulated Regulated	
770 771 772	11 11 12 23	ELM ELM BLACK CHERRY	ULMUS PUMILA ULMUS PUMILA PRUNUS SEROTINA	Remove Remove	Regulated	
773 774 775	20 16 17	RED OAK RED OAK RED OAK	QUERCUS RUBRA QUERCUS RUBRA QUERCUS RUBRA	Remove Remove Remove	Regulated Regulated Regulated	
776 777 778	35 11 11	POPLAR BOX ELDER BLACK CHERRY	POPULUS DELTOIDES ACER NEGUNDO PRUNUS SEROTINA	Remove Remove Remove	Regulated	
779 780 781	11 12 11	BLACK CHERRY BLACK CHERRY BLACK CHERRY	PRUNUS SEROTINA PRUNUS SEROTINA PRUNUS SEROTINA	Remove Remove	Regulated Regulated Regulated	
782 783 1 784 785	16 IX19 & 1X6 10	BOXELDER BOXELDER BLACK CHERRY RED OAK	ACER NEGUNDO ACER NEGUNDO PRUNUS SEROTINA	Remove Remove	Dead Regulated	I ANDMA DIZ
786 787 788	23 13 11 15	BLACK CHERRY BLACK CHERRY POPLAR	QUERCUS RUBRA PRUNUS SEROTINA PRUNUS SEROTINA POPULUS DELTOIDES	Remove Remove Remove	Regulated Regulated	LANDMARK
789 790 791	16 25 14	RED OAK RED OAK POPLAR	QUERCUS RUBRA QUERCUS RUBRA POPULUS DELTOIDES	Remove Remove	Regulated	LANDMARK
792 793 794	20 18 17	POPLAR POPLAR ELM	POPULUS DELTOIDES POPULUS DELTOIDES ULMUS PUMILA	Remove Remove Remove		
796 817 818	20 21 19	POPLAR MAPLE MAPLE	POPULUS DELTOIDES ACER ACER	Remove Save Save	Regulated Regulated	
822 843 844	20 29 18	MAPLE MAPLE MAPLE	ACER ACER ACER	Save Save	Regulated Regulated	LANDMARK
845 883 884 885	16 25 13 25	MAPLE MAPLE MAPLE MAPLE	ACER ACER ACER ACER	Save Save Save	Regulated Regulated	LANDMARK
886 887 888	23 15 12	MAPLE MAPLE MAPLE MAPLE	ACER ACER ACER ACER	Save Save Save	Regulated Regulated Regulated	LANDWARK
889 890 891	20 21 24	MAPLE MAPLE MAPLE MAPLE	ACER ACER ACER	Save Save Save	Regulated Regulated	LANDMARK
892 893 894	17 19 27	MAPLE MAPLE MAPLE	ACER ACER ACER	Save Save Save	Regulated Regulated	LANDMARK
895 896 897	18 21 12	MAPLE MAPLE MAPLE	ACER ACER ACER	Save Save Save	Regulated Regulated Regulated	LANDWARK
898 899 900	24 13 21	MAPLE MAPLE MAPLE MAPLE	ACER ACER ACER ACER	Save Save Save	Regulated Regulated Regulated	LANDMARK
940 941 942	15 13 15	ELM ELM ELM	ULMUS PUMILA ULMUS PUMILA ULMUS PUMILA	Remove Remove	, regulated	
943 944 945	2X13 11 12	ELM ELM ELM	ULMUS PUMILA ULMUS PUMILA ULMUS PUMILA	Remove Remove		
946 947 948	36 19 13	BLACK CHERRY ELM MAPLE	PRUNUS SEROTINA ULMUS PUMILA ACER	Remove Remove save	Regulated	LANDMARK
949 950 951	17 31 31	BASSWOOD RED OAK WHITE OAK	TILIA AMERICANA QUERCUS RUBRA QUERCUS ALBA	save Remove save	Regulated	LANDMARK LANDMARK
952 953 954	2X12 3X12 21	RED OAK WHITE OAK RED OAK	QUERCUS RUBRA QUERCUS ALBA QUERCUS RUBRA	save save save	Regulated Regulated Regulated	
955 956 957	15 17 17	RED OAK WHITE OAK WHITE OAK	QUERCUS RUBRA QUERCUS ALBA QUERCUS ALBA	save Remove Remove	Regulated Regulated Regulated	
958 959 960	21 20 3X18	POPLAR RED OAK WHITE OAK	POPULUS DELTOIDES QUERCUS RUBRA QUERCUS ALBA	Remove Remove Remove	Regulated Regulated	
961 966 967 971	11 27 17 24	BLACK CHERRY WHITE OAK BLACK CHERRY BLACK CHERRY	PRUNUS SEROTINA QUERCUS RUBRA PRUNUS SEROTINA PRUNUS SEROTINA	Remove Remove	Regulated	LANDMARK
974 975 980	13 13 19	WHITE OAK WHITE OAK QUACKING ASPEN	QUERCUS ALBA QUERCUS ALBA POPULUS TREMLOIDES	Remove Remove Remove	Regulated Regulated	LANDWARK
981 982 983	24 29 13	QUACKING ASPEN POPLAR POPLAR	POPULUS TREMLOIDES POPULUS DELTOIDES POPULUS DELTOIDES	Remove Remove		
984 985 986	17 24 18	SIBERIAN ELM MAPLE MAPLE	ULMUS PUMILA ACER ACER	Remove Remove	Regulated Regulated	
987 988 989	15 16 21	ASH ASH POPLAR	FRAXINUS FRAXINUS POPULUS DELTOIDES	Remove Remove Remove		
990 991 992	19 23 17	POPLAR POPLAR MAPLE	POPULUS DELTOIDES POPULUS DELTOIDES ACER	Remove Remove Remove	Regulated	
993 994 995	17 24 21	MAPLE RED OAK RED OAK	ACER QUERCUS RUBRA QUERCUS RUBRA	Remove Remove Remove	Regulated Regulated	LANDMARK
996 997 998	12 14 13	SASSAFRAS MAPLE MAPLE	SASSAFRAS ALBIDUM ACER ACER	Remove Save save	Regulated Regulated Regulated	
999 1000 1101	15 12 19	ELM MAPLE BASSWOOD	ULMUS PUMILA ACER TILIA AMERICANA	Remove	Regulated Regulated	
1102 1103 1104 1107	10 13 15 11	BLACK CHERRY SWAMP WHITE OAK BLACK CHERRY SWAMP WHITE OAK	PRUNUS SEROTINA QUERCUS BICOLOR PRUNUS SEROTINA QUERCUS BICOLOR	save Remove Save	Regulated Regulated Regulated Regulated	
1107 1108 1109 1110	33 14 14	RED OAK RED OAK SWAMP WHITE OAK	QUERCUS RUBRA QUERCUS RUBRA QUERCUS BICOLOR	Remove save Remove	Regulated Regulated Regulated	LANDMARK
1111 1112 1113	31 29 9	RED OAK RED OAK RED OAK	QUERCUS RUBRA QUERCUS RUBRA QUERCUS RUBRA	save save save	Regulated	LANDMARK LANDMARK
1114 1115 1116	9 17 13	RED OAK BLACK CHERRY SWAMP WHITE OAK	QUERCUS RUBRA PRUNUS SEROTINA QUERCUS BICOLOR	save save Remove	Regulated Regulated Regulated	
1117 1118 1119	33 18 9	BLACK CHERRY RED OAK RED OAK	PRUNUS SEROTINA QUERCUS RUBRA QUERCUS RUBRA	Remove save Remove	Regulated Regulated	LANDMARK
1120 1121 1122	45 19 17	RED OAK WILLOW RED OAK	QUERCUS RUBRA SALIX SP QUERCUS RUBRA	Remove save Remove	Regulated	LANDMARK
1123 1125 1127	15 19 21	SASSAFRAS RED OAK BLACK CHERRY	SASSAFRAS ALBIDUM QUERCUS RUBRA PRUNUS SEROTINA	save save	Regulated Regulated Regulated	
1128 1129 1130	17 15 12 28	BLACK OAK OAK SWAMP WHITE OAK	QUERCUS VELUTINA QUERCUS QUERCUS BICOLOR POPULUS DELTOIDES	save Save Save	Regulated Regulated Regulated	
1131 1132 1133 1134	28 9 9 16	POPLAR BLACK LOCUST BLACK LOCUST BLACK CHERRY	POPULUS DELTOIDES ROBINIA PSEUDOACACIA ROBINIA PSEUDOACACIA PRUNUS SEROTINA	Save Save Remove Save	Regulated	
1134 1135 1136 1137	23 34 17	RED OAK RED OAK BLACK CHERRY	QUERCUS RUBRA QUERCUS RUBRA PRUNUS SEROTINA	Save Save Save	Regulated Regulated Regulated	LANDMARK
1138 1139 1140	16 30 18	QUACKING ASPEN RED OAK QUACKING ASPEN	POPULUS TREMULOIDES QUERCUS RUBRA POPULUS TREMULOIDES	Save Save Save		LANDMARK
1141 1142 1143	19 15 19	POPLAR BLACK CHERRY QUACKING ASPEN	POPULUS DELTOIDES PRUNUS SEROTINA POPULUS TREMULOIDES	Save Save Remove	Regulated	
1144 1145 1146	18 9 16	POPLAR ELM QUACKING ASPEN	POPULUS DELTOIDES ULMUS PUMILA POPULUS TREMULOIDES	Save Save Remove		
1147 1148 1149	19 9 17	QUACKING ASPEN BLACK CHERRY POPLAR	POPULUS TREMULOIDES PRUNUS SEROTINA POPULUS DELTOIDES	Remove Remove Remove	Regulated	
1150 1151 1152	12 14 9	POPLAR POPLAR POPLAR	POPULUS DELTOIDES POPULUS DELTOIDES POPULUS DELTOIDES	Save Save save		
1153 1154 1155	13 19 13	QUACKING ASPEN POPLAR QUACKING ASPEN	POPULUS TREMULOIDES POPULUS DELTOIDES POPULUS TREMULOIDES	save Remove		
1156 1157 1158	36 19 15	RED OAK RED OAK	QUERCUS RUBRA QUERCUS RUBRA QUERCUS RUBRA	Remove Remove	Regulated Regulated	LANDMARK
1159 1160 1161	13 24 15	RED OAK RED OAK QUACKING ASPEN	QUERCUS RUBRA QUERCUS RUBRA POPULUS TREMULOIDES	Remove Remove	Regulated	LANDMARK
1162 1163 1164	13 24 20	RED OAK RED OAK SHAGBARK HICKORY BLACK CHERRY	QUERCUS RUBRA QUERCUS RUBRA CARYA OVATA PRIJINI IS SEROTINA	Remove save Remove	Regulated Regulated	LANDMARK
1165 1166 1167 1168	17 19 32 17	BLACK CHERRY POPLAR MAPLE RED OAK	PRUNUS SEROTINA POPULUS DELTOIDES ACER QUERCUS RUBRA	save Remove save save	Regulated Regulated	LANDMARK
1169 1170	20 23	RED OAK RED OAK	QUERCUS RUBRA QUERCUS RUBRA	save save	Regulated Regulated Regulated	
1171 1172 1173	24 13 23	POPLAR QUAKING ASPEN POPLAR	POPULUS DELTOIDES POPULUS TREMULOIDES POPULUS DELTOIDES	Remove Remove		

1175 1176 1177	18 24 9	RED OAK RED OAK ASH	QUERCUS RUBRA QUERCUS RUBRA FRAXINUS	Remove save Remove	Regulated	LANDMARK
1178 1179 1180	10 35 33	POPLAR RED OAK RED OAK	POPULUS DELTOIDES QUERCUS RUBRA QUERCUS RUBRA	Remove Remove		LANDMARK LANDMARK
1181 1182 1183	23 21 11	RED OAK RED OAK WHITE OAK	QUERCUS RUBRA QUERCUS RUBRA QUERCUS ALBA	Remove save	Regulated Regulated Regulated	
1184 1185 1186	18 24 27	QUACKING ASPEN RED OAK RED OAK	POPULUS TREMULOIDES QUERCUS RUBRA QUERCUS RUBRA	Remove save Remove	Regulated	LANDMARK LANDMARK
1187 1188	28 30	RED OAK RED OAK	QUERCUS RUBRA QUERCUS RUBRA	Save Save		LANDMARK LANDMARK
1189 1190 1191	27 18 28	RED OAK ASH MAPLE	QUERCUS RUBRA FRAXINUS ACER	Save Save Save		LANDMARK
1192 1193 1194	13 9 17	BLACK CHERRY QUACKING ASPEN BLACK CHERRY	PRUNUS SEROTINA POPULUS TREMULOIDES PRUNUS SEROTINA	Save Save Remove	Regulated Regulated	
1195 1197 1198	27 11 13	BLACK CHERRY BLACK CHERRY RED OAK	PRUNUS SEROTINA PRUNUS SEROTINA QUERCUS RUBRA	Save Save Save	Regulated Regulated	LANDMARK
1199 1200 1232	11 16 18	BOXELDER RED OAK ASH	ACER NEGUNDO QUERCUS RUBRA FRAXINUS	Save Save Save	Regulated	
1233 1236 1237	18 23 20	BOX ELDER POPLAR BOXELDER	ACER NEGUNDO POPULUS DELTOIDES ACER NEGUNDO	Save save save	Regulated	
1238 1239 1240	11 15 11	BOXELDER POPLAR BOXELDER	ACER NEGUNDO POPULUS DELTOIDES ACER NEGUNDO	save save		
1241 1243	19 16	BLACK CHERRY POPLAR	PRUNUS SEROTINA POPULUS DELTOIDES	save save save	Regulated	
1244 1245 1246	16 9 19	POPLAR ASH POPLAR	POPULUS DELTOIDES FRAXINUS POPULUS DELTOIDES	save save save		
1247 1248 1249	43 11 11	RED OAK POPLAR POPLAR	QUERCUS RUBRA POPULUS DELTOIDES POPULUS DELTOIDES	save save save		LANDMARK
1250 1251 1252	13 11 17	MAPLE BLACK CHERRY BLACK CHERRY	ACER PRUNUS SEROTINA PRUNUS SEROTINA	save save save	Regulated Regulated Regulated	
1253 1254 1256	20 12 21	POPLAR BLACK CHERRY MAPLE	POPULUS DELTOIDES PRUNUS SEROTINA ACER	save save	Regulated Regulated	
1257 1258 1260	14 19 36	POPLAR BLACK CHERRY MAPLE	POPULUS DELTOIDES PRUNUS SEROTINA ACER	save save	Regulated	LANDMARK
1261 1262 1263	16 23 11	MAPLE POPLAR ASH	ACER POPULUS DELTOIDES FRAXINUS	save save	Regulated	
1264 1266 1267	18 13 11	RED OAK ASH BLACK CHERRY	QUERCUS RUBRA FRAXINUS PRUNUS SEROTINA	save save	Regulated Regulated	
1268 1269 1270	17 12 13	POPLAR MAPLE POPLAR	POPULUS DELTOIDES ACER POPULUS DELTOIDES	save save	Regulated	
1271 1272 1273	9 11 22	MAPLE BOX ELDER POPLAR	ACER ACER NEGUNDO POPULUS DELTOIDES	save save	Regulated	
1274 1275 1276	9 18 19	ASH BLACK CHERRY MAPLE	FRAXINUS PRUNUS SEROTINA ACER	Save Save	Regulated Regulated	
1277 1278	23 18	POPLAR POPLAR	POPULUS DELTOIDES POPULUS DELTOIDES	Save Save	Regulated	
1279 1280 1281	19 9 15	POPLAR ASH ASH	POPULUS DELTOIDES FRAXINUS FRAXINUS	Save Save		
1282 1283 1284	9 13 23	ASH ASH POPLAR	FRAXINUS FRAXINUS POPULUS DELTOIDES	Save Save Save		
1285 1286 1287	14 28 15	POPLAR BLACK CHERRY RED OAK	POPULUS DELTOIDES PRUNUS SEROTINA QUERCUS RUBRA	Save Remove Remove	Regulated	LANDMARK
1288 1289 1290	18 21 31	RED OAK BLACK CHERRY RED OAK	QUERCUS RUBRA PRUNUS SEROTINA QUERCUS RUBRA	Remove Remove Remove	Regulated Regulated	LANDMARK
1291 1292 1293	13 13 32	RED OAK POPLAR RED OAK	QUERCUS RUBRA POPULUS DELTOIDES QUERCUS RUBRA	Remove Remove	Regulated	LANDMARK
1294 1295 1296	23 24 17	ASH POPLAR BLACK CHERRY	FRAXINUS POPULUS DELTOIDES PRUNUS SEROTINA	save save Remove	Regulated Regulated	
1297 1298 1299	11 28 15	MAPLE RED OAK RED OAK	ACER QUERCUS RUBRA QUERCUS RUBRA	Remove save save	Regulated Regulated	LANDMARK
1300 1302 1304	29 13 8	RED OAK BLACK CHERRY BOXELDER	QUERCUS RUBRA PRUNUS SEROTINA ACER NEGUNDO	save Remove Remove	regulated	LANDMARK
1305 1306 1307	17 21 7	BLACK CHERRY RED OAK BLACK CHERRY	PRUNUS SEROTINA QUERCUS RUBRA PRUNUS SEROTINA	Remove Remove	Regulated Regulated Regulated	
1308 1314 1315	2X8 23 17	BLACK CHERRY BLACK CHERRY BLACK CHERRY	PRUNUS SEROTINA PRUNUS SEROTINA PRUNUS SEROTINA	Remove save save	Regulated Regulated Regulated	
1316 1317 1319	15 13 25	BOXELDER BLACK CHERRY BLACK CHERRY	ACER NEGUNDO PRUNUS SEROTINA PRUNUS SEROTINA	save save Remove	regulated	LANDMARK
1323 1324 1325	15 13 13	MAPLE BLACK CHERRY BOXELDER	ACER PRUNUS SEROTINA ACER NEGUNDO	save save Remove	Regulated Regulated	
1326 1328 1329	11 13 32	ASH POPLAR RED OAK	FRAXINUS POPULUS DELTOIDES QUERCUS RUBRA	save Remove save		LANDMARK
1330 1331 1332	11 9 11	WHITE OAK BOXELDER OAK	QUERCUS ALBA ACER NEGUNDO QUERCUS RUBRA	Remove save Remove	Regulated Regulated	
1333 1334 1335	20 21 11	POPLAR SWAMP WHITE OAK POPLAR	POPULUS DELTOIDES QUERCUS BICOLOR POPULUS DELTOIDES	save Remove save	Regulated	
1336 1337 1338	21 25 19	POPLAR POPLAR POPLAR	POPULUS DELTOIDES POPULUS DELTOIDES POPULUS DELTOIDES	Save Save Save		
1339 1341 1342	12 1X13 & 1X15 12	BOXELDER RED OAK BASSWOOD	ACER NEGUNDO QUERCUS RUBRA TILIA AMERICANA	Save Remove Save	regulated Regulated	
1343 1344	9 11	RED OAK BLACK CHERRY	QUERCUS RUBRA PRUNUS SEROTINA	Remove Remove	Regulated Regulated	LANDMADIA
1345 1346 1347	56 18 17	MAPLE POPLAR BASSWOOD	ACER POPULUS DELTOIDES TILIA AMERICANA	Save Remove Save	Regulated	LANDMARK
1349 1350 1351	17 9 17	QUAKING ASPEN ASH RED OAK	POPULUS TREMULOIDES FRAXINUS QUERCUS RUBRA	Save save save	Regulated	
1353 1354 1355	23 15 17	POPLAR BLACK CHERRY POPLAR	POPULUS DELTOIDES PRUNUS SEROTINA POPULUS DELTOIDES	save Remove save	Regulated	
1356 1357 1358	18 17 9	WILLOW RED OAK POPLAR	SALIX NIGRA QUERCUS RUBRA POPULUS DELTOIDES	save Remove Remove	Regulated	
1359 1361 1362	11 11 11	POPLAR RED OAK POPLAR	POPULUS DELTOIDES QUERCUS RUBRA POPULUS DELTOIDES	Remove Remove	Regulated	
1363 1365 1366	14 15 23	SWAMP WHITE OAK BLACK CHERRY RED OAK	QUERCUS BICOLOR PRUNUS SEROTINA QUERCUS RUBRA	save save Remove	Regulated Regulated Regulated	
1367 1368 1369	16 27 13	QUAKING ASPEN RED OAK POPLAR	POPULUS TREMULOIDES QUERCUS RUBRA POPULUS DELTOIDES	save Remove Remove		LANDMARK
1370 1371 1372	18 15 15	MAPLE ASH BOXELDER	ACER FRAXNUS SP ACER NEGUNDO	save Remove Remove	Regulated	
1373 1374 1375	36 24 16	WILLOW RED OAK RED OAK	SALIX NIGRA QUERCUS RUBRA QUERCUS RUBRA	save save	Regulated	LANDMARK
1376 1379 1380	25 10 17	POPLAR BOXELDER ASH	POPULUS DELTOIDES ACER NEGUNDO FRAXINUS SP	save save Remove		
1381 1382	9 9	ASH	FRAXINUS SP	save Remove	Dead	
1383 1384 1386	2x7 10 2X7	BOXELDER ASH BOXELDER BOYELDER	ACER NEGUNDO FRAXINUS SP ACER NEGUNDO	Remove Remove save		
1388 1390 1391	8 9 9	BOXELDER BOXELDER BOXELDER	ACER NEGUNDO ACER NEGUNDO ACER NEGUNDO	Remove Remove	Dead	
1392 1393 1394	7 16 2X63	BLACK CHERRY BOXELDER	PRUNUS SEROTINA ACER NEGUNDO	save Remove save	Dead	
1395 1396 1397	8 32 36	BOXELDER RED OAK MAPLE	ACER NEGUNDO QUERCUS RUBRA ACER	Remove Remove Remove	Dead	LANDMARK LANDMARK
1398 1399 1400	8 25 8	BLACK CHERRY RED OAK BLACK CHERRY	PRUNUS SEROTINA QUERCUS RUBRA PRUNUS SEROTINA	Remove Remove Save	Regulated/Dead	
1401 1402 1403	29 19 33	MAPLE POPLAR POPLAR	ACER POPULUS DELTOIDES POPULUS DELTOIDES	Save Save Save		LANDMARK
1404 1405	20 22 21	POPLAR POPLAR POPLAR	POPULUS DELTOIDES POPULUS DELTOIDES POPULUS DELTOIDES POPULUS DELTOIDES	Save Save Save		
1406			POPULUS DELTOIDES POPULUS DELTOIDES	Save		
1408 1407 1408 1409	16 21 23	POPLAR POPLAR POPLAR	POPULUS DELTOIDES POPULUS DELTOIDES	save save		

1412 1413	17 15	POPLAR WILLOW	POPULUS DELTOIDES SALIX NIGRA	save save		
1414 1415 1416 1417	13 11 20 19	POPLAR POPLAR POPLAR WILLOW	POPULUS DELTOIDES POPULUS DELTOIDES POPULUS DELTOIDES SALIX NIGRA	save save save		
1418 1419 1420	18 33 33	WILLOW POPLAR POPLAR	SALIX NIGRA POPULUS DELTOIDES POPULUS DELTOIDES	save save save		
1421 1422 1423	18 19 14	POPLAR ASH POPLAR	POPULUS DELTOIDES FRAXINUS POPULUS DELTOIDES	save save save		
1424 1425 1426 1427	9 20 47 13	POPLAR WILLOW WILLOW POPLAR	POPULUS DELTOIDES SALIX NIGRA SALIX NIGRA POPULUS DELTOIDES	save save save		
1428 1429 1430	42 28 17	POPLAR WILLOW POPLAR	POPULUS DELTOIDES SALIX NIGRA POPULUS DELTOIDES	save save save		
1431 1432 1433	15 45 24	BOXELDER POPLAR POPLAR	ACER NEGUNDO POPULUS DELTOIDES POPULUS DELTOIDES	save save save		
1434 1435 1436 1437	19 47 13 18	POPLAR POPLAR WILLOW WILLOW	POPULUS DELTOIDES POPULUS DELTOIDES SALIX NIGRA SALIX NIGRA	save save		
1438 1439 1440	24 34 19	BOXELDER MAPLE WILLOW	ACER NEGUNDO ACER SALIX NIGRA	save save save		LANDMARK
1441 1442 1443	23 13 18	MAPLE POPLAR POPLAR	ACER POPULUS DELTOIDES POPULUS DELTOIDES	save save	Regulated	
1444 1445 1446	13 23 19	POPLAR POPLAR POPLAR	POPULUS DELTOIDES POPULUS DELTOIDES POPULUS DELTOIDES	save Save Save		
1448 1449 1450 1451	14 19 20 23	POPLAR POPLAR POPLAR POPLAR	POPULUS DELTOIDES POPULUS DELTOIDES POPULUS DELTOIDES POPULUS DELTOIDES	Save Save Save		
1452 1453 1454	22 26 24	MAPLE POPLAR POPLAR	ACER POPULUS DELTOIDES POPULUS DELTOIDES	Save Save Save	Regulated	
1455 1456 1457	9 17 19	POPLAR POPLAR POPLAR	POPULUS DELTOIDES POPULUS DELTOIDES POPULUS DELTOIDES	Save Save Save		
1458 1459 1460 1461	19 43 18 24	POPLAR POPLAR BOXELDER BOXELDER	POPULUS DELTOIDES POPULUS DELTOIDES ACER NEGUNDO	Save save		
1462 1463 1464	25 16 21	POPLAR POPLAR POPLAR	ACER NEGUNDO POPULUS DELTOIDES POPULUS DELTOIDES POPULUS DELTOIDES	save save save		
1465 1466 1467	21 23 17	POPLAR POPLAR POPLAR	POPULUS DELTOIDES POPULUS DELTOIDES POPULUS DELTOIDES	save save		
1468 1469 1470	16 22 25	POPLAR POPLAR POPLAR	POPULUS DELTOIDES POPULUS DELTOIDES POPULUS DELTOIDES	save save save		
1472 1473 1474 1475	22 15 15 18	POPLAR MAPLE POPLAR POPLAR	POPULUS DELTOIDES ACER POPULUS DELTOIDES POPULUS DELTOIDES	save save save	Regulated	
1476 1477 1478	15 12 15	BASSWOOD WHITE OAK BITTERNUT HICKORY	TILIA AMERICANA QUERCUS ALBA CARYA CORDIFORMIS	Remove Remove	Regulated Regulated Regulated	
1479 1480 1481	20 18 23	RED OAK RED OAK BOXELDER	QUERCUS RUBRA QUERCUS RUBRA ACER NEGUNDO	Remove Remove save	Regulated Regulated	
1482 1483 1484 1485	17 19 8 11	RED OAK RED OAK MAPLE RED OAK	QUERCUS RUBRA QUERCUS RUBRA ACER QUERCUS RUBRA	Remove Remove Remove	Regulated Regulated Regulated	
1486 1487 1488	9 9 15	MAPLE ELM RED OAK	ACER ULMUS PUMILA QUERCUS RUBRA	Remove Remove Remove	Regulated Regulated Regulated	
1489 1490 1491	15 15 12	RED OAK RED OAK RED OAK	QUERCUS RUBRA QUERCUS RUBRA QUERCUS RUBRA	Remove Remove	Regulated Regulated Regulated	
1492 1493 1494	21 13 8	RED OAK SASSAFRAS RED OAK	QUERCUS RUBRA SASSAFRAS ALBIDUM QUERCUS RUBRA	Remove Remove	Regulated Regulated Regulated	
1495 1496 1497 1498	15 13 12 13	BASSWOOD SWAMP WHITE OAK SHAGBARK HICKORY RED OAK	TILIA AMERICANA QUERCUS BICOLOR CARYA OVATA QUERCUS RUBRA	Remove Remove Remove	Regulated Regulated Regulated Regulated	
1499 1500 1701	33 20 27	POPLAR POPLAR POPLAR	POPULUS DELTOIDES POPULUS DELTOIDES POPULUS DELTOIDES	Save Save Save	regulatou	
1706 1709 1711	9 26 11	MAPLE RED OAK BOXELDER	ACER QUERCUS RUBRA ACER NEGUNDO	Remove Remove Remove	Regulated	LANDMAR
1731 1732 1733 1734	15 24 32 2X7	BOXELDER POPLAR POPLAR DOM. APPLE	ACER NEGUNDO POPULUS DELTOIDES POPULUS DELTOIDES MALUS PUMILA	Remove Remove Remove	Regulated	
1735 1736 1737	2X14 14 13	BOXELDER BLACK CHERRY ASH	ACER NEGUNDO PRUNUS SEROTINA FRAXINUS	Remove Remove	Regulated	
1738 1742 1744	9 15 15	BOXELDER SHAGBARK HICKORY SWAMP WHITE OAK	ACER NEGUNDO CARYA OVATA QUERCUS BICOLOR	Remove save save	Regulated Regulated	
1745 1746 1747 1750	21 27 29 19	SWAMP WHITE OAK SWAMP WHITE OAK SWAMP WHITE OAK RED OAK	QUERCUS BICOLOR QUERCUS BICOLOR QUERCUS BICOLOR QUERCUS RUBRA	save Remove save	Regulated Regulated	LANDMARK
1751 1752 1753	18 15 15	ELM MAPLE MAPLE	ULMUS PUMILA ACER ACER	Remove Remove	Regulated Regulated	
1754 1756 1757	18 4X15 23 21	MAPLE POPLAR RED OAK WHITE OAK	ACER POPULUS DELTOIDES QUERCUS RUBRA	Remove save	Regulated Regulated	
1758 1759 1760 1761	21 21 15	MAPLE SHAGBARK HICKORY SHAGBARK HICKORY	QUERCUS ALBA ACER CARYA OVATA CARYA OVATA	Remove save save	Regulated Regulated Regulated Regulated	
1762 1763 1764	29 17 19	MAPLE RED OAK RED OAK	ACER QUERCUS RUBRA QUERCUS RUBRA	save save	Regulated Regulated	LANDMAR
1765 1766 1767	32 21 15	MAPLE RED OAK MAPLE	ACER QUERCUS RUBRA ACER	Save Save	Regulated Regulated	LANDMAR
1768 1769 1770 1771	23 17 21 19	MAPLE MAPLE ELM RED OAK	ACER ACER ULMUS PUMILA QUERCUS RUBRA	Save Save Save	Regulated Regulated Regulated	
1772 1773 1774	21 22 19	MAPLE RED OAK RED OAK	ACER QUERCUS RUBRA QUERCUS RUBRA	Save Save Save	Regulated Regulated Regulated	
1775 1777 1778	15 17 15	ASH MAPLE RED OAK	FRAXINUS ACER QUERCUS RUBRA	Save Remove Save	Regulated Regulated	
1779 1781 1782 1783	21 17 18 22	POPLAR RED OAK RED OAK RED OAK	POPULUS DELTOIDES QUERCUS RUBRA QUERCUS RUBRA QUERCUS RUBRA	Remove Remove Remove Save	Regulated Regulated Regulated	
1784 1785 1786	19 15 21	SHAGBARK HICKORY SHAGBARK HICKORY RED OAK	CARYA OVATA CARYA OVATA QUERCUS RUBRA	Save Save Save	Regulated Regulated Regulated	
1787 1788 1789	27 21 16	RED OAK RED OAK BLACK CHERRY	QUERCUS RUBRA QUERCUS RUBRA PRUNUS SEROTINA	save save save	Regulated Regulated	LANDMARK
1790 1791 1792 1794	15 19 17 19	BLACK CHERRY BLACK CHERRY RED OAK MAPLE	PRUNUS SEROTINA PRUNUS SEROTINA QUERCUS RUBRA ACER	save save save Remove	Regulated Regulated Regulated Regulated	
1795 1796 1797	21 18 15	RED OAK MAPLE RED OAK	QUERCUS RUBRA ACER QUERCUS RUBRA	Remove Remove Remove	Regulated Regulated Regulated	
1798 1799 1800	21 21 13	MAPLE MAPLE RED OAK	ACER ACER ACER	Remove Remove	Regulated Regulated Regulated	
1801 1802 1803	3X17 2X13 16	MAPLE MAPLE MAPLE	ACER ACER	save save	Regulated Regulated Regulated	
1804 1805 1806 1807	17 15 3X15 25	MAPLE MAPLE MAPLE MAPLE	ACER ACER ACER ACER	save save save	Regulated Regulated Regulated	LANDMAR
1808 1809 1810	21 15 19	MAPLE MAPLE MAPLE	ACER ACER ACER	save save save	Regulated Regulated Regulated	
1811 1812 1813	22 17 13	POPLAR POPLAR MAPLE	POPULUS DELTOIDES POPULUS DELTOIDES ACER	save save	Regulated	
1814 1815 1816 1817	20 23 17 19	MAPLE MAPLE MAPLE MAPLE	ACER ACER ACER ACER	save save save	Regulated Regulated Regulated Regulated	
1817 1818 1819 1820	15 2X17 15	MAPLE MAPLE POPLAR MAPLE	ACER ACER POPULUS DELTOIDES ACER	Save Save Save Save	Regulated Regulated	
1821 1822 1823	21 17	RED OAK RED OAK RED OAK	QUERCUS RUBRA QUERCUS RUBRA QUERCUS RUBRA	Save Save Save	Regulated Regulated Regulated	
1824 1825	19 16	RED OAK MAPLE	QUERCUS RUBRA ACER	Save Save	Regulated Regulated	

1827	8	MAPLE	ACER	Save	Regulated	
1828 1829	21 13	RED OAK MAPLE	QUERCUS RUBRA ACER	Save Remove	Regulated Regulated	
1830 1831	23 18	RED OAK SWAMP WHITE OAK	QUERCUS RUBRA QUERCUS BICOLOR	Remove Remove	Regulated Regulated	
1832 1833	19 17	MAPLE RED OAK	ACER QUERCUS RUBRA	Remove Remove	Regulated Regulated	
1834 1835	7 9	WHITE OAK MAPLE	QUERCUS ALBA ACER	Remove Remove	Regulated Regulated	
1836 1837	11 9	BIRCH MAPLE	BETULA ACER	Remove Remove	Regulated Regulated	
1838 1839	12 17	RED OAK MAPLE	QUERCUS RUBRA ACER	Remove Remove	Regulated Regulated	
1840 1841	14 9	ELM MAPLE	ULMUS PUMILA ACER	Remove Remove	Regulated	
1842 1844	19 13	RED OAK ASH	QUERCUS RUBRA FRAXINUS	Remove Remove	Regulated	
1845 1846	20 11	RED OAK MAPLE	QUERCUS RUBRA ACER	Remove Remove	Regulated Regulated	
1847 1848	21 13	MAPLE BLACK CHERRY	ACER PRUNUS SEROTINA	Remove Remove	Regulated Regulated	
1849 1850	18 22	MAPLE MAPLE	ACER ACER	Remove Remove	Regulated Regulated	
1851 1852	22	RED OAK RED OAK	QUERCUS RUBRA QUERCUS RUBRA	Remove Remove	Regulated Regulated	
1853 1854	2X18 3X18	BASSWOOD ELM	TILIA AMERICANA ULMUS PUMILA	Remove Remove	Regulated	
1855 1856	19 3X22	RED OAK RED OAK	QUERCUS RUBRA QUERCUS RUBRA	Remove Remove	Regulated Regulated	
1857 1858	2X21 16	RED OAK BITTERNUT HICKORY	QUERCUS RUBRA CARYA CORDIFORMIS	Remove Remove	Regulated Regulated	
1859 1860	17 8	BLACK CHERRY MAPLE	PRUNUS SEROTINA ACER	Remove Remove	Regulated Regulated	
1861 1862	2X20 27	RED OAK RED OAK	QUERCUS RUBRA QUERCUS RUBRA	Remove Remove	Regulated	LANDMAR
1863 1864	11 9	BASSWOOD BLACK CHERRY	TILIA AMERICANA PRUNUS SEROTINA	Remove Remove	Regulated Regulated	
1865 1866	3X12 11	MAPLE RED OAK	ACER QUERCUS RUBRA	Remove Remove	Regulated Regulated	
1867 1868	22	RED OAK MAPLE	QUERCUS RUBRA ACER	Remove Remove	Regulated Regulated	
1869 1870	18 17	SHAGBARK HICKORY SASSAFRAS	CARYA OVATA SASSAFRAS ALBIDUM	Remove Remove	Regulated Regulated	
1871 1872	18	SASSAFRAS MAPLE	SASSAFRAS ALBIDUM ACER	Remove Remove	Regulated Regulated	
1873 1874	12	SHAGBARK HICKORY SHAGBARK HICKORY	CARYA OVATA CARYA OVATA	Remove Remove	Regulated Regulated	
1875 1876	6	RED OAK SASSAFRAS	QUERCUS RUBRA SASSAFRAS ALBIDUM	Remove	Regulated	
1877	6	SWAMP WHITE OAK	QUERCUS BICOLOR	Remove Remove	Regulated Regulated	
1878 1879	6	MAPLE BASSWOOD	ACER TILIA AMERICANA	Remove	Regulated Regulated	LAND-
1880 1881	6	RED OAK SWAMP WHITE OAK	QUERCUS RUBRA QUERCUS BICOLOR	Remove	Regulated	LANDMAR
1882 1883	6 19	MAPLE MAPLE	ACER ACER	Remove	Regulated Regulated	
1884 1885	12 19	MAPLE SHAGBARK HICKORY	ACER CARYA OVATA	Remove Remove	Regulated Regulated	
1886 1887	8 25	SWAMP WHITE OAK RED OAK	QUERCUS BICOLOR QUERCUS RUBRA	Remove Remove	Regulated	LANDMAR
1888 1889	12 2X19	RED OAK BASSWOOD	QUERCUS RUBRA TILIA AMERICANA	Remove Remove	Regulated Regulated	
1890 1891	18 25	RED OAK RED OAK	QUERCUS RUBRA QUERCUS RUBRA	Remove Remove	Regulated	LANDMAR
1892 1893	2X22 18	RED OAK SWAMP WHITE OAK	QUERCUS RUBRA QUERCUS BICOLOR	Remove Remove	Regulated Regulated	
1894 1895	23 13	RED OAK RED OAK	QUERCUS RUBRA QUERCUS RUBRA	Remove Remove	Regulated Regulated	
1896 1897	7 32	MAPLE WHITE OAK	ACER QUERCUS ALBA	Remove Remove	Regulated	LANDMAR
1898 1899	10 2X23	MAPLE BASSWOOD	ACER TILIA AMERICANA	Remove Remove	Regulated Regulated	
1900 2101	23 26	SWAMP WHITE OAK POPLAR	QUERCUS BICOLOR POPULUS DETOIDES	Remove Remove	Regulated	
2102 2103	34 12	POPLAR BOXELDER	POPULUS DETOIDES ACER NEGUNDO	Remove Remove		
2104 2105	12	BOXELDER BOXELDER	ACER NEGUNDO ACER NEGUNDO	Remove Remove		
2106 2107	31 15	POPLAR POPLAR	POPULUS DETOIDES POPULUS DETOIDES	Save Remove		
2108 2109	21	POPLAR WHITE OAK	POPULUS DETOIDES QUERCUS ALBA	Remove Remove	Regulated	
2110 2111	10	SWAMP WHITE OAK RED OAK	QUERCUS BICOLOR QUERCUS RUBRA	Remove Remove	Regulated Regulated	
2112	27	SWAMP WHITE OAK RED OAK	QUERCUS BICOLOR QUERCUS RUBRA	Save Remove	Regulated	LANDMAR
2114 2115	20	RED OAK BASSWOOD	QUERCUS RUBRA TILIA AMERICANA	Remove Remove	Regulated Regulated	
2116 2117	20 23	RED OAK SWAMP WHITE OAK	QUERCUS RUBRA QUERCUS BICOLOR	Remove Remove	Regulated	
2118	16	BLACK CHERRY	PRUNUS SEROTINA	Remove	Regulated Regulated	
2119	7	RED OAK SWAMP WHITE OAK	QUERCUS RUBRA QUERCUS BICOLOR	Remove Remove	Regulated Regulated	
2121 2122	1X28, 1X14, & 1X7	RED OAK RED OAK	QUERCUS RUBRA QUERCUS RUBRA	Remove Save	Regulated Regulated	
2123 2124	17 17	RED OAK RED OAK	QUERCUS RUBRA QUERCUS RUBRA	Remove Remove	Regulated Regulated	
2125 2126	17 20	BASSWOOD RED OAK	TILIA AMERICANA QUERCUS RUBRA	Remove Remove	Regulated Regulated	
2127 2128	21 13	RED OAK RED OAK	QUERCUS RUBRA QUERCUS RUBRA	Save Save	Regulated Regulated	
2129 2130	13 21	SWAMP WHITE OAK RED OAK	QUERCUS BICOLOR QUERCUS RUBRA	Save Save	Regulated Regulated	
2131 2132	11 9	SHAGBARK HICKORY SHAGBARK HICKORY	CARYA OVATA CARYA OVATA	Save Remove	Regulated Regulated	
2133 2134	15 16	BASSWOOD SASSAFRAS	TILIA AMERICANA SASSAFRAS ALBIDUM	Remove Remove	Regulated Regulated	
2135 2136	16 11	SASSAFRAS BASSWOOD	SASSAFRAS ALBIDUM TILIA AMERICANA	Remove Remove	Regulated Regulated	
2137 2138	17 17	RED OAK SHAGBARK HICKORY	QUERCUS RUBRA CARYA OVATA	Remove Remove	Regulated Regulated	
2140 2141	13 13	RED OAK SHAGBARK HICKORY	QUERCUS RUBRA CARYA OVATA	Save Save	Regulated Regulated	
2142 2143	11 11	SHAGBARK HICKORY BASSWOOD	CARYA OVATA TILIA AMERICANA	Save Save	Regulated Regulated	
2145 2146	11 17	SHAGBARK HICKORY RED OAK	CARYA OVATA QUERCUS RUBRA	Save Save	Regulated Regulated	
2147 2148	18 15	RED OAK RED OAK	QUERCUS RUBRA QUERCUS RUBRA	Save Save	Regulated Regulated	
2149 2150	11 16	SHAGBARK HICKORY RED OAK	CARYA OVATA QUERCUS RUBRA	Save Save	Regulated Regulated	
2151 2152	18	RED OAK RED OAK	QUERCUS RUBRA QUERCUS RUBRA	Save Save	Regulated Regulated	
2153 2154	10	SHAGBARK HICKORY SHAGBARK HICKORY	CARYA OVATA CARYA OVATA	Save Save	Regulated Regulated	
2155 2156	11 15	SHAGBARK HICKORY BASSWOOD	CARYA OVATA TILIA AMERICANA	Save Save	Regulated Regulated	
2157 2158	13	SHAGBARK HICKORY BLACK LOCUST	CARYA OVATA ROBINIA PSEUDOACACIA	Save Save	Regulated	
2159 2160	14	BLACK CHERRY IRONWOOD	PRUNUS SEROTINA OSTRYA VIRGINIANA	Save Save	Regulated Regulated	
2161 2162	14	SWAMP WHITE OAK RED OAK	QUERCUS BICOLOR QUERCUS RUBRA	Save Save	Regulated Regulated Regulated	
2163 2164	21	BLACK WALNUT RED OAK	JUGLANS NIGRA QUERCUS RUBRA	Remove Save	Regulated Regulated Regulated	
2166 2167	21 24	RED OAK RED OAK	QUERCUS RUBRA QUERCUS RUBRA QUERCUS RUBRA	Remove Remove	Regulated Regulated Regulated	
2167 2168 2169	15 22	SHAGBARK HICKORY RED OAK	CARYA OVATA QUERCUS RUBRA	Remove Remove Save	Regulated Regulated Regulated	
2169 2170 2171	16 14	BASSWOOD SASSAFRAS	TILIA AMERICANA SASSAFRAS ALBIDUM	Remove Remove	Regulated Regulated Regulated	
2171 2172 2173	14 10 13	RED OAK RED OAK	QUERCUS RUBRA QUERCUS RUBRA	Remove Remove	Regulated Regulated Regulated	
2173 2174 2175	9	RED OAK RED OAK BLACK CHERRY	QUERCUS RUBRA QUERCUS RUBRA PRUNUS SEROTINA	Remove Remove	Regulated Regulated Regulated/Poor	
2175 2176 2177	8 2X9	RED OAK BLACK CHERRY X2	QUERCUS RUBRA PRUNUS SEROTINA	Remove Remove	Regulated Regulated Regulated	
2177 2178 2179	1X21 & 1X10	BLACK CHERRY X4 BLACK CHERRY X4 SHAGBARK HICKORY	PRUNUS SEROTINA PRUNUS SEROTINA CARYA OVATA	Remove Remove	Regulated Regulated Regulated	
2179 2180 2181	11 17	MUSCLEWOOD BLACK CHERRY	CARPINUS CAROLINIANA PRUNUS SEROTINA	Remove Remove	Regulated Regulated Regulated	
3347	13	BOXELDER	ACER NEGUNDO	Remove	rvegurated	
3359 3360	15 13	POPLAR POPLAR	POPULUS DELTOIDES POPULUS DELTOIDES	Remove Remove		
3361 3362	16 16	POPLAR POPLAR	POPULUS DELTOIDES POPULUS DELTOIDES	Remove Remove		
3363 3364	16 13	POPLAR POPLAR	POPULUS DELTOIDES POPULUS DELTOIDES	Remove		
3365 3366	13 17	REDBUD BOXELDER	CERCIS CANADENSIS ACER NEGUNDO	Remove Remove	Regulated	
3367 3368	17 24	POPLAR BOXELDER	POPULUS DELTOIDES ACER NEGUNDO	Remove Remove	Regulated	
3371 3372	13 17	BOXELDER POPLAR	ACER NEGUNDO POPULUS DELTOIDES	Remove Remove		
3373 3374	11 13	ELM POPLAR	ULMUS PUMILA POPULUS DELTOIDES	Remove Remove		
3375 3376	13 22	BOXELDER POPLAR	ACER NEGUNDO POPULUS DELTOIDES	Remove Remove		
3377 3378	1X27 & 1X22 21	WILLOW	SALIX NIGRA SALIX NIGRA	Remove Remove		
3379 3380	13 13	BASSWOOD BOXELDER	TILIA AMERICANA ACER NEGUNDO	Remove Remove	Regulated	
1386A 1495A	7 13	BOXELDER MAPLE	ACER NEGUNDO ACER	Save Save	Regulated	



CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

NOWAK & FRAUS ENGINEERS 48680 VAN DYKE, SUITE 200 TEL. (586) 739-0939 WWW.NOWAKFRAUS.COM

PROJECT RESIDENCES AT RIVER TRAIL

CLIENT Adams 59, LLC 12955 23 Mile Shelby Twp 48315

PROJECT LOCATION Part of the Northeast 1/4 Section 25, T.3N., R.10E., City of Auburn Hills, Oakland County, Michigan

SHEET Tree List



DATE ISSUED/REVISED 11-13-2023 CITY PLAN REVIEW 11-27-2023 CITY PLAN REVIEW

DRAWN BY: D. McConkey DESIGNED BY:

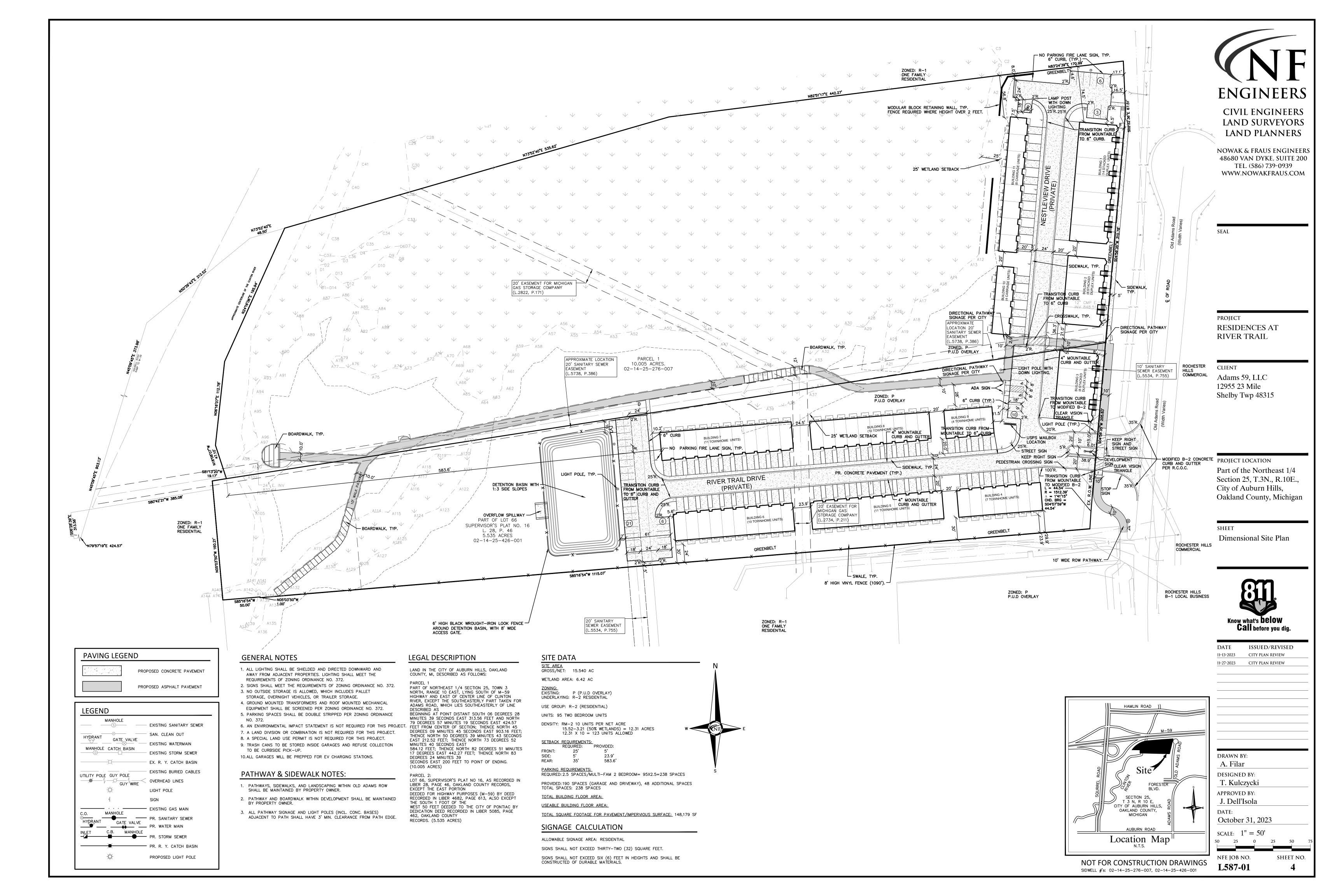
APPROVED BY: J. Dell'Isola

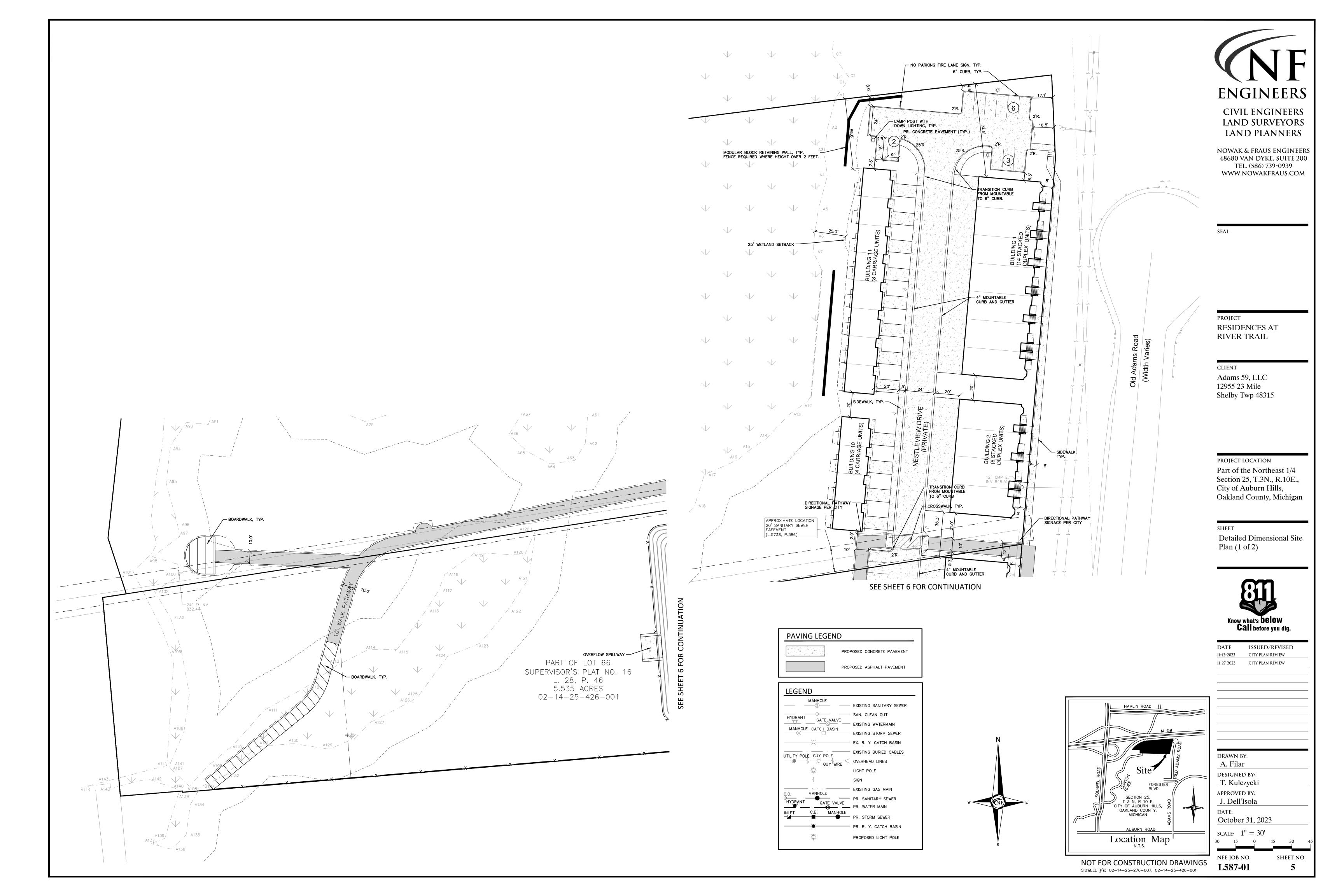
October 31, 2023

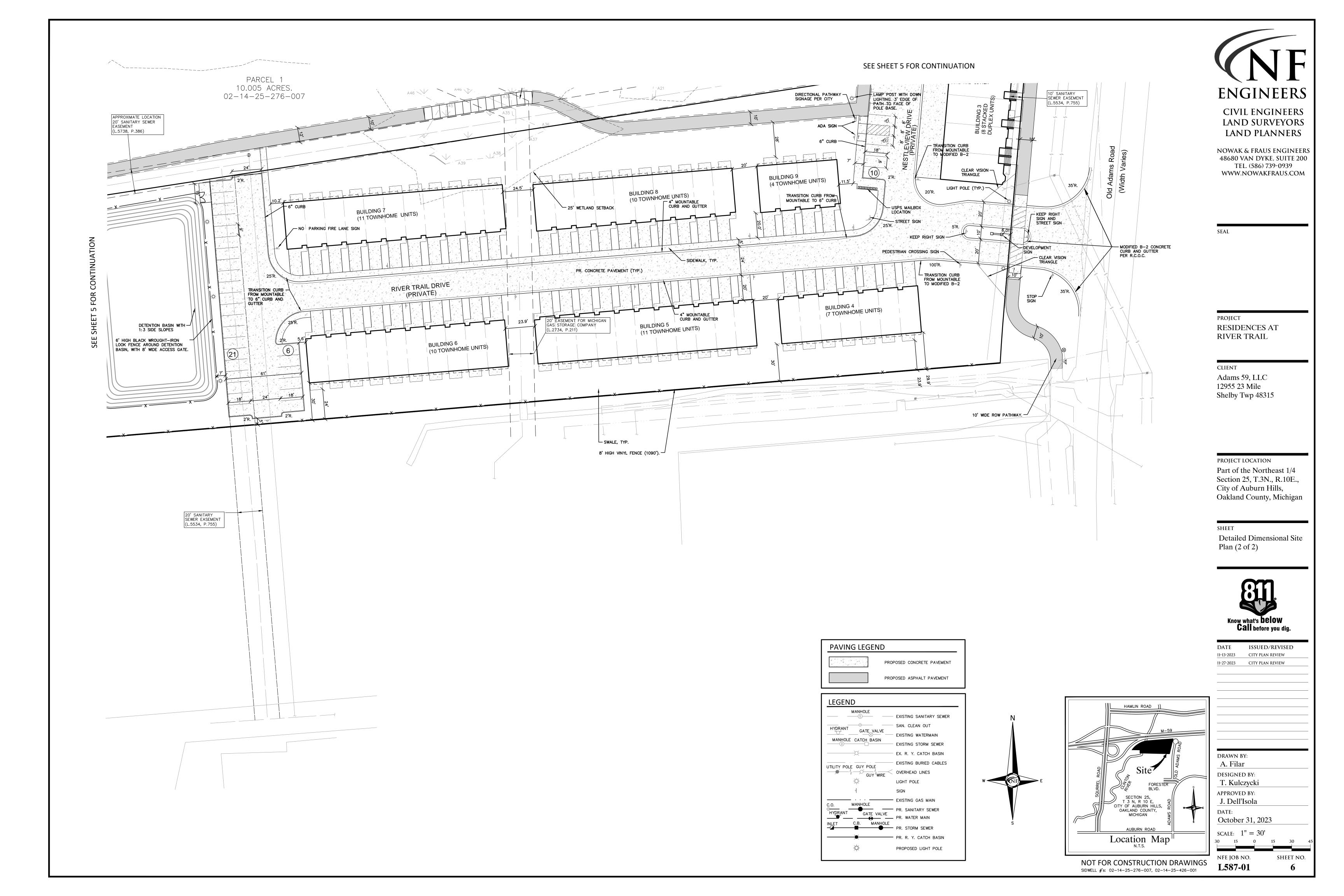
NFE JOB NO.

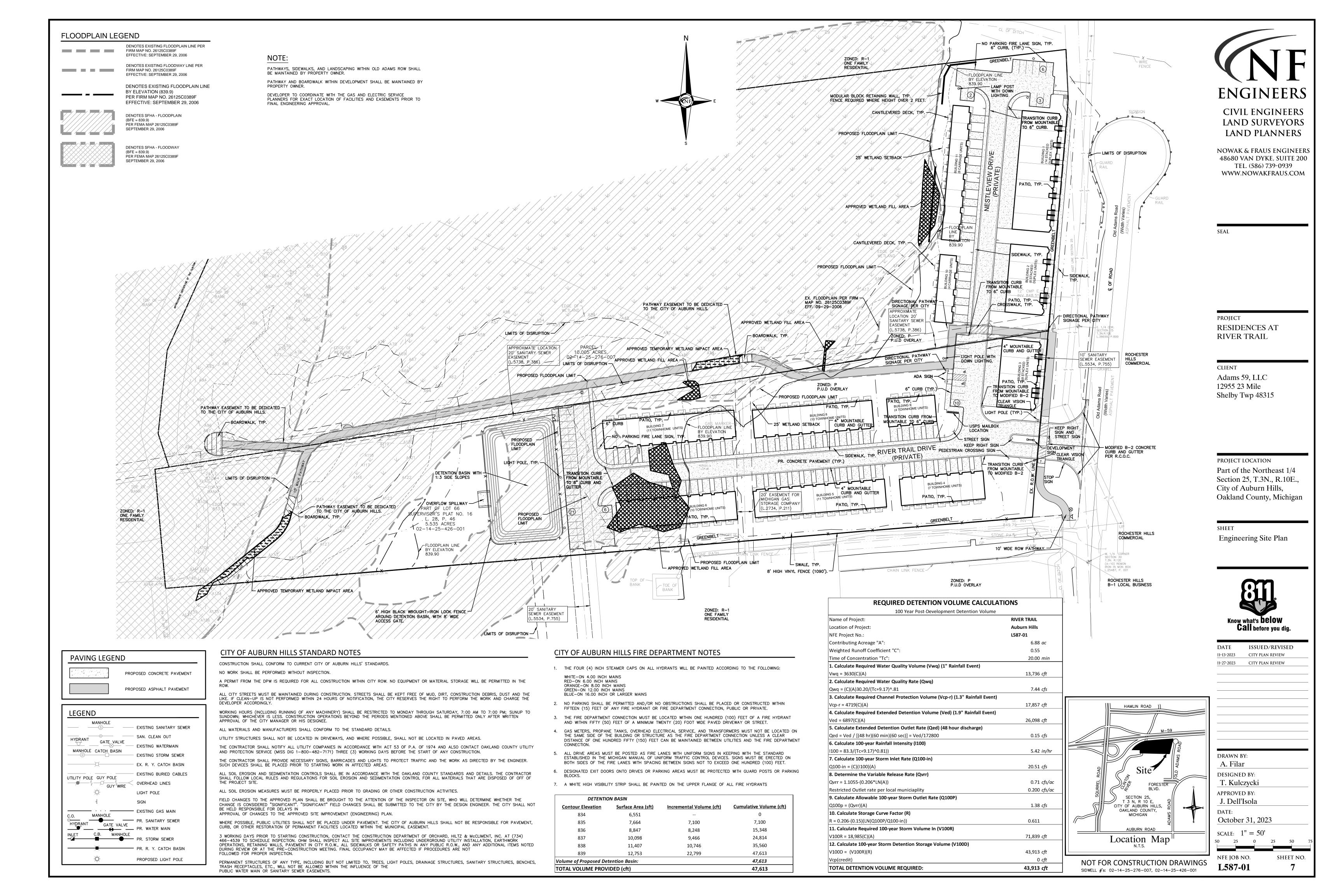
SHEET NO.

NOT FOR CONSTRUCTION DRAWINGS
SIDWELL #'s: 02-14-25-276-007, 02-14-25-426-001











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SEAL

HYDRANT, TYP.

- WATER SERVICE VALVE, TYP

12' WIDE WATER MAIN EASEMENT, TYP.

12" CMP E INV 848.5

SEE SHEET # FOR CONTINUATION

20' WIDE SANITARY SEWER EASEMENT, TYP.

6" SDR 23.5 SANITARY -SEWER LEAD AT 1% MIN., TYP.

CONSTRUCT MANHOLE — OVER EXISTING LINE.

1" WATER
SERVICE LEAD, TYP.

EX. 12" CMP PIPE TO BE TIED INTO NEW STORM LINE.

ABANDON SANTIARY
SEWER AND MANHOLE
IN PLACE. GROUT PIPE.
VACATE EASEMENT.

SIGN SIGN

PROJECT
RESIDENCES AT
RIVER TRAIL

Adams 59, LLC 12955 23 Mile Shelby Twp 48315

PROJECT LOCATION

Part of the Northeast 1/4
Section 25, T.3N., R.10E.,
City of Auburn Hills,
Oakland County, Michigan

SHEET
Utility Plan

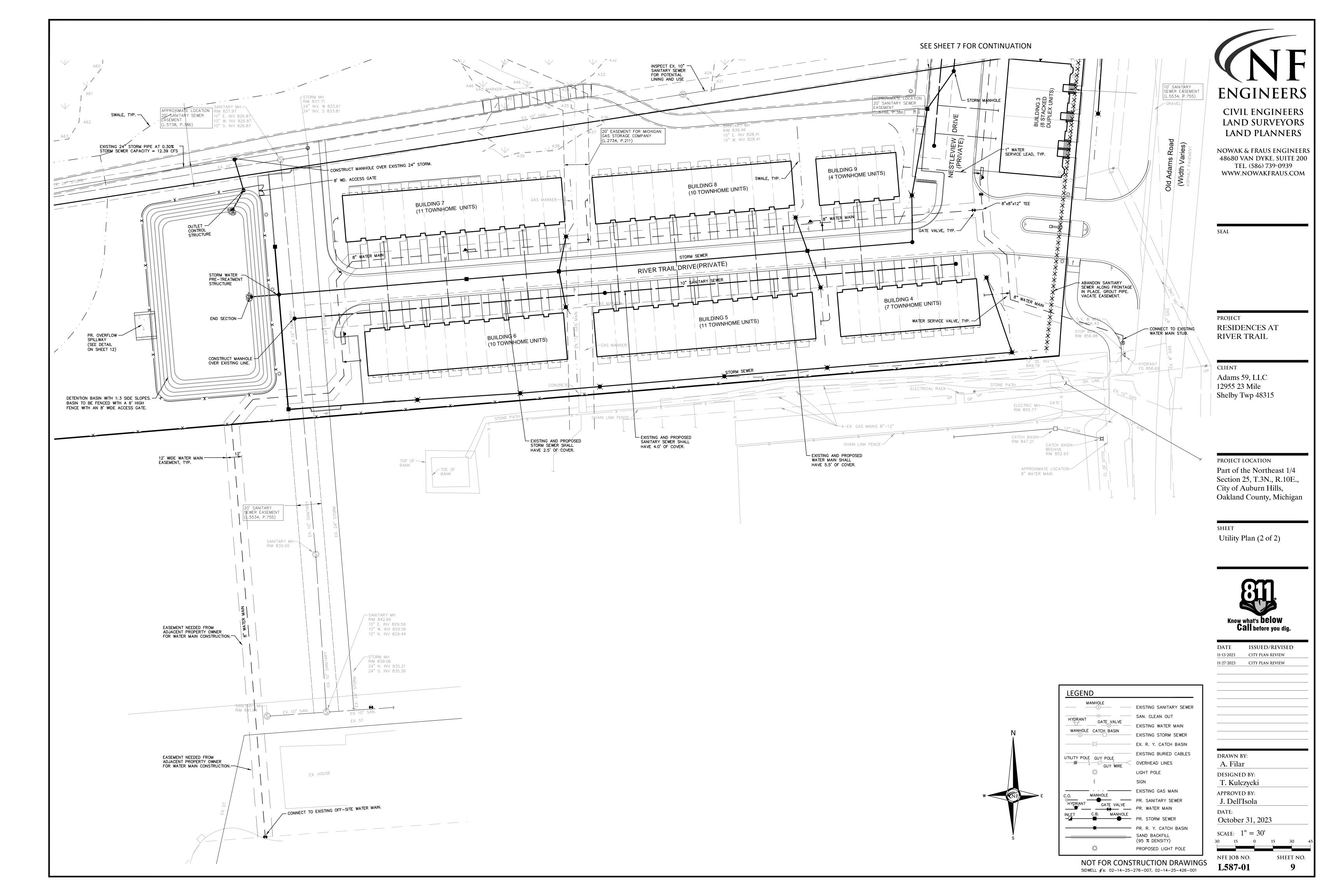


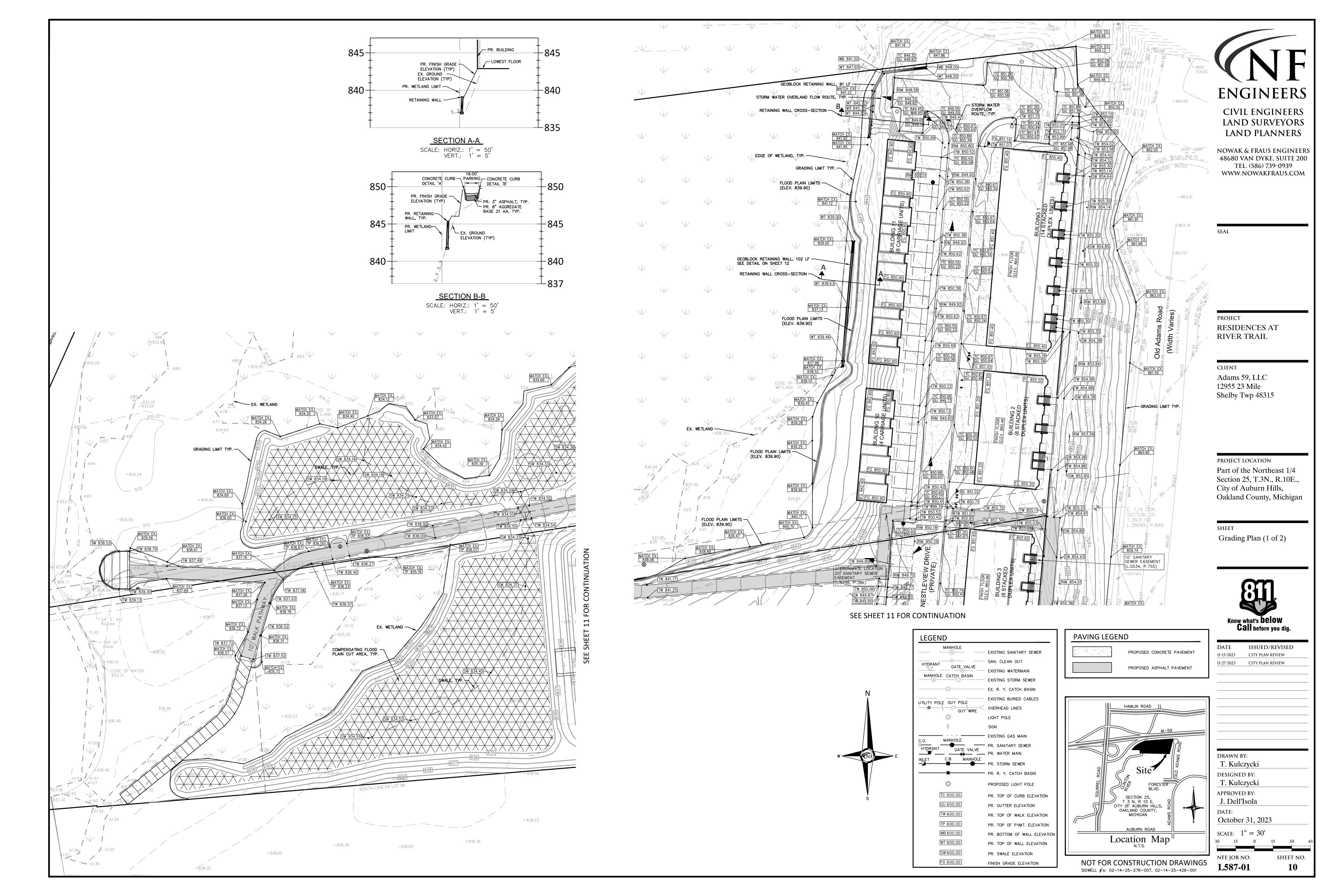
DATE	ISSUED/REVISED
11-13-2023	CITY PLAN REVIEW
11-27-2023	CITY PLAN REVIEW

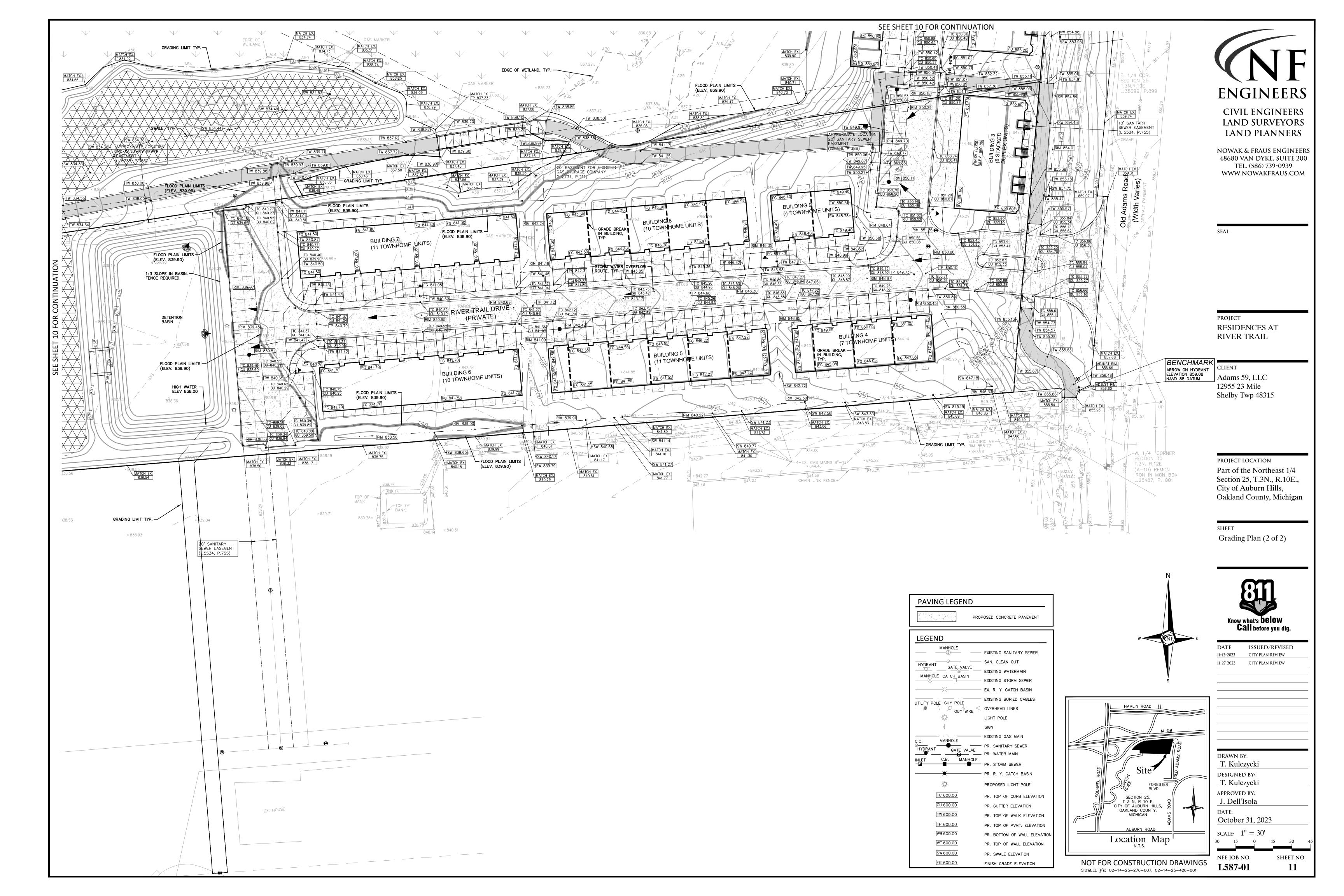
LEGEND	
MANHOLE S	EXISTING SANITARY SEWER
HYDRANT GATE VALVE MANHOLE CATCH BASIN	SAN. CLEAN OUT EXISTING WATER MAIN
	EXISTING STORM SEWER EX. R. Y. CATCH BASIN EXISTING BURIED CABLES
UTILITY POLE GUY POLE GUY WIRE	OVERHEAD LINES LIGHT POLE
C.O. MANHOLE HYDRANT GATE VALVE	SIGN EXISTING GAS MAIN PR. SANITARY SEWER
INLET C.B. MANHOLE	PR. WATER MAIN PR. STORM SEWER
—————————————————————————————————————	PR. R. Y. CATCH BASIN SAND BACKFILL (95 % DENSITY) PROPOSED LIGHT POLE

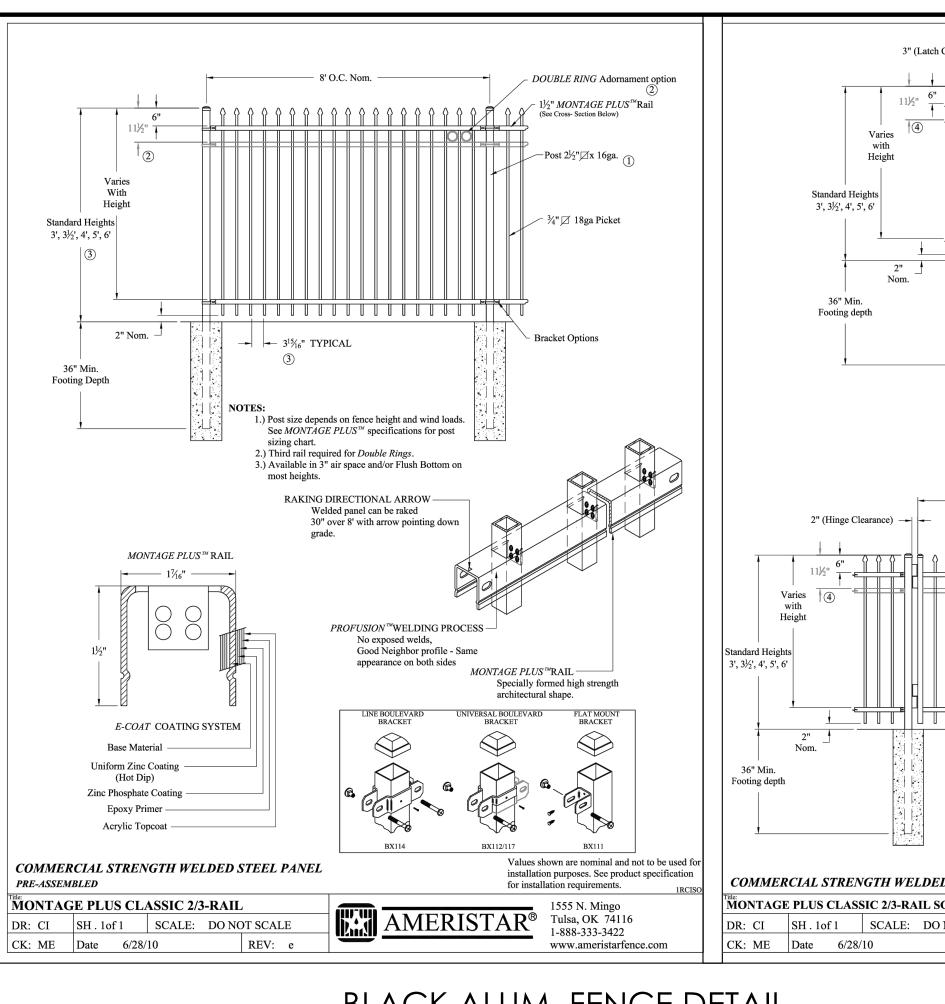
NOT FOR CONSTRUCTION DRAWINGS SIDWELL #'s: 02-14-25-276-007, 02-14-25-426-001 NFE JOB NO. **L587-01**

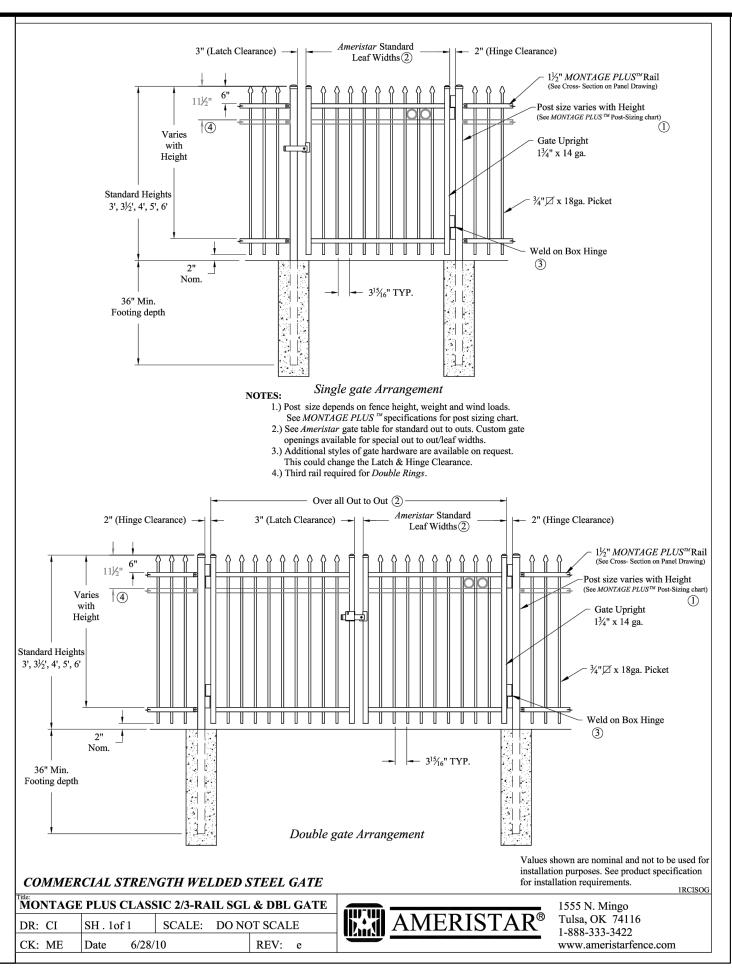
	11-27-2023 CITY PLAN REVIEW
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VEIV	
2	
I	
ES	
	DRAWN BY:
	A. Filar
	DESIGNED BY:
	T. Kulczycki
	APPROVED BY:
	J. Dell'Isola
1	DATE:
V .	October 31, 2023
	SCALE: $1'' = 30'$
	30 15 0 15 30
	NFE JOB NO. SHEET NO.











RAMP AND LANDING SLAB THICKNESSES SHALL BE AS CALLED FOR ON THE PLANS

ALIGNED IN DIRECTION OF TRAVEL AND

DOME ALIGNMENT

DETECTABLE WARNING PLATES MUST BE INSTALLED USING FABRICATED OR FIELD CUT UNITS CAST AND/OR ANCHORED IN THE PAVEMENT TO RESIST SHIFTING OR HEAVING.

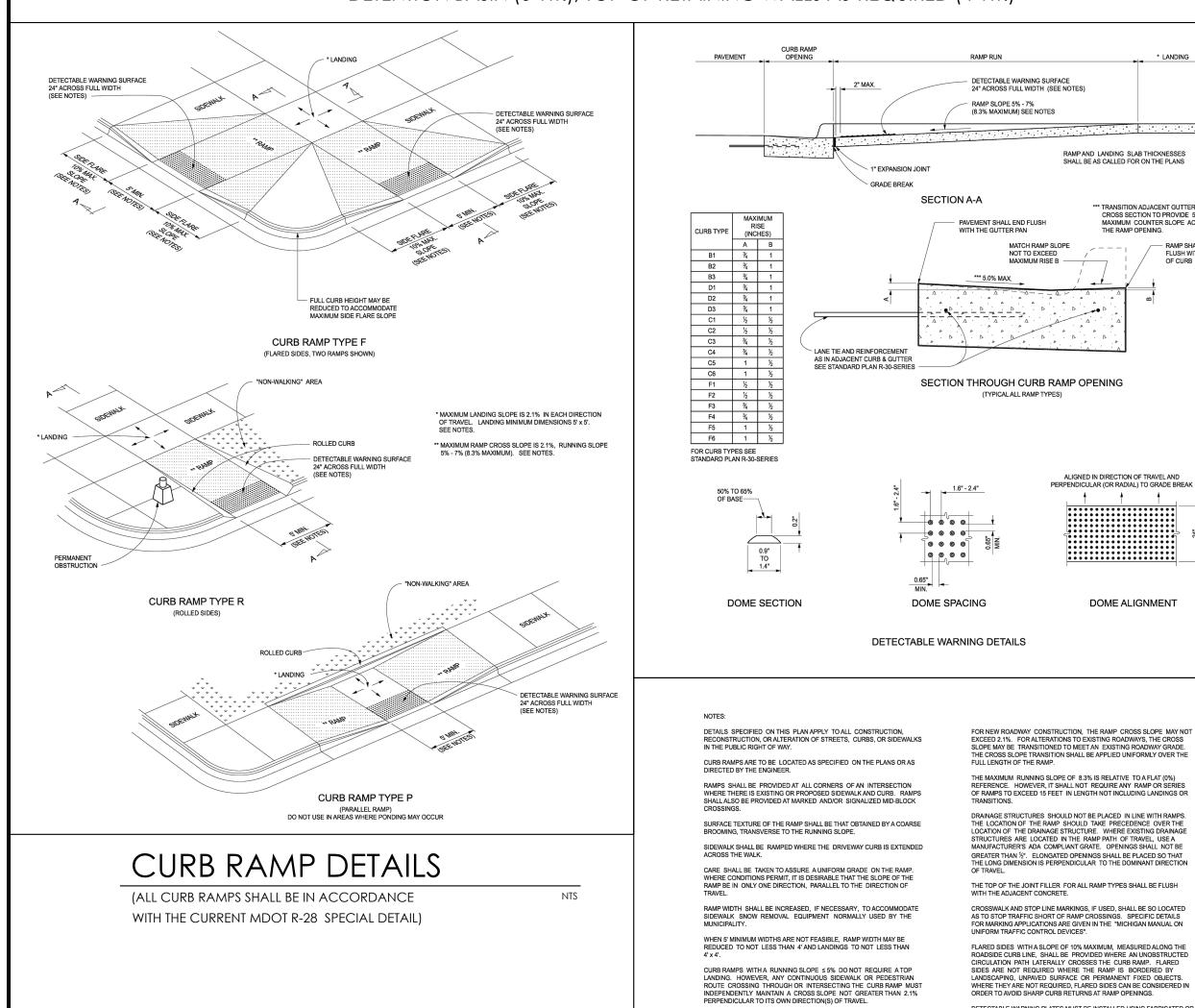
THE EDGES OF THE DETECTABLE WARNING IS ALLOWABLE. FOR RADIA CURB THE OFFSET IS MEASURED FROM THE ENDS OF THE RADIUS.

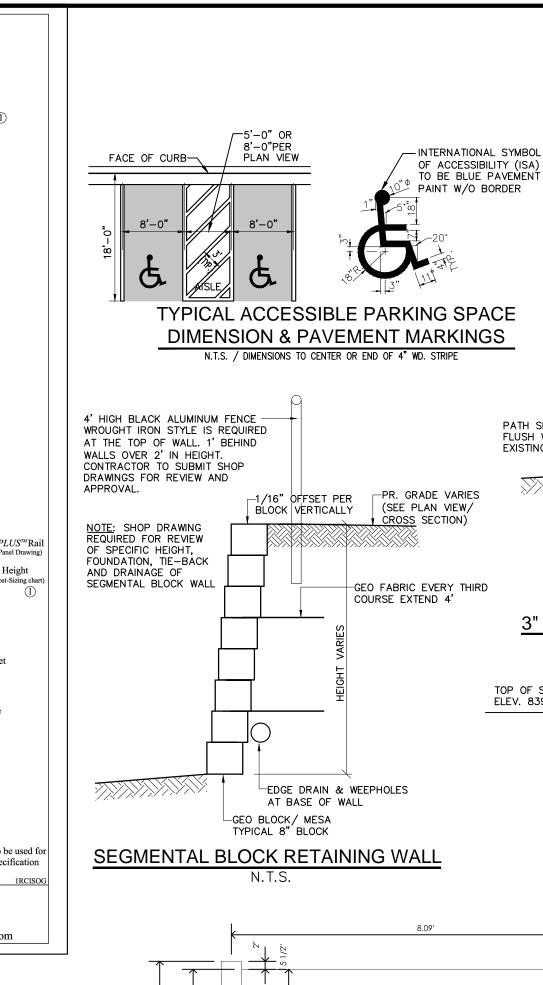
CROSS SECTION TO PROVIDE 5.0%
MAXIMUM COUNTER SLOPE ACROSS
THE RAMP OPENING.

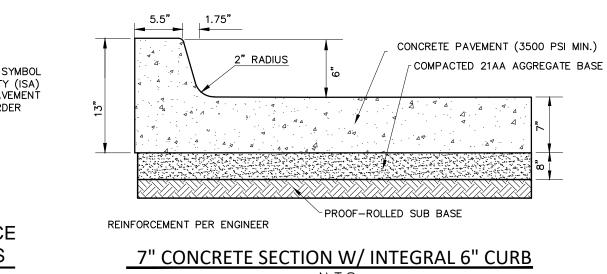
RAMP SHALL END FLUSH WITH BACK OF CURB

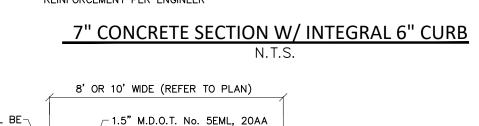
BLACK ALUM. FENCE DETAIL

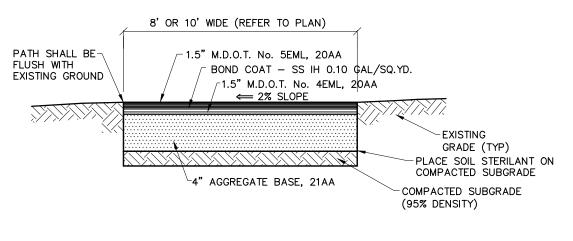
DETENTION BASIN (6' HT.); TOP OF RETAINING WALLS AS-REQUIRED (4' HT.)

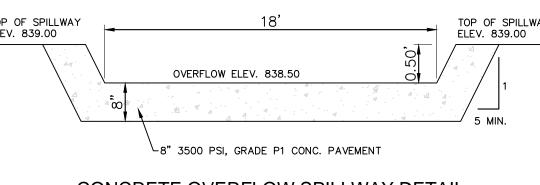












CONCRETE OVERFLOW SPILLWAY DETAIL

-5 1/2" VINYL TOP RAIL

-6" WIDE VERTICAL TONGUE AND **GROOVE VINYL SLATS** -5 1/2" VINYL BOTTOM RAIL

—PITCH SURFACE TO DRAIN

-12" CONCRETE COLLAR

—AGGREGATE BASE

12" MIN.

R

FIRE

LANE

BACKGROUND AND BLACK BORDER.

THE SYMBOL 'P' IS BLACK, CIRCUMSCRIBED IN A RED CIRCLE WITH A RED SLASH ON A WHITE

THE SUPPLEMENTAL EDUCATIONAL PLAQUE NO PARKING, WITH A RED LEGEND AND BORDER ON

A WHITE BACKGROUND, MAY BE USED ABOVE

CARE SHOULD BE EXERCISED TO SEE THAT THE

FIRE LANE SIGN DETAIL FIRE LANE SIGNA

5.00 SFT TYPE IIIB SIGN

-3 LB POST (14 FT)

KEEP RIGHT SIGN DETAIL

SINGLE ARROWS POINT IN THE PROPER DIRECTION TO INDICATE THE REGULATED ZONE

NOTE: POST, RAILS AND FENCE MATERIAL TO BE ALMOND COLOR TO

8' HT OPAQUE VINYL FENCE

LIGHT POLES TO BE 16' HIGH

Round straight steel pole with

Furnish and install ballast fuses

Bussman "Tron" weatherproof fuse

holders #HEB-AD with "KTK" fuses.

base. Remove sonotube after concrete

Fuse each luminaire seperately.

electrostatically applied polyester powdered coating

Base plate cover

Spiral sonotube type concrete

sets, rub finish.

- #3 ties at 16" O.C

sweep elbows

space evenly

Conduits with long

Galvanized steel to PVC

- #4 Reinforced (4 required)

conduit connnector

— Grade level

— 1" x 45 degree chamfer

(SOUTH PROPERTY LINE PER PLAN)

LITHONIA LIGHTING

LED AREA LUMINAIRE

D-SERIES SIZE 0

(DSX0-LED)

Width: 14.06" (35.7 cm)

Height H1: 2.26"

Height H2: 7.46"

3" x4" gasketed

hand hole —

inside pole

#6 Bare copper ground

in 1/2" PVC conduit —

adweld connection

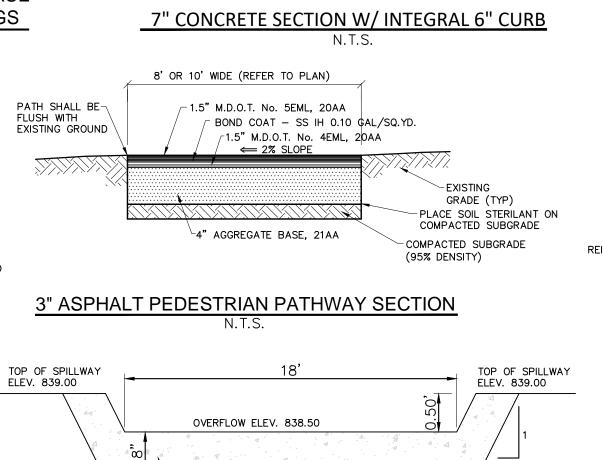
LIGHT POLE BASE DETAIL

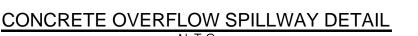
? conduit elbow

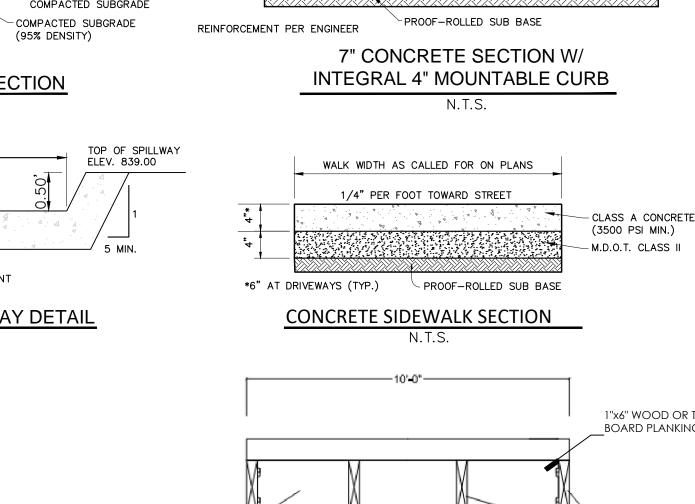
PVC conduit -

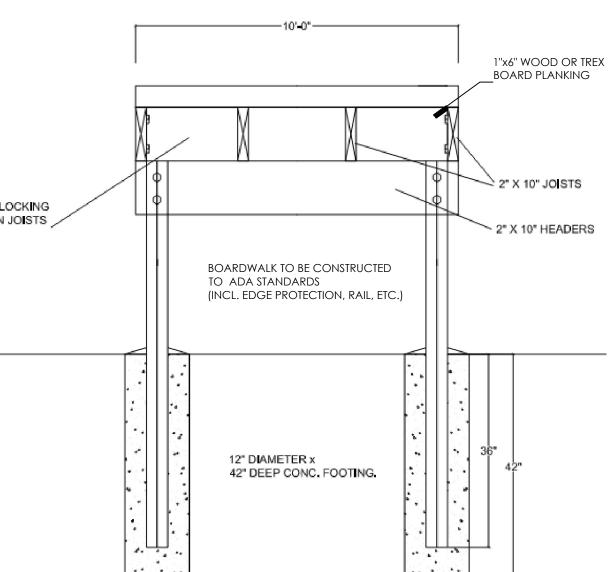
10'-0 x 3/4" copper

MATCH PROPOSED BUILDING FINISHES.









PER PLAN

6" MONOLITHIC CURB AND WALK

SLOPE 1/8" PER FT.

6" AGGREGATE BASE, 21AA

CONCRETE PAVEMENT (3500 PSI MIN.)

COMPACTED 21AA AGGREGATE BASE

(3500 PSI MIN.)

PROJECT

CLIENT

RESIDENCES AT

RIVER TRAIL

Adams 59, LLC

Shelby Twp 48315

PROJECT LOCATION

SHEET

DATE

Detail Sheet

Part of the Northeast 1/4

Section 25, T.3N., R.10E..

Oakland County, Michigan

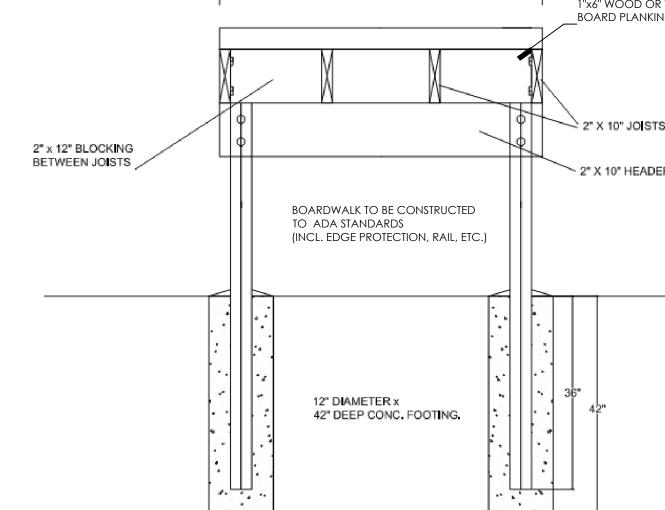
City of Auburn Hills,

12955 23 Mile

-APPROVED SUBGRADE

-TOOLED JOINT

(¼"×¼")



TYPICAL BOARDWALK SECTION

N.T.S.



11-27-2023 CITY PLAN REVIEW

ISSUED/REVISED CITY PLAN REVIEW

ENGINEERS

CIVIL ENGINEERS

LAND SURVEYORS

LAND PLANNERS

NOWAK & FRAUS ENGINEERS

48680 VAN DYKE, SUITE 200

TEL. (586) 739-0939

WWW.NOWAKFRAUS.COM

l	
6'-8"	RESERVED PARKING SIGN 72" MIN. TO BOTTOM OF LOWEST SIGN 6",6" 18"
GE DETAIL	42"
(30"x30") sft type iiia sign .b. post (16 ft) GN DETAIL	NOTES: 1. ALL SIGNS S MICHIGAN MA 2. WHEN TWO E FACING EACH MOUNTED ON 3. IF THESE NO ORDINANCES 4. ALTERNATE I LOCAL REQU SUBMITTAL F
N.T.S.	(SIGN

BOLT SALVAGED SIGN TO POST WITH 36" CADMIUM PLATED BOLTS, NUTS, AND WASHERS. 12"x1.5'x0.080" ALUMINUM BARRIER FREE PARKING SIGN (MMUTCD R7-8). 6"x1'x0.080" ALUMINUM VAN ACCESSIBLE SIGN (MMUTCD R7-8P) WHERE APPLICABLE. SECONDARY SIGNAGE PER JURISDICTIONAL REQUIREMENTS WHERE APPLICABLE. SALVAGED U-CHANNEL POST DRIVEN TO DEPTH SHOWN LAWN/LANDSCAPE SURFACE

SHALL COMPLY WITH THE LATEST STANDARDS OF THE IANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD). BARRIER FREE PARKING SPACES ARE ADJACENT AND OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE

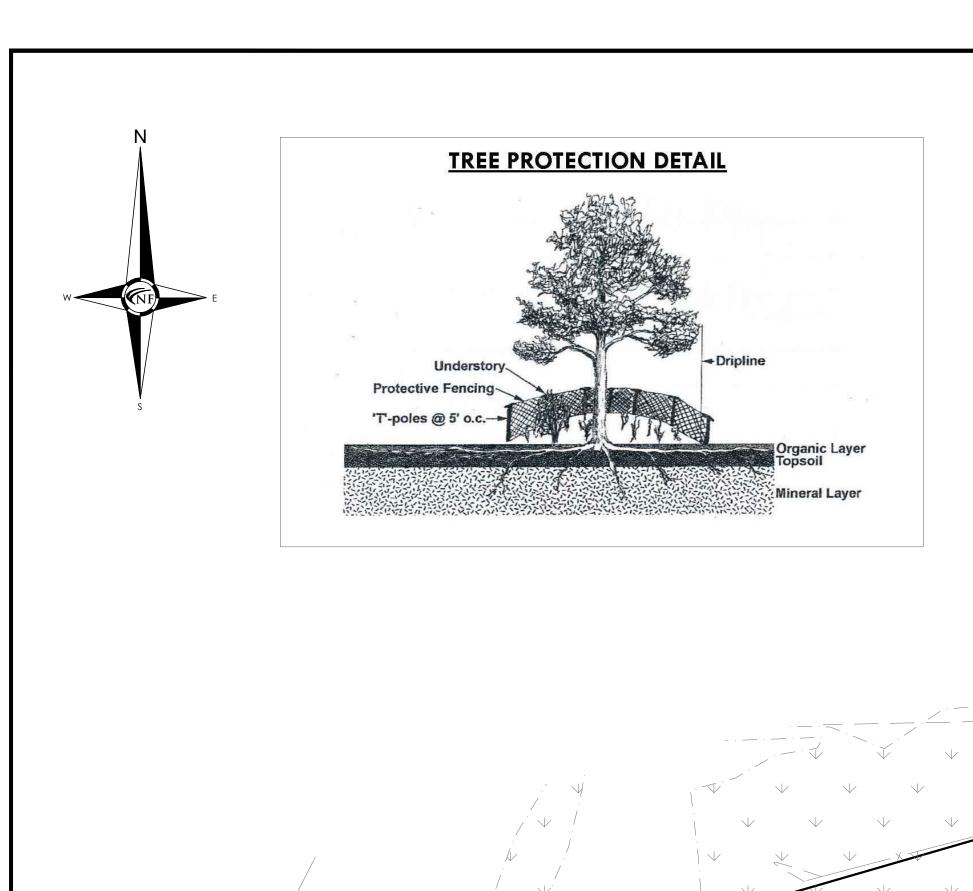
OTES AND DETAILS CONFLICT WITH LOCAL CODES AND S, THE LOCAL JURISDICTIONAL REQUIREMENTS SHALL APPLY. MATERIALS IN COMPLIANCE WITH A.D.A. GUIDELINES AND IREMENTS MAY BE PROPOSED FOR USE (SHOP DRAWING ER FREE PARKING SIGN DETAIL (SIGN PLACEMENT IN LAWN/LANDSCAPE AREA)

N.T.S.

NOT FOR CONSTRUCTION DRAWINGS SIDWELL #'s: 02-14-25-276-007, 02-14-25-426-001

DRAWN BY: T. Kulczycki **DESIGNED BY:** T. Kulczycki APPROVED BY: J. Dell'Isola October 31, 2023 SCALE: N.T.S.

NFE JOB NO. SHEET NO. L587-01



CITY TREE PROTECTION NOTES

- 1. IDENTIFY ON SITE ALL TREES OR AREAS WHICH ARE BEING PROPOSED TO BE PRESERVED WITH FLUORESCENT ORANGE SPRAY PAINT (CHALK BASE) OR BY RED FLAGGING TAPE
- ERECT BARRIERS OF FOUR (4) FEET HIGH FENCING STAKED WITH METAL 'T-POSTS'
 FIVE (5) FEET ON CENTER OR ALL SUCH TREES OR GROUPS OF TREES PROPOSED TO REMAIN.
 PROTECTIVE BARRIERS ARE TO BE ERECTED PRIOR TO CLEARING OR GRUBBING
- ON THE SITE, AND BARRIERS ARE TO BE ERECTED PRIOR TO CLEARING OR GRUBBING
 ON THE SITE, AND BARRIERS ARE TO REMAIN IN TACT UNTIL APPROVED BY THE CITY
 TO BE REMOVED, OR WHEN A CERTIFICATE OF OCCUPANCY IS ISSUED.

 4. KEEP CLEAR ALL DEBRIS OR FILL, EQUIPMENT, AND MATERIAL FROM WITHIN THE REQUIRED
- PROTECTIVE BARRIER.

 5. DURING CONSTRUCTION, THE OWNER, DEVELOPER, OR AGENT SHALL NOT CAUSE OR PERMIT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES INCLUDING, BUT NOT LIMITED TO, THE STORAGE OF EQUIPMENT, DUMPSTERS, DIRT, AND EXCAVATED MATERIAL, BUILDING WASTE OR MATERIAL, OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE.
- 6. NO DAMAGING ATTACHMENT, WIRES (OTHER THAN CABLES FOR TREES), SIGNS, OR PERMITS MAY BE FASTENED TO ANY TREE PROTECTED BY THIS ORDINANCE.

INVASIVE SPECIES NOTE:

20' EASEMENT FOR MICHIGAN

(L.2822, P.171)

TREE PROTECTION FENCING TO BE

PLACED MIN 1' OUTSIDE THE LIMITS

TO CIVIL DWGS

OF GRADING LINE OR TREE DRIPLINE, SHOWN PER PLAN AND COORDINATED

W/ PROPOSED GRADING ACCORDING

THE LANDSCAPE CONTRACTOR SHOULD IDENTIFY ALL AREAS OF INVASIVE JAPANESE KNOTWEED AND PHRAGMITES, AND REMOVE THOSE AREAS COMPLETELY IN ACCORDANCE WITH THE MDNR RECOMMENDED GUIDELINES.

ENVIRONMENTAL NOTES

TREE PROTECTION FENCING SHALL
BE PLACED AT THE LIMITS OF TREE DRIP
LINE TYPICAL. ALL UNDERSTORY VEGETATION
SHALL BE PRESERVED WITHIN THE LIMITS OF
THE PROTECTED AREA.

ALL TREES TO BE REMOVED SHALL BE REPLACED PER THE CITY OF AUBURN HILLS WOODLANDS PRESERVATION ORDINANCE NO. 483. ALL PROPOSED REPLACEMENT TREES SHALL BE GUARANTEED FOR AT LEAST TWO (2) YEARS.

PROTECTIVE BARRIERS SHALL REMAIN IN PLACE
UNTIL THE CITY AUTHORIZES REMOVAL, OR ISSUES
A FINAL CERTIFICATE OF OCCUPANCY, WHICHEVER
OCCURS FIRST

ALL TREES BEING RETAINED WILL BE IDENTIFIED BY PAINTING, TAGGING, OR FLAGGING.

TREE PRESERVATION SUMMARY

TOTAL NUMBER OF UNREGULATED TREES: 254

TOTAL LANDMARK TREES: 65 (1,914")

TOTAL REGULATED TREES: 380

TOTAL OFF-SITE TREES: 100

TOTAL TREES SURVEYED: 799

TOTAL REGULATED TREES TO BE REMOVED: 194

TOTAL REGULATED TREES TO REMAIN: 186

TOTAL UNREGULATED TREES TO BE REMOVED: 91

TOTAL UNREGULATED TREES TO REMAIN: 163

TOTAL LANDMARK TREES TO BE REMOVED: 22 (658")

TOTAL LANDMARK TREES TO REMAIN: 43 (1,290")

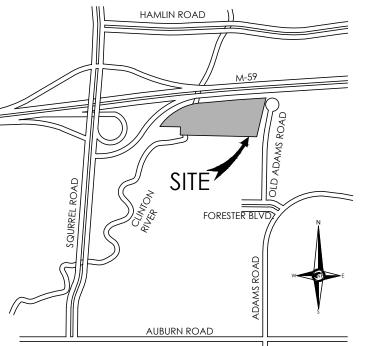
TOTAL REGULATED TREES TO BE REPLACED: 194

TOTAL LANDMARK TREES TO BE REPLACED: 66

(658"X25%= 164.5" / 2.5)

260 TREES

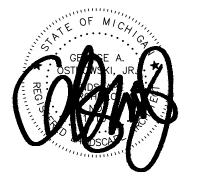
TOTAL REPLACEMENT TREES REQUIRED:



LOCATION MAP



NOWAK & FRAUS ENGINEERS 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 TEL. (248) 332-7931 FAX. (248) 332-8257



PROJECT
RESIDENCES AT
RIVER TRAIL

CLIENT
Adams 59 1

Adams 59, LLC 12955 23 Mile Shelby Twp 48315

PROJECT LOCATION

Part of the Northeast 1/4

Section 25, T.3N., R.10E.,

City of Auburn Hills,

Oakland County, Michigan

SHEET

Tree Preservation Plan



REVISIONS

11/06/23 REVISED PER CLIENT

11/16/23 REVISED PER CITY

11/27/23 REVISED PER CITY

DRAWN BY:
G. Ostrowski

DESIGNED BY:
G. Ostrowski

APPROVED BY:
G. Ostrowski

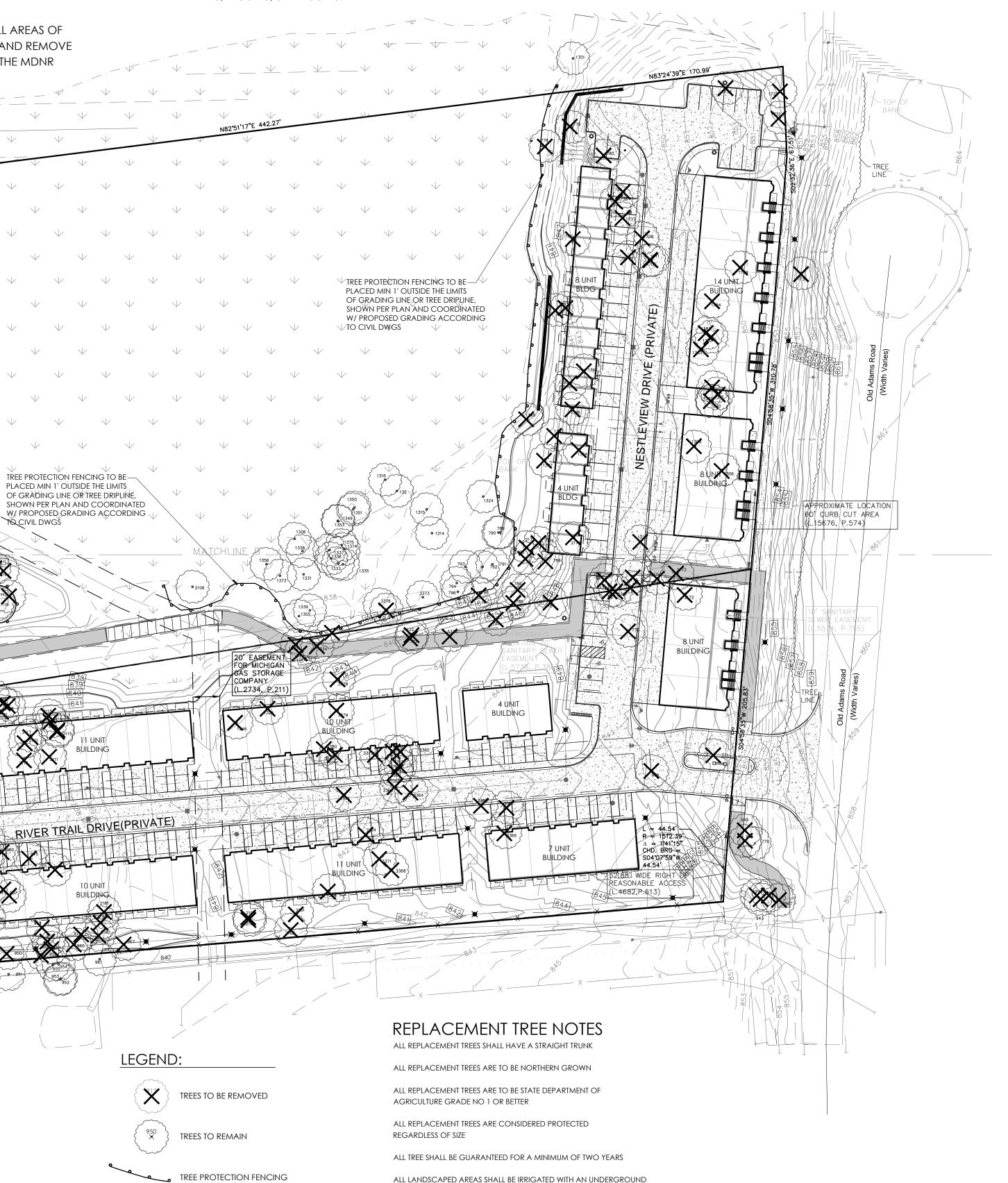
DATE:

 $\frac{10 - 17 - 2023}{\text{SCALE: } 1'' = 50'}$

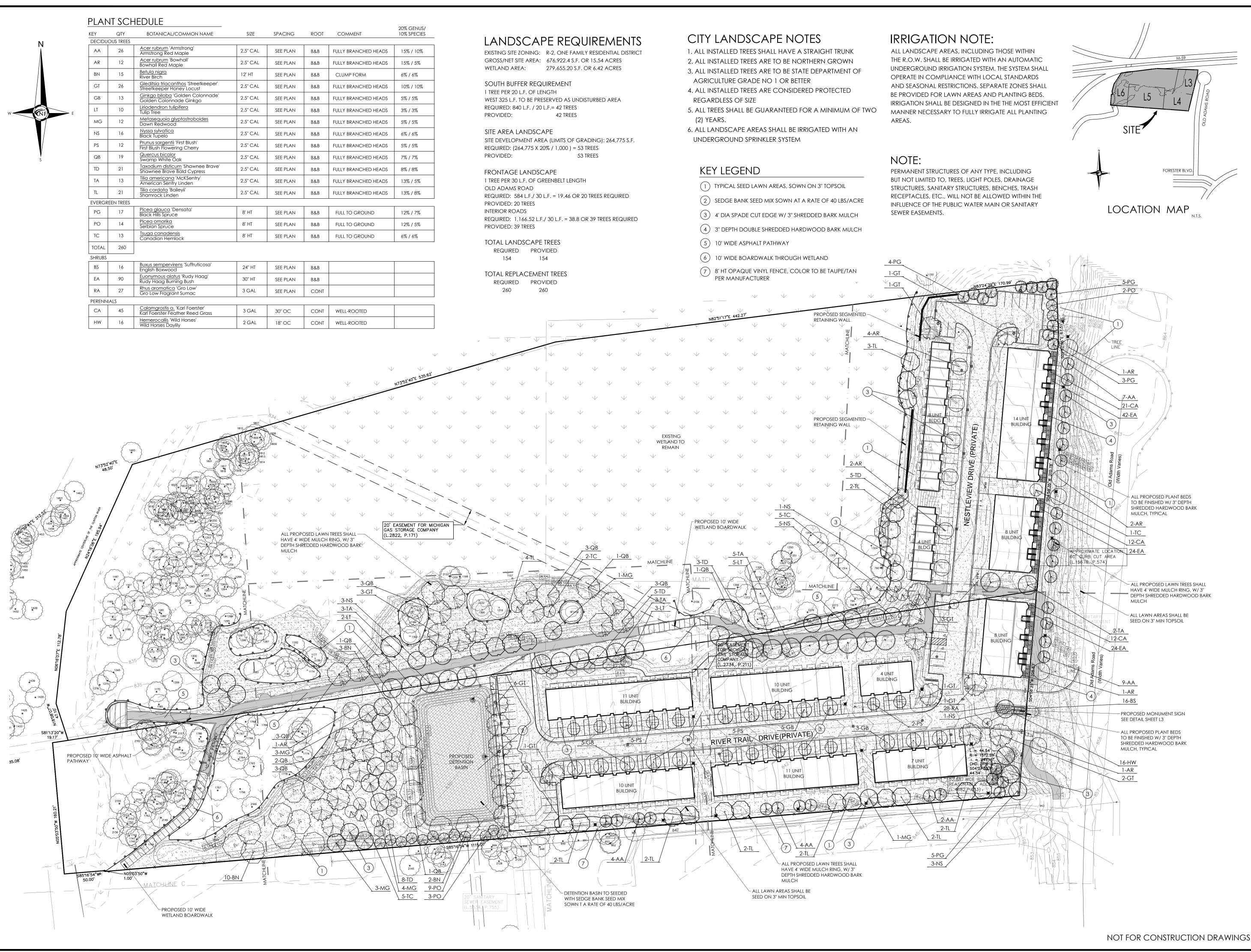
NOT FOR CONSTRUCTION DRAWINGS

NFE JOB NO. SHEET

L587-01 L1



SPRINKLER SYSTEM



ENGINEERS CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

NOWAK & FRAUS ENGINEERS 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 TEL. (248) 332-7931 FAX. (248) 332-8257



PROJECT **RESIDENCES AT** RIVER TRAIL

CLIENT

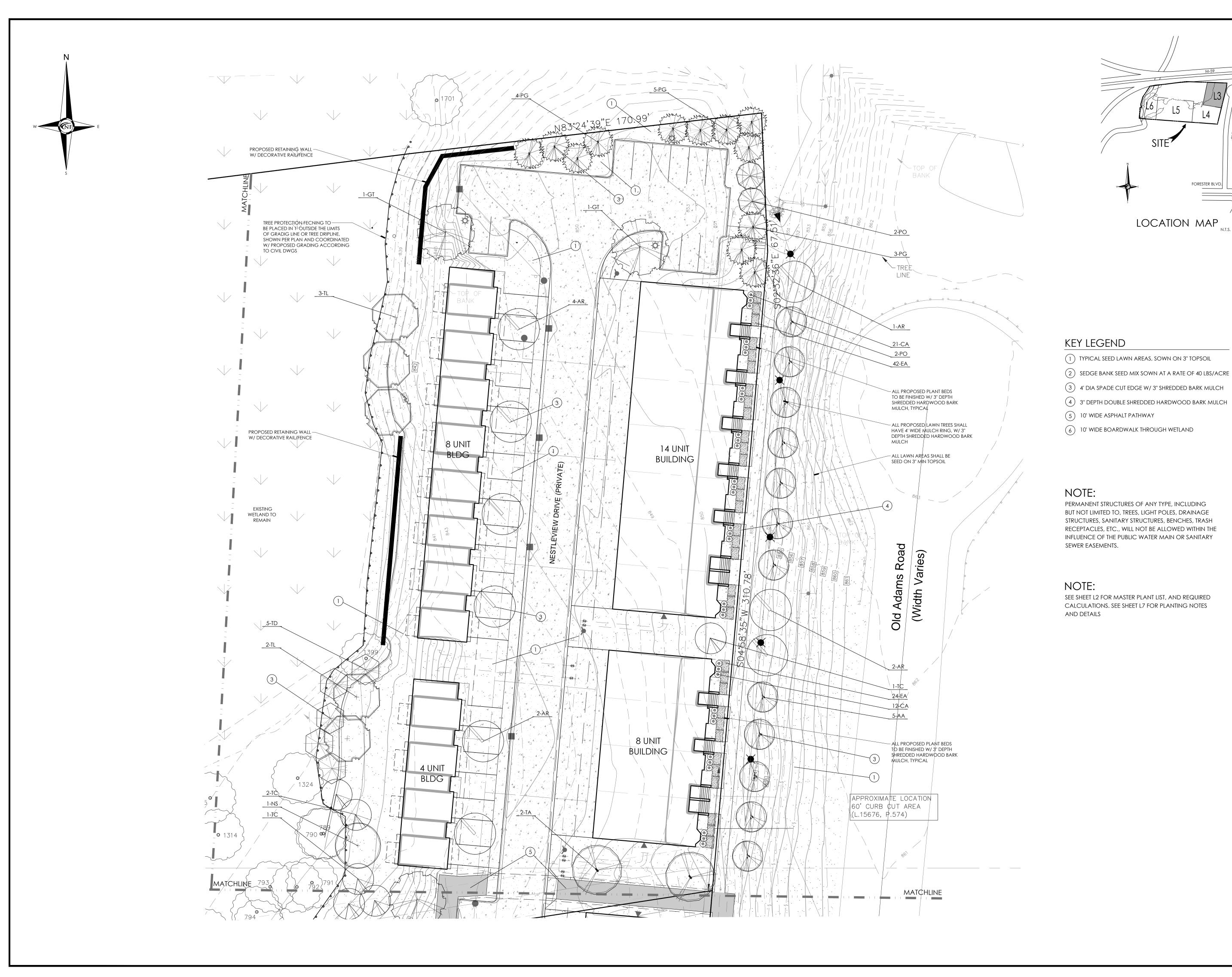
Adams 59, LLC 12955 23 Mile Shelby Twp 48315

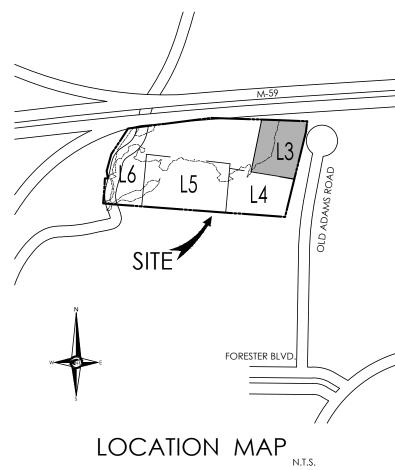
PROJECT LOCATION Part of the Northeast 1/4 Section 25, T.3N., R.10E., City of Auburn Hills, Oakland County, Michigan

Overall Landscape Plan



REVISIONS	5	
11/06/23 REVISE	D PER CLIENT	
11/16/23 REVISE	D PER CITY	
11/27/23 REVISE	D PER CITY	
drawn by G. Ostro		
G. Ostro	wski	
G. Ostro	owski O BY:	
designed G. Ostro	owski o BY: owski	
G. Ostro designed G. Ostro approved	owski o BY: owski o BY:	
G. Ostro	owski o BY: owski o BY:	
G. Ostro DESIGNED G. Ostro APPROVED G. Ostro	owski o BY: owski o BY:	
G. Ostro DESIGNED G. Ostro APPROVED G. Ostro	owski o BY: owski o BY: owski	
G. Ostro DESIGNED G. Ostro APPROVED G. Ostro DATE: 10-17-20	owski o by: owski o by: owski owski	
G. Ostro DESIGNED G. Ostro APPROVED G. Ostro DATE:	owski o by: owski o by: owski owski	





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PROJECT

RESIDENCES AT RIVER TRAIL

CLIENT

Adams 59, LLC 12955 23 Mile Shelby Twp 48315

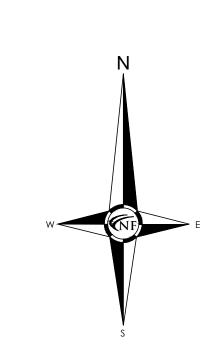
PROJECT LOCATION

Part of the Northeast 1/4 Section 25, T.3N., R.10E., City of Auburn Hills, Oakland County, Michigan

Detailed Landscape Plan



REVISIONS	
11/06/23 REVISED PE	R CLIENT
11/16/23 REVISED PE	R CITY
11/27/23 REVISED PE	R CITY
DRAWN BY:	
DRAWN BY: G. Ostrows	ski
G. Ostrows	<i>7</i> :
G. Ostrows	⁄: ski
G. Ostrows DESIGNED BY G. Ostrows	/: ski /:
G. Ostrows DESIGNED BY G. Ostrows APPROVED BY	/: ski /:



NOTE:

SEE SHEET L2 FOR MASTER PLANT LIST, AND REQUIRED CALCULATIONS. SEE SHEET L7 FOR PLANTING NOTES AND DETAILS

NOTE:

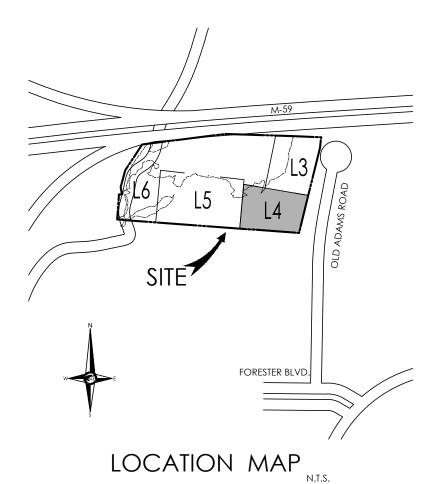
PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

KEY LEGEND

- 1) TYPICAL SEED LAWN AREAS, SOWN ON 3" TOPSOIL
- 2) SEDGE BANK SEED MIX SOWN AT A RATE OF 40 LBS/ACRE
- 3 4' DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH

4 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH

- (5) 10' WIDE ASPHALT PATHWAY
- (6) 10' WIDE BOARDWALK THROUGH WETLAND





NOWAK & FRAUS ENGINEERS 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 TEL. (248) 332-7931 FAX. (248) 332-8257

SEAL



PROJECT
RESIDENCES AT
RIVER TRAIL

CLIENT

Adams 59, LLC 12955 23 Mile Shelby Twp 48315

PROJECT LOCATION

Part of the Northeast 1/4

Section 25, T.3N., R.10E.,

City of Auburn Hills,

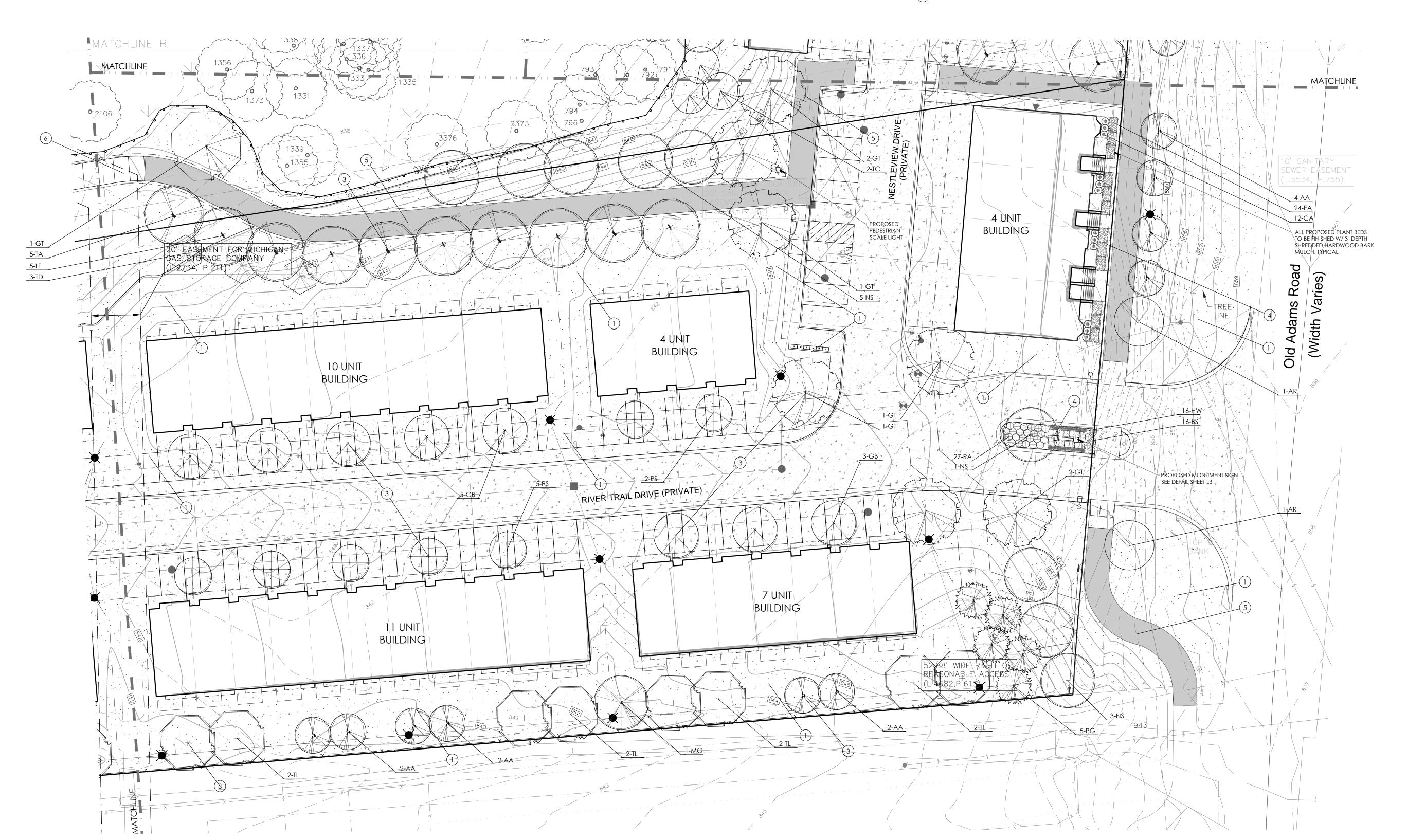
Oakland County, Michigan

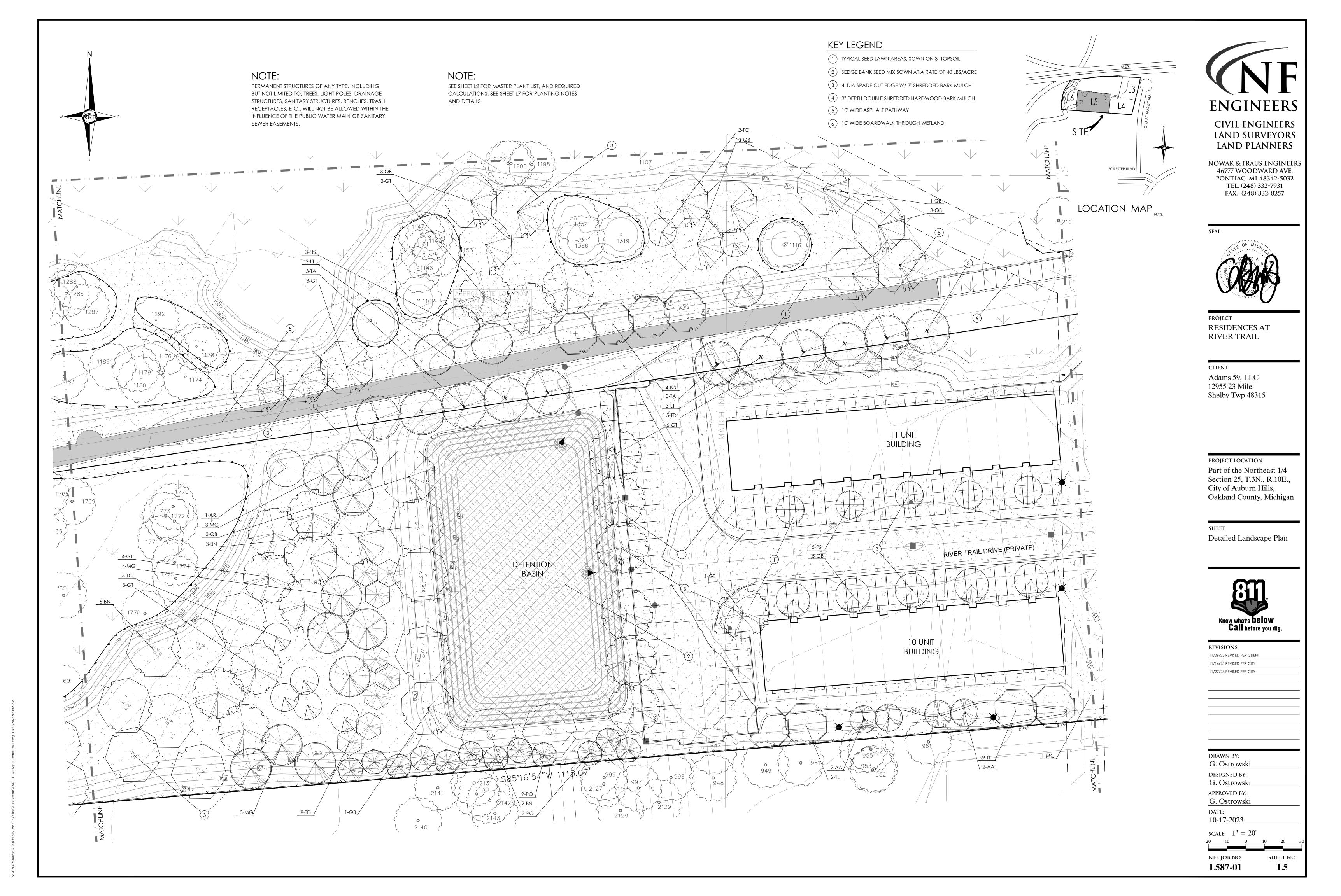
SHEET

Detailed Landscape Plan

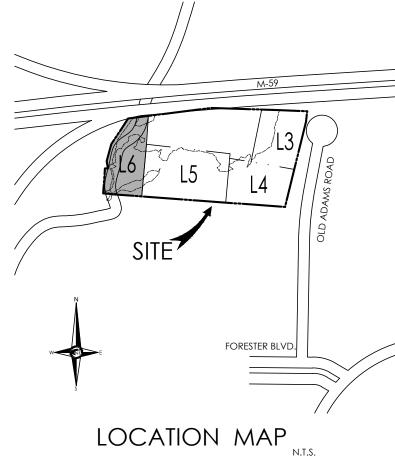


REVISIO	ONS	
11/06/23 R	EVISED PER CLIENT	
11/16/23 R	EVISED PER CITY	
11/27/23 R	EVISED PER CITY	
DRAWN		
	N BY: trowski	
	trowski	
G. Os	trowski	
G. Os design G. Os	trowski NED BY: trowski	
G. Os DESIGN G. Os APPROV	trowski NED BY: trowski VED BY:	
G. Os DESIGN G. Os APPROV	trowski NED BY: trowski	
G. Os DESIGN G. Os APPROV	trowski NED BY: trowski VED BY:	



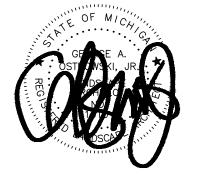






ENGINEERS CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

NOWAK & FRAUS ENGINEERS 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 TEL. (248) 332-7931 FAX. (248) 332-8257



RESIDENCES AT RIVER TRAIL

CLIENT Adams 59, LLC 12955 23 Mile Shelby Twp 48315

PROJECT LOCATION Part of the Northeast 1/4 Section 25, T.3N., R.10E., City of Auburn Hills, Oakland County, Michigan

Detailed Landscape Plan



REVISIONS

NFE JOB NO.

L587-01

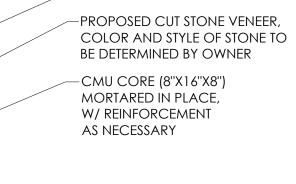
11/06/23 REVISED PER CLIENT

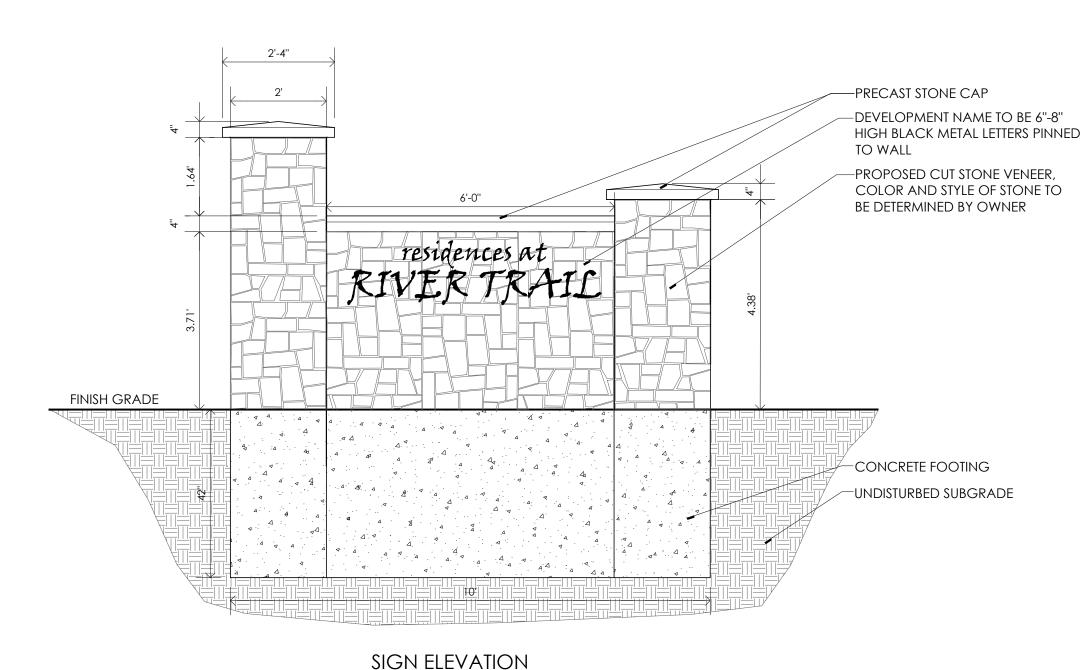
11/16/23 REVISED PER CITY

11/27/23 REVISED PER CITY		
DRAWN BY:		
G. Ostrowski		
DESIGNED BY:		
G. Ostrowski		
APPROVED BY:		
G. Ostrowski		
DATE:		
11-09-2023		
SCALE: $1'' = 20'$		
20 10 0	10	20

SHEET NO.

L6



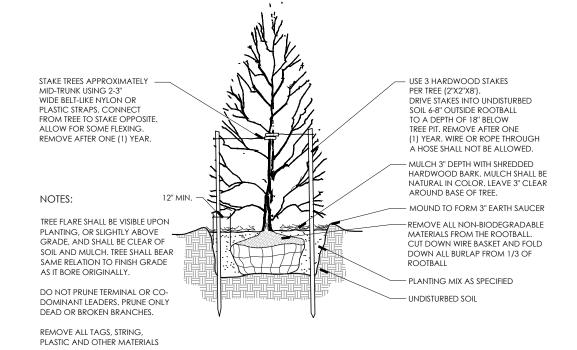


PLAN VIEW

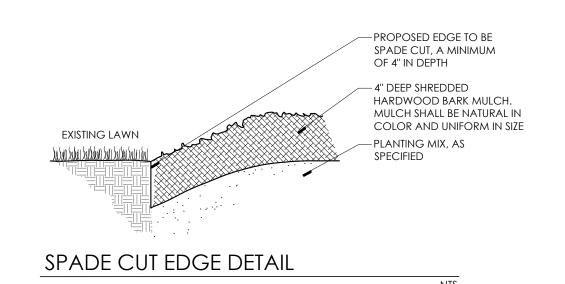
PROPOSED MONUMENT SIGN DETAIL

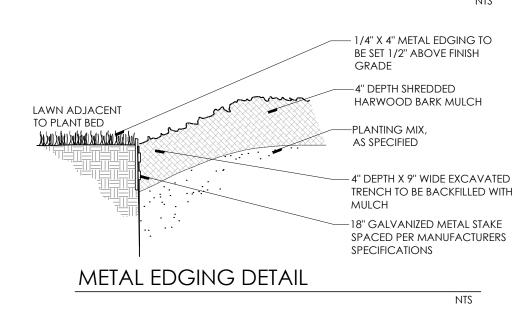
-USE 3 HARDWOOD STAKES GUY DECIDUOUS TREES ABOVE PER TREE, 36" ABOVE GROUND 3" CALIPER, STAKE TREES BELOW 3" CALIPER DRIVE STAKES INTO UNDISTURBED SOIL 6-8" OUTSIDE ROOTBALL STAKE TREES JUST BELOW -TO A DEPTH OF 18" BELOW TREE PIT. REMOVE AFTER ONE FIRST BRANCH USING 2-3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS. CONNECT 1) YEAR. WIRE OR ROPE THROUGH A HOSE SHALL NOT BE ALLOWED. FROM TREE TO STAKE OPPOSITE. ALLOW FOR SOME FLEXING. - MULCH 3" DEPTH WITH SHREDDED REMOVE AFTER ONE (1) YEAR. NATURAL IN COLOR, LEAVE 3" CLEAR AROUND BASE OF TREE. NOTES: - MOUND TO FORM 3" EARTH SAUCER TREE FLARE SHALL BE VISIBLE UPON PLANTING, OR SLIGHTLY ABOVE GRADE - REMOVE ALL NON-BIODEGRADABLE AND SHALL BE CLEAR OF SOIL AND MULCH. IN HEAVY CLAY SOILS, FINISH MATERIALS FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD GRADE SHALL BE SLIGHTLY HIGHER, UP DOWN ALL BURLAP FROM 1/2 OF TO 6" ABOVE GRADE, AS DIRECTED BY LANDSCAPE ARCHITECT - PLANTING MIX TO BE AMENDED PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL DO NOT PRUNE TERMINAL OR CO-- SCARIFY SUBGRADE AND PLANTING DOMINANT LEADERS. PRUNE ONLY PIT SIDES. RECOMPACT PIT BASE TO DEAD OR BROKEN BRANCHES. ROOTBALL WIDTH REMOVE ALL TAGS, STRING, PLASTIC AND OTHER MATERIALS

DECIDUOUS TREE PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL





GENERAL LANDSCAPE NOTES

- 1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL
- GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY 2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES
- PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERUPTION OF SERVICES SHALL BE THE RESPONSIBILITY
- 3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH
 OTHER TRADES, AND SHALL REPORT ANY UNACCEPTACBLE SITE CONDITIONS
- TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.

 4. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.

 5. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
- 6. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE
- GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1)
 YEAR FOLLOWING PLANTING.
 ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".

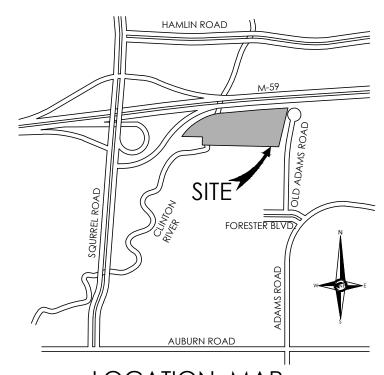
 8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO
- SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
- 9. PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.

 10. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE
- BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED
- 11. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 "DAIRY DOO" COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
- ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN
- MATERIAL, AND PIECES ON INCONSISTENT SIZE.

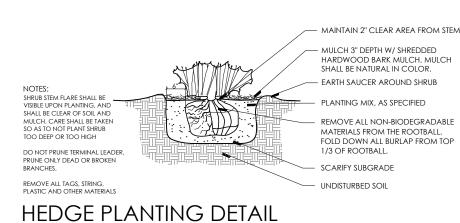
 13. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE
- WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.

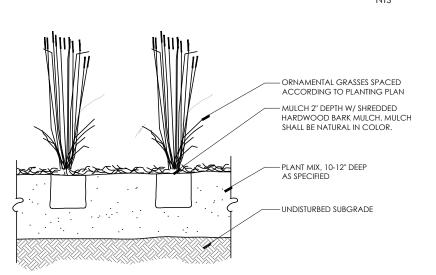
 14. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN
- HE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION. 15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
- 16. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF
- 17. THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS
- DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR
- 18. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.

 19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND.

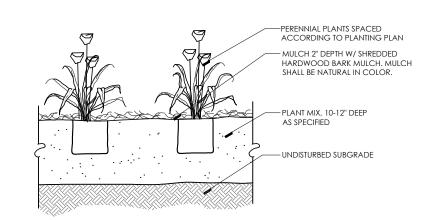


LOCATION MAP





ORNAMENTAL GRASS PLANTING DETAIL



PERENNIAL PLANTING DETAIL

GENERAL SEED NOTE:

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDRO-SEEDED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE) . IN AREAS SUBJECT TO EROSION, SEEDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED. SEEDING INSTALLATION SHALL OCCUR ONLY:

SPRING: APRIL1 TO JUNE1 FALL: AUGUST 15 TO OCTOBER 15

TYPICAL SEEDED LAWN MIX:

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDROSEEDED WITH TYPICAL DROUGHT TOLERANT, DURABLE BLENDED SEED MIX, AT A RATE OF 220 LBS PER ACRE MIX IS COMPRISED OF

30% NITE HAWK PERENNIAL RYE 30% KENTUCKY BLUEGRASS 20% CREEPING RED FESCUE 10% MERIT KENTUCKY BLUEGRASS 10% NEWPORT KENTUCKY BLUEGRASS

SEDGE BANK SEED MIX

MANCHESTER, MI 48158

*CONTAINS 10 NATIVE GRASSES AND 2 TEMPORARY GRASSES 30% NATIVE GRASSES 70% TEMPORARY GRASSES COSMOS SEDGE SEED OATS FRINGED SEDGE AMERICAN SLOUGH GRASS LRID SEDGE ANNUAL RYE FOX SEDGE CREEPING SPIKE RUSH FOWL MANNA GRASS COMMON RUSH HARDSTEM BULRUSH GREEN BULRUSH **WOOL GRASS** SOFT-STEM BULRUSH GIANT BUR REED RECOMMENDED SEEDING RATE: 40 LBS/ACRE SEED MIX AVAILABLE: NATIVESCAPE, LLC PO BOX 122

ENGINEERS CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

NOWAK & FRAUS ENGINEERS 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 TEL. (248) 332-7931 FAX. (248) 332-8257



PROJECT **RESIDENCES AT** RIVER TRAIL

CLIENT Adams 59, LLC 12955 23 Mile

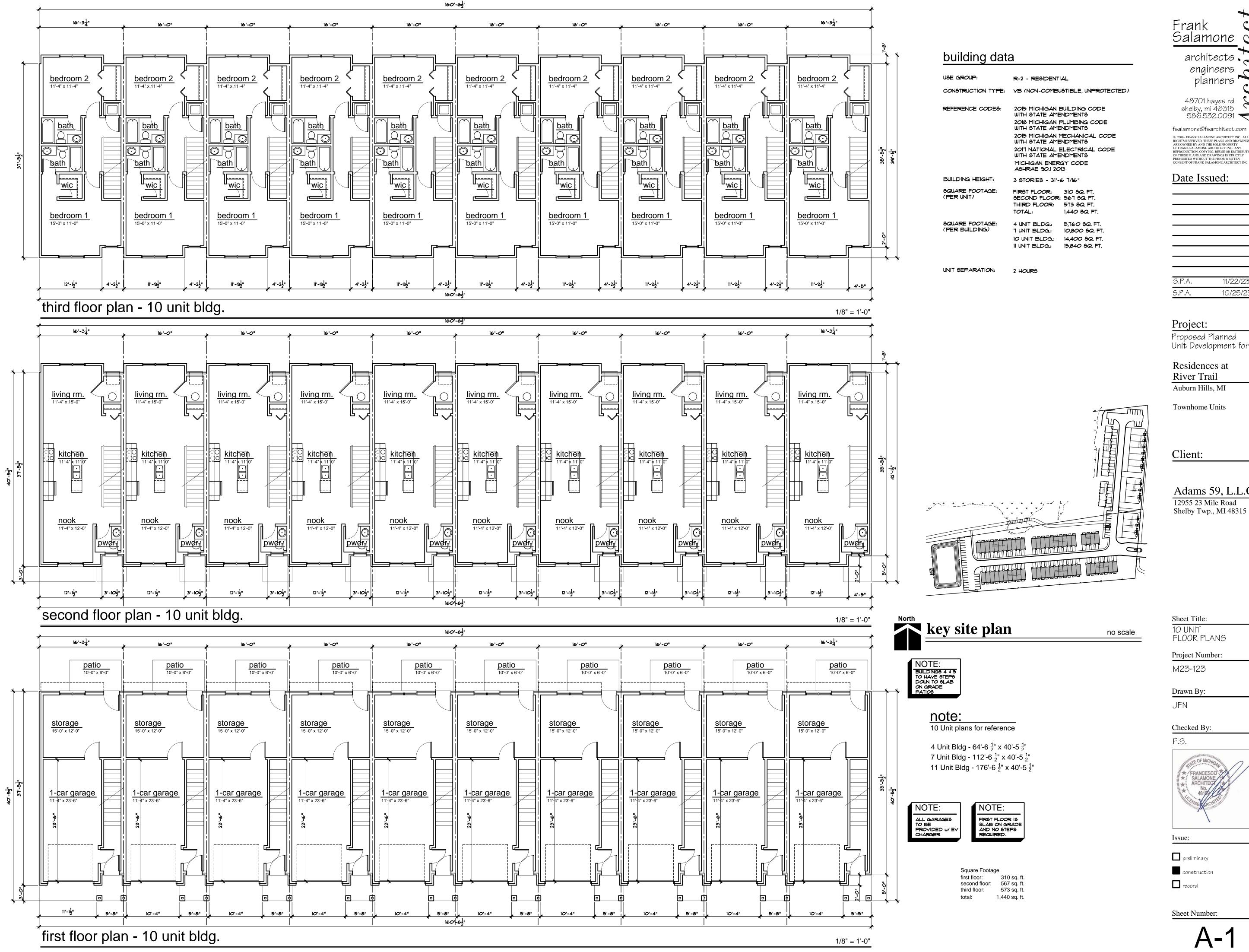
Shelby Twp 48315

PROJECT LOCATION Part of the Northeast 1/4 Section 25, T.3N., R.10E., City of Auburn Hills, Oakland County, Michigan

Landscape Notes and Details



REVISIO	NS		
11/06/23 REV	VISED PER CLIENT		
11/16/23 REV	VISED PER CITY		
11/27/23 REV	VISED PER CITY		
G. Ost DESIGNE G. Ost APPROVE G. Ost DATE: 11-09-2	ED BY: rowski ED BY: rowski		
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Salamone 🔾

architects. engineers

planners

48701 hayes rd shelby, mi 48315 586.532.0091 fsalamone@fsarchitect.com

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Date Issued:

11/22/23 10/25/23

Proposed Planned Unit Development for:

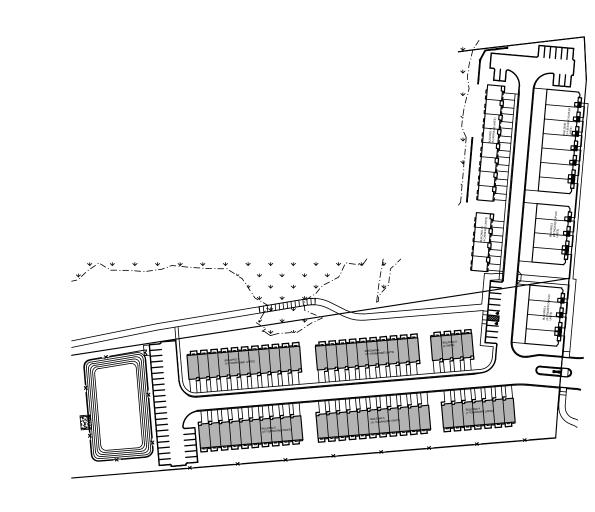
Residences at River Trail

Townhome Units

Adams 59, L.L.C.



Sheet Number:





no

Project

Project:
Proposed Planned
Unit Development for:

11/22/23 10/25/23

architects engineers planners

48701 hayes rd shelby, mi 48315 586.532.0091

fsalamone@fsarchitect.com

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Date Issued:

Residences at River Trail

Auburn Hills, MI

Townhome Units

Client:

Adams 59, L.L.C.

12955 23 Mile Road
Shelby Twp., MI 48315

Sheet Title:
10 UNIT ELEVATIONS

Project Number:

M23-123

Drawn By:

JFN

Checked By:

F.S.

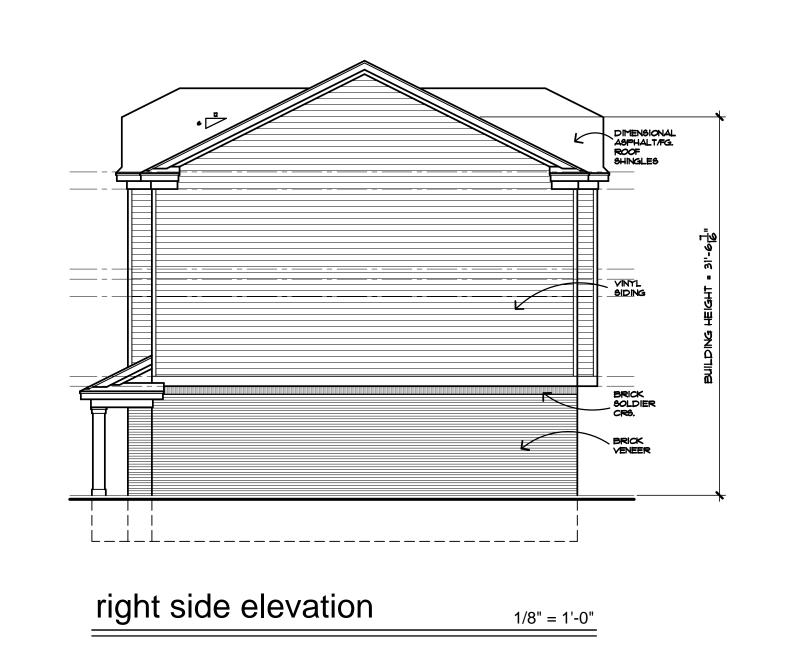


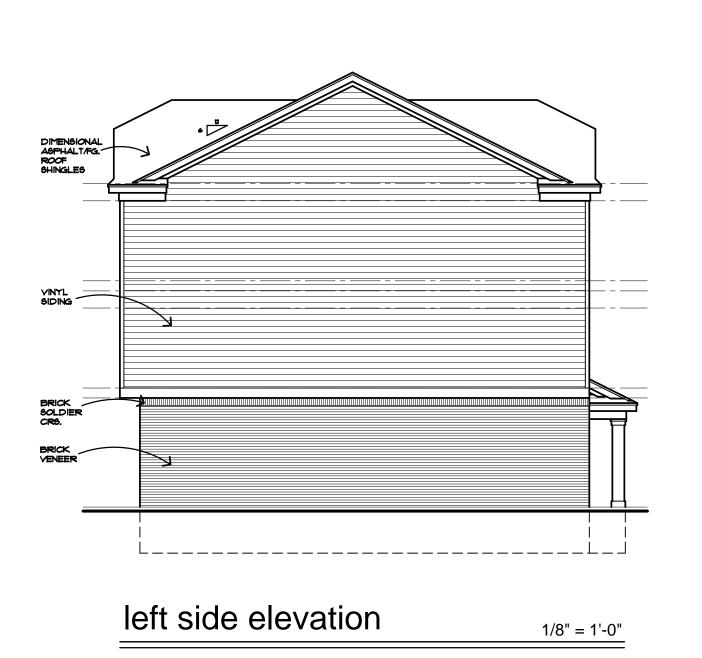
Issue:

preliminary construction

Sheet Number:

A-2











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Date Issued:

11/22/23 10/25/23

Project: Proposed Planned Unit Development for:

Residences at River Trail

Stacked Duplex Units

Client:

Adams 59, L.L.C. 12955 23 Mile Road Shelby Twp., MI 48315

Sheet Title:

STACK UNIT BUILDING PLANS

Project Number: M23-123

Drawn By:

Checked By

F.S.



Sheet Number:



Frank Salamone O

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Date Issued:

11/09/23 10/25/23

Project:

Proposed Planned Unit Development for:

Residences at River Trail Auburn Hills, MI

Carraige Units

Client:

Adams 59, L.L.C. 12955 23 Mile Road Shelby Twp., MI 48315

Sheet Title:

CARRAIGE UNIT BUILDING PLANS

Project Number: M23-123

> Drawn By: JFN

Checked By:

F.S.



Sheet Number:

River Trail





Townhome Unit Bldgs. 4-9

Stacked Duplex Unit Bldgs 1,2 and 3



Carriage Unit Bldgs. 10 & 11



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: DECEMBER 4, 2023

AGENDA ITEM NO 9D

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Stephen Baldante, Director of Public Works

Submitted: November 21, 2023

Subject: Motion - To allow the Director of Public Works to execute a Memorandum of

Understanding with Oakland Christian School

INTRODUCTION AND HISTORY

Included in the Auburn Hills Capital Improvement Plan for 2024 is the reconstruction of Shimmons Road from Dexter Road to Grove Lane and Dexter Road from Shimmons Road to Walton Boulevard. Incorporated as part of the planning for the road design, Oakland Christian School (OCS) has brought a Memorandum of Understanding (MOU) to the City of Auburn Hills that would reduce the sharp curve, improve sight lines, and improve road geometrics. The MOU requests OCS to convey title by deed to the city for certain portions of their land to accommodate the reconstruction and realignment of Shimmons Road. The land that OCS is planning to deed to the city is located on the east side of Shimmons Road, east of the school. In exchange for the OCS land, the city will in turn convey title by deed of the city owned land to OCS school where Shimmons Road traverses. In addition, once the road alignment is finalized, appropriate legal descriptions illustrating exact property coordinates will be supplied as part of the project design.

The nature of the MOU clearly states it is not to be construed as a binding agreement. Both the city and OCS are signing the MOU to set forth their preliminary agreement with respect to the project and agree to proceed in good faith. Prior to any transfer of land ownership, City Council will need to approve the proposal at a date in the future.

STAFF RECOMMENDATION

Staff recommends allowing the Director of Public Works to execute the Memorandum of Understanding on behalf of the city for the obligations set forth (Exhibit A- Memorandum of Understanding) between the city and Oakland Christian School.

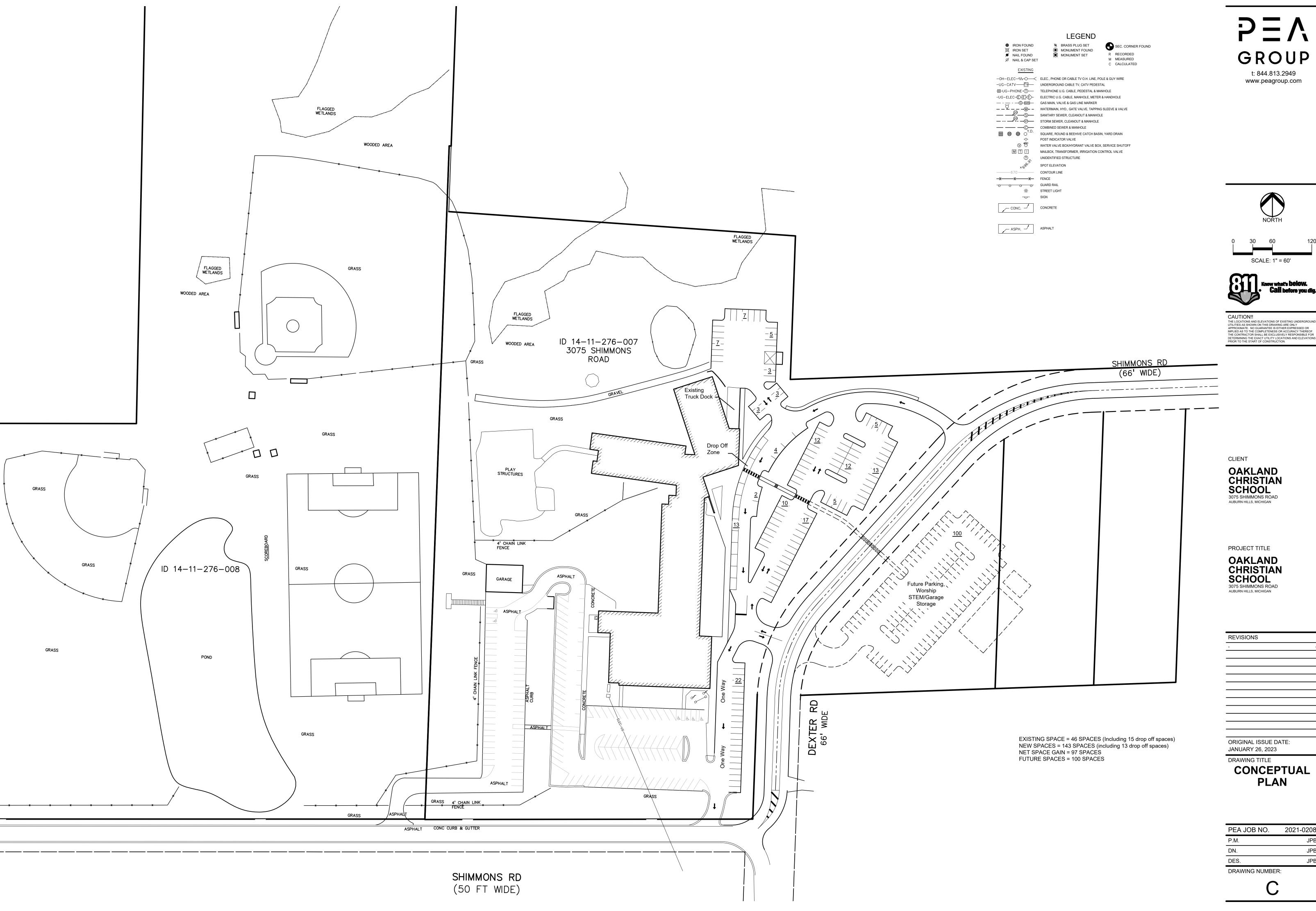
MOTION

Move to allow the Director of Public Works to execute the MOU agreement on behalf of the city for the obligations set forth in the agreement attached as Exhibit A – Memorandum of Understanding.

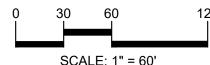
I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

Momas A. Taughe



PEA GROUP





REVISIONS
-

PEA JOB NO.	2021-0208
P.M.	JPB
DN.	JPB
DES.	JPB
DRAWING NUMBER	<u> </u>

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into on November 16, 2023 by and between the City of Auburn Hills ("City") and Oakland Christian School ("OCS" or the "School"), a Michigan nonprofit corporation located at 3075 Shimmons Rd., Auburn Hills, MI 48326. OCS and the City are sometimes each referred to in this MOU as a "Party" and collectively as the "Parties."

The purpose of this MOU is to set forth certain obligations between the Parties with respect to the property located at 3178 Shimmons Rd., Auburn Hills, MI 48326, parcels 14-12-151-001, 002, 003, ("Land") and the City's construction of a new section of Shimmons Rd. between Dexter Road and Grove Lane that will traverse the Land (the "Project") prior to drafting a legally binding agreement.

- A. OCS is a Christian K-12 school that has operated in Auburn Hills for over 50 years. In response to growing enrollment and enhanced educational programming OCS acquired the Land in June 2023 as part of a broader strategic initiative to update and expand its facilities.
- B. For some time, OCS and the City have spoken at length regarding a reconstruction effort of Shimmons Rd., specifically the section directly in front of the school. This portion of the road has a sharp curve and insufficient roadway geometrics.
- C. The City acknowledges that it has the capital within its current budget to execute reconstruction of Shimmons Rd., however, the reconstruction would require OCS to deed certain portions of the Land to the City for the new road.
- D. In exchange for deeding certain portions of the Land to the City, the City will construct the Project and deed certain portions of the Land and OCS' property located at 3075 Shimmons Rd. (the "School Property") to OCS where the current Shimmons Road traverses.

E. Obligations of OCS: OCS will do the following:

- OCS will deed certain portions of the Land to the City to accommodate the reconstruction and realignment of Shimmons Rd. as illustrated on the conceptual plan attached as <u>Exhibit A</u>. The property deeded to the City shall be 86 feet wide centered along the new roadway alignment.
- OCS will provide input to the City regarding future improvements to the School Property in order for the City to determine the most optimal road design to meet the needs of the City and OCS.
- 3. OCS administration and representatives will be available to meet with the City and its advisors, at their reasonable request, as needed for the Project.
- 4. OCS will make available any documentation concerning the Land acquisition, traffic studies, and civil engineering designs that it has in its possession that may be required or helpful to the City for the Project.
- F. Obligations of the City. City will do the following:

- City will deed certain portions of the Land and the School Property to OCS
 where the current Shimmons Road traverses. OCS may use this Land and
 School Property in its sole discretion. The City will retain an easement for
 public water main that is located along the current Shimmons Road.
- 2. City will include and allow for OCS representatives to provide input in the planning and execution of the Project.
- Should the City in its sole discretion deem necessary, the City will relocate any utilities into the new road easement or right of way at the City's sole cost and expense.
- 4. OCS has requested that the City assist and support OCS, when available, through any presentations or discussions that may be held with the City Council, or other City Commissions, Boards, and/or Committees, concerning the development of the newly vacated right of way which is shown in concept on Exhibit A.
- 5. City will construct the Project as set forth on Exhibit A at City's sole cost and expense.
- G. <u>Miscellaneous</u>. This MOU may only be amended or modified at any time in writing by the mutual written consent of both Parties. Any notice or communication required or permitted under this MOU must be given in person or by certified mail, return receipt requested, to the address set forth in the opening paragraph or to such address as a Party may have furnished to the other Party in writing. This MOU will be governed by and construed in accordance with the laws of the State of Michigan. Neither Party may assign or transfer the responsibilities or agreement made herein without the prior written consent of the non-assigning Party. This MOU will expire on May 16, 2024, unless the Parties mutually agree in writing to extend this MOU or not to execute a formal agreement prior to that expiration date.
- H. <u>Nature of MOU</u>. This MOU is not to be construed as a binding agreement. A binding agreement will not exist unless and until the Parties have executed a formal written agreement containing all essential terms of the transaction. The Parties are signing this MOU to set forth their preliminary agreement with respect to the Project and agree to proceed in good faith and perform their respective agreements contained herein.

[Signatures on the Following Page]

This MOU accurately reflects the Parties present understanding with respect to the commencement of negotiations which may lead to the construction of the Project and is executed by the Parties as of the date set forth above.

Oakland Christian School	City of Auburn Hills
By: NAMMADNA	Ву:
Name: Susan Brown	Name:
Title: Supernetendent	Title:

Exhibit A

(see attached Conceptual Plan)



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: DECEMBER 4, 2023

AGENDA ITEM NO 9E

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Jason Deman, Manager of Public Utilities

Submitted: November 29, 2023

Subject: Motion – To Approve the Scope of Services for OHM Advisors and G2 for the Design of

the South Boulevard Water Main Replacement Project

INTRODUCTION AND HISTORY

The City started rehabilitation and replacement of larger water pipes along main corridors in the South end a few years ago. Starting with N. Opdyke & Featherstone, moving on to South Squirrel and Downtown Auburn Hills, and the latest being all of Auburn Rd from east to west City limits. The South Boulevard water main replacement is the next large project that gets the City closer to the goal of revitalizing the water infrastructure in the south end of the City. Once the main roads and arteries are complete, we will begin moving into some of the residential subdivisions and interconnecting the new mains where necessary. These projects are key to having a solid new water infrastructure for years to come.

Most of the water main was installed along South Blvd. in the early to mid-60's, in which a combination of Cast Iron and Asbestos Cement pipe were used. The general lifespan of these materials is around 60-80 years of usage, in which the newer materials (Ductile Iron, PVC) expect to last closer to 100 years. Since the current age of the pipe(s) puts us near the end of useful life, we are moving forward with replacement. Although there have not been many large issues with the water main along South Blvd., The DPW and City always desire to stay ahead of these potential problems, and not let them unexpectantly become an issue. The estimated total construction cost sits right now around \$4M - \$4.5M.

OHM Advisors will be assisting in the planning, engineering, and helping direct the best means and methods for this project. They along with G2 Consulting (who will be assisting in density and material testing) will be working on a plan this winter in hopes of being ready to bid out in late winter/early spring. The total estimate for OHM's effort is \$275,000 and for G2's is \$35,500. Further details of the work entailed can be found in the memo from OHM, which is included as Attachment 1 to this packet.

STAFF RECOMMENDATION

Staff recommends approval of this design scope of services, which helps keep up the replacement of old water main as intended with the water master plan. There is an appropriate budget allocated in the capital improvement GL 592.536.971.002 to complete the project.

MOTION

Move to Approve the Scope of Services to Design the South Boulevard Water Main Replacement Project to OHM Advisors for \$275,000 and to G2 Consulting for \$35,500.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

Momas A. Taughe



November 22, 2023

City of Auburn Hills 1500 Brown Road Auburn Hills, MI 48326

Attention: Mr. Stephen Baldante

Director of Public Works

Regarding: South Boulevard Water Main Replacement

Scope of Engineering Services

Dear Mr. Baldante:

Thank you for this opportunity to provide professional engineering services for the above referenced project. We have prepared the following project understanding and scope of services to be provided by OHM Advisors based on our previous discussions.

PROJECT UNDERSTANDING

The project consists of replacement of the existing water main along South Boulevard between Opdyke Road and Adams Road. The existing water main along this corridor was installed in the 1960's and is 16" asbestos cement (AC) pipe east of Squirrel Road and 12" AC pipe west of Squirrel. Replacement of this section of main has been identified in the City's water asset management plan to improve system reliability and remove a large section of AC main from the system. In addition, the project will install a new water main crossing of I-75 at South Boulevard and abandonment of the existing crossing between Bloomfield Orchards and Bloomfield Villas apartments. The existing crossing is significantly aged and not easily accessible for maintenance or repairs due to its location.

The project is anticipated to utilize various water main installation methods and materials, such as open-cut ductileiron pipe and pipe-burst and directional-drill HDPE pipe. Specific installation method and pipe material for the areas of the project will be determined during the design based on constraints and conflicts with other existing utilities along the corridor. The anticipated construction cost for the project is approximately \$4 million.

It should be noted that South Boulevard is under the jurisdiction of the Road Commission for Oakland County (RCOC) and the project will require a permit for construction of the new water main within RCOC right-of-way. A permit will also be required from MDOT for the proposed crossing and work within the I-75 right-of-way. In addition, it is our understanding that MDOT has planned maintenance work on the South Boulevard bridge this year, and coordination between the projects will be required during construction.

SCOPE OF SERVICES

Task 1 - Project Initiation and Obtain Information

Under this task, we will initiate the project and obtain necessary information to proceed with the design. Specific work efforts include:

- Organize and attend a kickoff meeting with City staff to review project objectives, prepare design criteria, and establish a specific delivery schedule.
- Review existing utility information and record drawings for the project area.



- Perform a site review to identify elements that are sensitive to project, i.e. driveway locations and other
 access issues, utility facilities in the area, geometric deficiencies, landscape/aesthetic features and drainage
 items.
- Obtain specific topographic survey information for the project.
- Notify known utility agencies of the proposed work and verify locations of existing known utilities, including both public and private, within the project limits for conflicts and coordinate relocations if necessary.
- Coordinate with a Geotechnical Engineer to obtain soil borings and pavement cores along the project route.
- Arrange and attend a meeting with City staff and other stakeholders to review project concepts, alternatives, and constraints.

Task 2 - Preliminary Plan Development

Under this task, we will undertake the preparation of plans and specifications for the project and apply for the necessary permits. Specific work efforts include:

- Review field information collected to identify any deficient areas in the existing conditions.
- Determine preliminary water main alignment, constraints, and conflicts.
- Coordinate with the Geotechnical Engineer and assist in developing pavement cross-sections for the proposed reconstruction and rehabilitation areas.
- Prepare typical water main installation method sections for the project.
- Develop proposed water main plans in accordance with City standards.
- Prepare technical specifications and method of payment entailing materials, equipment, and labor necessary to perform the work.
- Compute preliminary quantities and prepare a preliminary Engineer's Opinion of Probable Construction
- Prepare a Maintenance of Traffic (MOT) plan.
- Identify areas to be impacted by water system shutdowns during construction and needs for temporary water supply.
- Evaluate grading and ROW impacts associated with the proposed work and determine construction limits.
- Prepare proposed preliminary schedule for work including the construction start, substantial completion, and final completion dates.
- Prepare documents to obtain a Michigan Department of Environment, Great Lakes, & Energy (EGLE)
 water main construction permit, Oakland County Water Resources Commission (OCWRC) soil erosion
 permit, Michigan Department of Transportation (MDOT) work in right-of-way permit, Road Commission
 for Oakland County (RCOC) work in right-of-way permit, and other permits deemed necessary to complete
 the project as described.
- Arrange and attend a meeting with City staff to review the preliminary plans and specifications.

Task 3 – Final Design and Contract Documents

Based on comments received on the preliminary plans, final construction documents will be created and advertised for bidding. Specific work efforts include:

- Finalize design plans based on comments obtained.
- Complete construction details.
- Finalize grading easement limits and locations (if required), and prepare up to four grading easements.
- Prepare a bid sheet entailing all items of work and associated quantities.
- Prepare a final engineer's opinion of probable cost.
- Prepare and place an advertisement for bid. It is anticipated that the job will be advertised for at least three (3) weeks through BidNet, MITA & CAM.
- Prepare schedule for proposed work, including construction start, substantial completion, and final



completion dates.

- Produce two (2) copies of contract documents for the DPW, if requested.
- Attend and plan one (1) meeting with the City to review contract documents prior to distribution for bid, if requested.
- Attend the bid opening.
- Prepare and evaluate a project bid tab. The bid tab shall include bidding contractors' total project bid and unit price breakdown.
- Check references for the three lowest bidding contractors.
- Provide a recommendation of award.
- OHM will assist in executing the Contract books including the following
 - i. Create and mail out a Notice of Award letter to the awarded Contractor.
 - ii. Coordinate the execution of six (6) copies of contract book.
 - iii. Produce two (2) executed copies of contract documents for the City. One copy will be delivered to the City Clerk and one copy will be delivered to the DPW.
- If the City Council does not award the contract, then OHM will communicate that information to the appropriate Contractors.

SCHEDULE

The project will commence upon authorization to proceed. It is anticipated that the field work for the design would take place in the fall/winter of 2023, with design, permitting and bidding following. We anticipate that the project could be bid for a presentation to City Council in spring of 2024. If the project is approved, construction could commence in summer of 2024. This schedule is based upon an authorization to proceed given by December 4, 2023.

COMPENSATION

The services outlined above will be performed on an hourly basis for the not-to-exceed amount of two hundred seventy-five thousand dollars (\$275,000.00). This amount is based on the assumptions listed below. The City will be invoiced for services on a monthly basis. The estimated budget breakdown is as follows:

Project Initiation/Obtain Information	\$ 72,000
Preliminary Plan Development	\$105,000
EGLE, MDOT & RCOC Permitting	\$ 28,000
Final Design & Contract Documents	\$ 70 , 000
Total	\$275,000
Estimated Geotechnical Services (G2)	\$35,500

FURTHER CLARIFICATIONS AND ASSUMPTIONS

The above-listed scope of services was prepared with the following assumptions.

- The City will be responsible for all permit application fees and permit fees.
- Geotechnical Services will be provided by G2 under a separate contract and are not included in this scope of services. The estimated amount for this service is indicated above.
- No permanent right-of-way or easements are anticipated. City will obtain temporary grading easements, if required.
- OHM will be pleased to provide any additional services for this project on an hourly basis. Services not included in this proposal:



- a. Construction phase services such as, but not limited to, construction management, construction engineering, construction administration, construction observation and/or construction layout.
- b. Relocation design services for other City utilities (sanitary sewer, storm sewer, etc.), if required.
- c. Wetland delineation and survey, mitigation, and permitting.
- d. Environmental assessments or reports, drainage studies, or other environmental evaluations associated with potential contaminated soils.
- e. Preparation of plans for landscaping and ornamental features.
- f. Location of private utilities, other than requesting as-built information from private utility owners.

Should you find this agreement acceptable, please sign the authorization below and return a copy to us for our files. We look forward to providing professional services on this project. If you have any questions, please contact us.

Sincerely,

OHM Advisors

Timothy J. Juidici, P.E. Principal-in-Charge

cc: Jason Deman, Manager of Public Utilities

Alex Parent, OHM

File

City of Auburn Hills South Boulevard Water Main Replacement

Accepted By:			
Printed Name:			
Title:			
Date:			



November 6, 2023

Ms. Laura Pierce, Clerk City of Auburn Hills 1827 N. Squirrel Auburn Hills, MI 48326

RE: Programming Advisory

Dear Ms. Pierce:

As part of our ongoing commitment to keep you and our customers informed about changes to Xfinity TV services, we wanted to update you that Comcast's right to continue carrying ShopHQ expired on November 2, 2023.

We always work to reach deals that make sense for our customers. To date, however, Comcast has been unable to reach an agreement to continue to carry ShopHQ content.

Since we are not currently authorized to carry ShopHQ programming, we have implemented a channel slate (advising of unavailability) on the channel and activated www.xfinity.com/programmingchanges to help keep our customers informed during this period. We will continue to provide updates to you and our customers as they become available.

Also, effective December 12, 2023, AXS TV HD channel 382 will no longer be available and AXS TV HD channel 1613 will require an X1 TV Box and Xfinity Internet or a compatible customer owned device to view. HD programming requires the HD Technology Fee.

Additionally, pursuant to P.A. 480 of 2006, Section 9 (4), Comcast Cable's local operating entity hereby reports that Comcast does not deny access to services to any group of potential residential subscribers because of the race or income of the residents in the local area. A similar report has been filed with the Michigan Public Service Commission.

Please feel free to contact me at 248-924-4917, if you have any questions.

Woody

Sincerely,

Eric Woody

Manager of External Affairs Comcast, Heartland Region 41112 Concept Drive

Plymouth, MI 48170

Leonard named public safety chief at OCC



Leonard completed Michigan State University's School of Police Staff and Command training and earned a bachelor of arts in sociology from Oakland University. photo courtesy OCC

By **MATTHEW FAHR** | mfahr@medianewsgroup.com | The Oakland Press November 20, 2023 at 6:00 a.m.

Oakland Community College has named Rick Leonard chief of its Public Safety Department.

Leonard replaces Paul Matynka, who retired on Nov. 3 after six years at OCC and 35 years in law enforcement.

Leonard joined OCC in 2021 and served nearly 25 years in the Auburn Hills police department.

"Rick has been instrumental in expanding Oakland Community College's public safety training efforts, particularly the 'Avoid. Deny. Defend.' training for college employees and student groups," said Robert Kelly, executive director of facilities operations. "We are extremely confident Rick will continue to enhance Public Safety's reputation for effectiveness, professionalism and service."

He is a graduate of Berkley High School and OCC's Oakland Police Academy.

14-year-old's Eagle Scout project is Desert Shield Desert Storm war memorial in Auburn Hills



Ben Wodniak, 14, stands in front of the Desert Shield Desert Storm war memorial he built as his Eagle Scout project at American Legion Post 143 in Auburn Hills. (Photo courtesy of Tom Wodniak)

By **SHARON LONGMAN** | sslstart@aol.com

PUBLISHED: November 27, 2023 at 2:26 p.m. | UPDATED: November 27, 2023 at 3:18 p.m.

Ben Wodniak, 14, of Macomb Twp., built a Desert Shield Desert Storm war memorial as his Eagle Scout project at the American Legion Post 143 in Auburn Hills.

A ribbon-cutting ceremony was held for the memorial at the post which is located at 96 Churchill Road in Auburn Hills, on Veterans Day.

Wodniak is an 8th-grader at Shelby Jr. High School in Shelby Twp. He always wanted to do something to honor soldiers who were killed in action. That was his dream.

His scout troop, 256 from Washington Township, participates each year in a flag retirement ceremony at the Auburn Hills post and have created trails behind the post for the veterans to walk and that's where he chose to put the memorial. He started the project in the early spring. It includes 146 bricks engraved with the names of soldiers who were killed in action (KIA) during Desert Shield Desert Storm.

His father Tom said that the memorial was a lot of hard work. Ben fundraised for it and built it, and he is very proud of him. For more information, email tomwodniak@gmail.com.