



AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

FEBRUARY, 2023

DAY	TITLE	TIME	LOCATION
6	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
6	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
8	Planning Commission	7:00 PM	Council Chamber 1827 N. Squirrel Road
9	Zoning Board of Appeals	4:00 PM	Council Chamber 1827 N. Squirrel Road
13	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
14	Tax Increment Finance Authority	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
20	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
21	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
28	Public Safety Advisory Committee	5:00 PM	Public Safety Building 1899 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

MARCH, 2023

DAY	TITLE	TIME	LOCATION
6	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
6	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
7	Board of Review Organizational Meeting	9:00 AM	Council Conference Room 1827 N. Squirrel Road
8	Planning Commission	7:00 PM	Council Conference Room 1827 N. Squirrel Road
8	Pension Board/Retiree HealthCare	3:00 PM	Administrative Conference Room 1827 N. Squirrel Road
9	Zoning Board of Appeals	7:00 PM	Council Conference Room 1827 N. Squirrel Road
13	Board of Review	9:00 AM	Administrative Conference Room 1827 N. Squirrel Road
13	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
13	Downtown Development Authority	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
14	Board of Review	2:00 PM	Administrative Conference Room 1827 N. Squirrel Road
14	Tax Increment Finance Authority	4:00 PM	Council Chamber 1827 N. Squirrel Road
15	Board & Commission Training	6:00 PM	Council Chamber 1827 N. Squirrel Road
20	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
21	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.



CITY OF AUBURN HILLS
MONDAY, FEBRUARY 20, 2023
Regular City Council Meeting ♦ 7:00 PM

Council Chamber, 1827 N. Squirrel Road, Auburn Hills MI
248-370-9402 ♦ www.auburnhills.org

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF COUNCIL

4. APPROVAL OF MINUTES

4a. City Council Workshop Minutes, February 6, 2023.

4b. City Council Regular Meeting Minutes, February 6, 2023.

5. APPOINTMENTS AND PRESENTATIONS

5a. Motion – To confirm the reappointment of Steven Goodhall and Robert Waltenspiel to the Tax Increment Finance Authority Board of Directors.

5b. Motion – To confirm the appointment Joseph Hopper to the Brownfield Redevelopment Authority.

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. Tax Increment Finance Authority, January 10, 2023

7a2. Auburn Hills Building Authority, January 24, 2023

7a3. Planning Commission, February 8, 2023

7a4. Tax Increment Finance Authority, February 14, 2023

7b. Motion – To extend the 2019-2021, 2022 Green Meadows Landscape Contract for an Additional Year (2023) of Mowing and Guardrail Services.

7c. Motion – To accept the Senior Center Matching Grant Agreement for Local Fiscal Recovery Fund Distribution Between Oakland County and the City of Auburn Hills.

7d. Motion – To amend 2023 General Fund departments and other Funds for changes in insurance costs.

7e. Motion – To approve the revised Resolution of Support for the Reconstruction of Brown Road.

7f. Motion – To allow the Director of Public Works to execute the cost share agreement for traffic control device #396 with the Road Commission for Oakland County.

7g. Motion – To authorize the conveyance of the land from the City of Auburn Hills to the Avondale School District at 200 S. Squirrel Road.

7h. Motion – To approve a one-year Special Land Use Permit extension to allow for the outside and overnight storage of commercial vehicles / Integral Blue

7i. Motion – To approve a one-year Special Land Use Permit extension to allow for the outside and overnight storage of commercial vehicles / LA Exhibits

7j. Motion – To approve a one-year Special Land Use Permit extension to allow for the outside and overnight storage of commercial vehicles / Fastenal

7k. Motion – To approve a one-year Special Land Use Permit extension to allow for the outside and overnight storage of commercial vehicles / Concraft

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.

- 7l. Motion – To approve a one-year Special Land Use Permit extension to allow for the outside and overnight storage of commercial vehicles / TMG Event Marketing
- 8. **OLD BUSINESS**
- 9. **NEW BUSINESS**
 - 9a. Motion – To approve the Site Plan and Tree Removal Permit / UL Solutions
- 10. **COMMENTS AND MOTIONS FROM COUNCIL**
- 11. **CITY ATTORNEY REPORT**
- 12. **CITY MANAGER REPORT**
- 13. **CLOSED SESSION**
 - 13a. Discussion of Attorney’s Opinion Letter
- 14. **ADJOURNMENT**



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 20, 2023

AGENDA ITEM NO 4A

CITY COUNCIL



CITY OF AUBURN HILLS

City Council Workshop

DRAFT Minutes

FEBRUARY 6, 2023

CALL TO ORDER: Mayor McDaniel at 5:33 PM

LOCATION: Admin Conference Room, City Hall, 1827 N. Squirrel Rd, Auburn Hills, MI 48326

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

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Police Chief Gagnon, Fire Chief Massingill, Community Development Director Cohen, Ordinance Enforcement Officer Lang, Management Assistant Hagge,

0 Guest

The workshop was held to discuss the policy on naming public buildings, structures, and roads.

Mr. Tanghe explained that there have been recent conversations about naming buildings and private roads. He noted that there are ways to provide recognition subtly, such as a sign or plaque.

Council discussed whether the current named structures should remain as long as the person is in good standing, should there be a sunset to remove the names, and what should be the policy moving forward. Suggestions were made to automatically remove the name twenty years after the person is deceased, to remove all names and recognize the person with a plaque, and to keep the existing named facilities which are named after the founding fathers of the City.

The discussion focused on naming private roads. Mr. Beckerleg confirmed that City Council approves the name of every road in the City. He noted that the ordinance does not differentiate between public and private roads. It was noted that changing the name of the road has a large financial impact on a business such as new stationary and updating the website. It was explained that the City does not allow streets to have similar names, no names using a person's full name and names are limited to 13 letters. It was noted that there is a separate ordinance about renaming a road and it is up to the Council's discretion.

Discussion was held regarding recognizing individuals with a plaque on a structure. Council was in agreement that moving forward, buildings would not be named. Discussion was then held to sunset the existing names on buildings. Several Council members expressed concern about taking something away for no reason, that having the

name on a building is an opportunity to learn about that person, and that these individuals were part of the City's history. Several Council members were in support of replacing the name of the building with a plaque containing information about the individual. Council agreed to transition to plaques and discuss park names at another meeting.

The meeting adjourned at 6:33 PM.

Kevin R. McDaniel, Mayor

Laura M. Pierce, City Clerk



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 20, 2023

AGENDA ITEM NO 4B

CITY COUNCIL



CITY OF AUBURN HILLS REGULAR CITY COUNCIL MEETING

DRAFT

FEBRUARY 6, 2023

CALL TO ORDER:

Mayor McDaniel at 7:00 PM.

LOCATION:

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

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

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Ballantyne, City Clerk Pierce, Police Chief Gagnon, Fire Chief Massingill, Community Development Director Cohen, DPW Director Baldante, Mgr of Fleet & Roads Hefner, Mgr of Municipal Properties Wisser, Director of Senior Services Adcock, Volunteer Services Specialist Ries, Deputy Treasurer Vittone, Management Assistant Hagge, Engineers Juidici & Driesenga

10 Guests

A workshop session was held prior to the regular City Council meeting at 5:30 PM. Workshop Topic: Policy Discussion on Naming Public Buildings, Structures, Roads, etc.

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, January 23, 2023.

Moved by Knight, Seconded by Carrier.

RESOLVED: To approve the City Council Regular Meeting Minutes, January 23, 2023.

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

No: None

Resolution No. 23.02.011

Motion Carried (7- 0)

5. APPOINTMENTS AND PRESENTATIONS

The State of the Community introduction video was presented.

5a. Introduction of Renee Ries, Volunteer Services Specialist.

Ms. Adcock introduced Renee Ries and shared her enthusiasm for her to join the Senior Services Team.

5b. Fourth Quarter Investment Report Presentation by Brian Green, AndCo.

5b1. Motion – To receive and file the Fourth Quarter, 2022 Cash Management Investment Performance Report.

Mr. Vittone presented Mr. Green of AndCo to present the Fourth Quarter Investment Report.

Mr. Green stated that every bond in the portfolio is backed by the full faith and credit of the Federal Government is as safe as it can be. He stated that 60% of the portfolio will mature in the next two years and that 84% will mature in the next three years, so any loss that is reported now, will be gone. He added that as the bonds mature, they will show a profit. The full report can be found in the City Council Packet.

Moved by Carrier, Seconded by Knight.

RESOLVED: To receive and file the Fourth Quarter, 2022 Cash Management Investment Performance Report.

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

No: None

Resolution No. 23.02.012

Motion Carried (7- 0)

6. PUBLIC COMMENT

Ms. Kiana Hughes, business owner at 3312 Auburn Road shared her concerns regarding parking issues with other employees of the downtown businesses.

A member of the Boy Scouts presented his concerns with the pickleball courts and the potential for creating designated times for students to play on the weekends.

7. CONSENT AGENDA

Mr. Knight removed the following items from the Consent Agenda:

- Item 7c (Purchase of Civic Center Campus Generator)
- Item 7e (Purchase of a 2023 Promaster 2500 NEMT Van)

7a. Board and Commission Minutes

7a1. Planning Commission/Recreation Commission, December 7, 2022

7a2. Downtown Development Authority Informational Meeting, January 16, 2023

7a3. Downtown Development Authority Regular Meeting, January 16, 2023

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

7b. Motion – To amend the General Fund General Administration department budget increasing appropriations to include the distribution to the Neighborhood House.

RESOLVED: To amend the General Fund General Administration department budget to increase appropriations by \$80,000.

7d. Motion – To approve the purchase of a 2023 RAM 1500 SSV.

RESOLVED: To amend the 2023 fleet operating budget for vehicles and approve the purchase of a 2023 RAM 1500 SSV for \$37,992.00 from LaFontaine Chrysler Dodge Jeep Ram FIAT of Lansing, MI under the MiDEAL contract.

7f. Motion – To approve the replacement of a Rice Lake 70' x 10' OTR Concrete Deck Truck Scale.

RESOLVED: To approve the replacement of the Rice Lake 70-foot by 10-foot OTR Concrete Deck Truck Scale for the DPW by Grand Rapids Metrology of Grand Rapids, MI for a total price of \$97,544.00.

7g. Motion – To approve the purchase and installation of FM Live Software Upgrade.

RESOLVED: To amend 661-594-977.000 by \$5,000 and approve the purchase and installation of the FM Live Software (and hardware necessary) by The Oscar W. Larson Company for the cost of \$19,985.00.

Moved by Verbeke, Seconded by Hawkins.

RESOLVED: To approve the Consent Agenda.

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

No: None

Resolution No. 23.02.013

Motion Carried (7- 0)

7c. Motion – To approve the replacement of the Civic Center Campus Generator.

Mr. Knight sought clarification as to the number of generators the City has to avoid redundancy.

Mr. Wisser stated that the three portable back-up generators proposal consists of replacing the generator that is currently in use.

Moved by Knight, Seconded by Hawkins.

RESOLVED: To approve the purchase of a 450kW Cummins generator, including transfer switches, in the amount of \$121,100 and to amend the 2023 Facilities division budget with an increase in appropriations of \$121,100.

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

No: None

Resolution No. 23.02.014

Motion Carried (7- 0)

7e. Motion – To approve the purchase of a 2023 Promaster 2500 NEMT Van.

Mr. Knight commented that this is to replace the vehicle that was totaled and sought clarification as to why the full amount was being requested.

Mr. Hefner stated that the full amount is being requested for this replacement vehicle to allocate for the expense of the new vehicle and clarified that once the insurance money has been received, it will go back into the General Fund.

Moved by Knight, Seconded by Cionka.

RESOLVED: To approve of the purchase of a 2023 RAM Promaster 2500 NEMT Van from Mobilityworks of Madison Heights, MI for \$79,191.00.

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

No: None

Resolution No. 23.02.015

Motion Carried (7- 0)

- 8. OLD BUSINESS**
- 9. NEW BUSINESS**
- 10. COMMENTS AND MOTIONS FROM COUNCIL**

Mr. Marzolf – He commented that he appreciated the suggestion made by the Boy Scouts and that he hopes the City can follow up for the children to participate in the sport.

Mr. Knight – He commented that the snow removal policy should be reviewed.

Mr. Cionka – He commented that he was able to attend a Newly Elected Officials Training and thanked City Clerk Pierce and Mr. Hagge for their assistance to make this happen.

- 11. CITY ATTORNEY REPORT**
- 12. CITY MANAGER REPORT**

13. CLOSED SESSION

13a. Discussion of Attorney's Opinion Letter

Moved by Verbeke, Seconded by Carrier.

RESOLVED: To meet in closed session to discuss a written attorney's opinion letter pursuant to MCL 15.268(1)(h) of the Open Meetings Act.

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

No: None

Resolution No. 23.02.014

Motion Carried (7- 0)

The meeting recessed to Closed Session at 7:34 PM.

The meeting reconvened in Open Session at 8:35 PM.

14. ADJOURNMENT

Hearing no objections, the Mayor adjourned the meeting at 8:35 PM.

Kevin R. McDaniel, Mayor

Laura M. Pierce, City Clerk



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 20, 2023

AGENDA ITEM NO 5A

MAYOR'S OFFICE

To: City Council
From: Kevin R. McDaniel, Mayor; Brandon Skopek, Assistant City Manager
Submitted: February 13, 2023
Subject: Motion – To confirm the reappointment of Steven Goodhall and Robert Waltenspiel to the Tax Increment Finance Authority Board of Directors for a term ending February 28, 2027

INTRODUCTION AND HISTORY

Please consider confirming the following appointments to fulfill a four-year term.

Name	Board	Term Ending Date
Steven Goodhall	Tax Increment Finance Authority	February 28, 2027
Robert Waltenspiel	Tax Increment Finance Authority	February 28, 2027

MOTION

Move to confirm the reappointment of Steven Goodhall and Robert Waltenspiel to the Tax Increment Finance Authority for a term ending February 28, 2027.



**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

**APPLICATION FOR APPOINTMENT TO
BOARDS AND COMMISSIONS**

NAME: Goodhall Steven J
(Please Print) (Last) (First) (Middle Initial)

HOME ADDRESS: 2472 Liverpool Auburn Hills / 48326 248-505-5204
(Number/Street) (City/Zip) (Phone)

EMAIL ADDRESS: steve@goodhall.info

HOW LONG HAVE YOU LIVED IN AUBURN HILLS? since 1978 ARE YOU A U.S. CITIZEN: Yes

DO YOU WORK IN AUBURN HILLS? No LENGTH OF TIME EMPLOYED IN AUBURN HILLS: N/A

If you work in Auburn Hills, please list the name and address of the business:

(Business Name) (Number/Street) (Phone)

PLEASE LIST WHICH BOARD/COMMISSION YOU ARE INTERESTED IN: TIFA

WHAT SPECIALTIES/EXPERIENCE/EDUCATION DO YOU BRING TO THIS BOARD/COMMISSION:

(Attach additional sheet if necessary)

Current Secretary of TIFA

Member of the TIFA Board since 1988.

Master of Science in Computer Science, Wayne State University

Certified Project Manager (Retired)

LIST ANY CIVIC/COMMUNITY ACTIVITIES THAT ARE YOU INVOLVED IN:

(Attach additional sheet if necessary)

Previous elected member of the Auburn Hills Library Board

Volunteer Political Campaign worker

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.

Steve Goodhall 2-FEB-23
(Signature) (Date)



**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

**APPLICATION FOR APPOINTMENT TO
BOARDS AND COMMISSIONS**

NAME: Waltenspiel Robert
(Please Print) (Last) (First) (Middle Initial)

HOME ADDRESS: 3875 Andover Ave Auburn Hills 48326 5862600577
(Number/Street) (City/Zip) (Phone)

EMAIL ADDRESS: waltenspiel@gmail.com

HOW LONG HAVE YOU LIVED IN AUBURN HILLS? 17yr ARE YOU A U.S. CITIZEN: Y

DO YOU WORK IN AUBURN HILLS? N LENGTH OF TIME EMPLOYED IN AUBURN HILLS: _____

If you work in Auburn Hills, please list the name and address of the business:

(Business Name) (Number/Street) (Phone)

PLEASE LIST WHICH BOARD/COMMISSION YOU ARE INTERESTED IN: TIFA

WHAT SPECIALTIES/EXPERIENCE/EDUCATION DO YOU BRING TO THIS BOARD/COMMISSION:
(Attach additional sheet if necessary)

LIST ANY CIVIC/COMMUNITY ACTIVITIES THAT ARE YOU INVOLVED IN:
(Attach additional sheet if necessary)

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.


(Signature)

1/23/2023
(Date)



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 20, 2023

AGENDA ITEM NO 5B

COMMUNITY DEVELOPMENT

To: City Council
From: Kevin R. McDaniel, Mayor; Stephanie Carroll, Economic Development Manager
Submitted: February 15, 2023
Subject: Motion – To confirm the appointment of Joseph Hopper.

INTRODUCTION AND HISTORY

Please consider confirming the following appointment to fulfill a vacancy on the Board.

Name	Board	Term Ending Date
Joseph Hopper	Brownfield Redevelopment Authority	12/31/24

STAFF RECOMMENDATION

It is recommended that Joseph Hopper be appointed to the Brownfield Redevelopment Authority.

MOTION

Move to confirm the appointment of Joseph Hopper to the Brownfield Redevelopment Authority for a term ending December 31, 2024.



THU JUN 26 23 41:56

**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

**APPLICATION FOR APPOINTMENT TO
BOARDS AND COMMISSIONS**

NAME: HOPPER JOSEPH L
(Please Print) (Last) (First) (Middle Initial)

HOME ADDRESS: 709 SOUTHAMPTON AUBURN HILLS 248-338-6217
(Number/Street) (City/Zip) (Phone)

EMAIL ADDRESS: HOPPERJJ@SBCGLOBAL.NET

HOW LONG HAVE YOU LIVED IN AUBURN HILLS? 50 + YRS. ARE YOU A U.S. CITIZEN: YES

DO YOU WORK IN AUBURN HILLS? NA LENGTH OF TIME EMPLOYED IN AUBURN HILLS: _____

If you work in Auburn Hills, please list the name and address of the business:

(Business Name) (Number/Street) (Phone)

PLEASE LIST WHICH BOARD/COMMISSION YOU ARE INTERESTED IN: TIFA & BROWN FIELD

WHAT SPECIALTIES/EXPERIENCE/EDUCATION DO YOU BRING TO THIS BOARD/COMMISSION:
(Attach additional sheet if necessary)

LIVING IN AUBURN HILLS FOR OVER 50 YEARS & SEEING HOW
WE HAVE DEVELOPED!

LIST ANY CIVIC/COMMUNITY ACTIVITIES THAT ARE YOU INVOLVED IN:
(Attach additional sheet if necessary)

AUBURN HILLS MORNING OPTIMIST CLUB 40 + YEARS

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.

Joseph L. Hopper
(Signature) (Date)



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 20, 2023

AGENDA ITEM NO 7A1

TAX INCREMENT FINANCE AUTHORITY

“Not Yet Approved”

CITY OF AUBURN HILLS TAX INCREMENT FINANCE AUTHORITY MEETING

January 10, 2023

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

ROLL CALL:

Present:	Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge
Absent:	Waltenspiel, Dolly
Also Present:	Brandon Skopek, Assistant City Manager / TIFA Executive Director; Andrew Hagge, Management Assistant; Adam Massingill, Fire Chief
Guests:	None

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

PERSONS WISHING TO BE HEARD

None.

APPROVAL OF MINUTES

A. TIFA Informational Meeting Minutes – December 13, 2022

There was no discussion on the approval of the minutes.

**Moved by Mr. Goodhall to approve the TIFA Informational Meeting Minutes from December 13, 2022 as presented.
Seconded by Mr. Carrier**

Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge
No: none

Motion carried

B. TIFA Regular Meeting Minutes – December 13, 2022

There was no discussion on the approval of the minutes.

**Moved by Mr. Goodhall to approve the TIFA Regular Meeting Minutes from December 13, 2022 as presented.
Seconded by Mr. Moniz**

Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge
No: none

Motion carried

CORRESPONDENCE & PRESENTATIONS

None.

FINANCIAL REPORT**A. FY 2022 Adopted Budget and YTD Summary – December 31, 2022**

Mr. Skopek presented the financial report.

There was no further discussion on the financial report.

Moved by Mr. Moniz to receive and file the financial report for the period ending December 31, 2022.

Seconded by Mr. Goodhall

Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge

No: none

Motion carried

UNFINISHED BUSINESS

None.

NEW BUSINESS**A. TIFA Site Improvement Grant Application – 2 Gather**

Mr. Skopek presented a memo dated January 3, 2023. He noted that 2 Gather, a business located in TIF District D, has applied for a TIFA Site Improvement Grant for the installation of signage to provide their building with an identity for passing motorists. Not only will this provide additional advertising for their building, but it will also make it easier for those attending an event at 2 Gather to find the building. The Site Improvement Grant covers all three TIFA districts; however, TIF District D does not currently have funding budgeted for the grant program in fiscal year 2023 and should a grant award be approved, a budget amendment would be required. Mr. Skopek noted that there were some deficiencies in the application and he will work with the applicant to address those deficiencies. He further noted that the Board implemented a policy in November 2021 to assign TIFA members to a Grant Review Committee to work with staff to determine appropriate award amounts for all applications, to create annual summaries, to provide oversight to the grant process, and to provide a recommendation to the full board. Mr. Skopek recommended the creation of a three-member committee to review the application submitted by 2 Gather and any future grant applications. Following the creation of the committee, staff will work with the committee to review and provide a recommendation to the full Board on February 14.

The Board discussed the application materials and committee assignments. Secretary Goodhall, Dr. Eldredge, and Mr. Gudmundsen were elected to the Grant Review Committee.

Mr. Skopek noted that staff would schedule a meeting with the committee in the near future to review the grant application and work to prepare a recommendation for the Board at the upcoming February 14 TIFA Board meeting.

EXECUTIVE DIRECTOR UPDATE

Mr. Skopek provided an update that staff had received a Business Recruitment Grant application and liquor license request from Hot Taco, the Mexican restaurant proposed in the MiL in downtown Auburn Hills. He noted that the application was incomplete and he has requested a complete application be submitted prior to Board review.

BOARD MEMBER COMMENTS

None.

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, February 14, 2023 at 4:00 p.m. at City Hall in the Administrative Conference Room, 1827 N. Squirrel Road, Auburn Hills, Michigan 48326.

ADJOURNMENT

Moved by Mr. Moniz to adjourn the TIFA Board meeting.

Seconded by Mr. Goodhall

Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge
No: none

Motion carried

The TIFA Board of Directors meeting adjourned at 4:45 p.m.

Respectfully submitted,

Steve Goodhall
Secretary of the Board

Brandon Skopek
Assistant City Manager / TIFA Executive Director



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 20, 2023

AGENDA ITEM NO 7A2

BUILDING AUTHORITY



CITY OF AUBURN HILLS AUBURN HILLS BUILDING AUTHORITY

DRAFT MINUTES

JANUARY 24, 2023

CALL TO ORDER: City Clerk Pierce called the meeting to order at 10:30 AM.
LOCATION: Admin Conference Room, 1827 N. Squirrel Road, Auburn Hills MI
OATH: City Clerk Pierce administered the Oath of Office to the Commissioners.
ROLL CALL: Present: Commissioners Baldante, Boelter, Moniz, Skopek, Tanghe
Absent: None
Also Present: City Clerk Pierce, Community Development Director Cohen, City Attorney Beckerleg, City Engineer Driesenga

1 Guest

4. ELECTION OF OFFICERS

Moved by Moniz, Seconded by Boelter.

RESOLVED: To nominate Mr. Tanghe as Chairperson.

VOTE: Yes: Baldante, Boelter, Moniz, Skopek, Tanghe

No: None

Motion Carried (5 - 0)

Moved by Boelter, Seconded by Tanghe.

RESOLVED: To nominate Mr. Moniz as Vice Chairperson.

VOTE: Yes: Baldante, Boelter, Moniz, Skopek, Tanghe

No: None

Motion Carried (5 - 0)

Moved by Tanghe, Seconded by Baldante.

RESOLVED: To nominate Mr. Skopek as Secretary.

VOTE: Yes: Baldante, Boelter, Moniz, Skopek, Tanghe

No: None

Motion Carried (5 - 0)

Moved by Skopek, Seconded by Moniz.

RESOLVED: To nominate Mr. Baldante as Treasurer.

VOTE: Yes: Baldante, Boelter, Moniz, Skopek, Tanghe

No: None

Motion Carried (5 - 0)

5. PERSONS WISHING TO BE HEARD (regarding items not on the agenda)

None

6. APPROVAL OF MINUTES – August 12, 2009

Moved by Skopek, Seconded by Boelter.

RESOLVED: To approve the Auburn Hills Building Authority Meeting Minutes, August 12, 2009.

VOTE: Yes: Baldante, Boelter, Moniz, Skopek, Tanghe

No: None

Motion Carried (5 - 0)

7. SPECIAL PRESENTATION

Purpose and History of the Auburn Hills Building Authority – Derk Beckerleg, City Attorney

Mr. Beckerleg explained the history of the Auburn Hills Building Authority. The Authority was specifically created for the purpose of purchasing and holding properties for the establishment of the municipal golf course and for financing the property construction through bonds. City Council adopted the Articles of Incorporation which provided that the Authority be governed by a five member Commission, to serve three year terms. The only restriction on the membership was that City Council members were not allowed to serve. Bylaws were adopted which still remain in effect.

Mr. Beckerleg commented that once the property and financing for the golf course were obtained, the Commission met sporadically, the last time being in 2009, when the Authority approved the issuance of refinancing the bonds for the golf course to allow the bonds to be issued at a more favorable rate and to allow the debt fee to be carried by the City instead of the Authority.

Mr. Beckerleg noted that while the Authority still exists, it was never formally dissolved. He explained that the reason the Authority is meeting today is that there is a project regarding the property where the City maintenance building is located. A title search was done and it was discovered that the Authority still had an interest in that property. The City has approved a contract for the use of that property, which now needs the Authority's approval since it still holds an interest in the property.

8. OLD BUSINESS

None

9. NEW BUSINESS

9a. Approval of parking easement agreement impacting Fieldstone Golf Club property

Mr. Cohen explained the TI Fluid Systems project. He noted that due to the building expansion, additional parking would be needed. Discussions were held regarding the property where the golf course maintenance facility is located. It was agreed that Cunningham-Limp would build a new parking lot that would allow for parking for the City maintenance employees and TI Fluid Systems. Discussion was then

held on the façade of the maintenance building. TI Fluid Systems agreed to improve the outside of the maintenance building with new siding, brick, fencing, landscaping and a whole new yard, a total of \$825,000 worth of improvements that will be no cost to the City.

Sam Ashley with Cunningham-Limp commented that the initial discussions were to relocate the maintenance operation to a different location adjacent to the golf course, which were all cost prohibitive. Discussion then moved to addressing what is currently on the site as it is the only undeveloped portion of the legacy golf course. He noted that they are working through the final engineering and building permit reviews and are targeting to start the project at the end of March/early April, weather permitting. Knowing that peak season for the golf course maintenance building is spring/early summer, they will schedule the work associated with anything that would be disruptive to their operation during the low peak time.

In response to a question from Mr. Moniz, Mr. Ashley explained the history of TI Fluid Systems. As they look into the future, fuel tanks will be changing over to electric vehicles, which led them to develop the eMIC, which is their electrical mobility innovation center. Mr. Ashley confirmed for Mr. Moniz that they are putting in approximately 20 charging spots on the TI parcel as they will be power fed by the building.

Mr. Beckerleg confirmed for Mr. Moniz that the agreement provides that once the current use of the building no longer exists, if the new use of the property does not need parking on the City's property, the easement terminates.

Moved by Skopek, Seconded by Boelter.

RESOLVED: To approve the parking easement agreement between the City of Auburn Hills, Auburn Hills Building Authority, and Taylor Owner LLC and further authorize the Chairperson of the Auburn Hills Building Authority to sign the parking easement agreement on behalf of the Board.

VOTE: Yes: Baldante, Boelter, Moniz, Skopek, Tanghe

No: None

Motion Carried (5 - 0)

10. COMMENTS FROM THE COMMISSION

Mr. Boelter complimented everyone for how they worked together to accomplish this.

11. NEXT SCHEDULED MEETING – TBD

12. ADJOURNMENT

Moved by Moniz, Seconded by Boelter.

RESOLVED: To adjourn the meeting.

VOTE: Yes: Baldante, Boelter, Moniz, Skopek, Tanghe

No: None

Motion Carried (5 - 0)

The meeting was adjourned at 10:57 AM.

Thomas A. Tanghe, Chairperson
Brandon Skopek, Secretary

Submitted by:
Laura M. Pierce, City Clerk



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 20, 2023

AGENDA ITEM NO 7A3
PLANNING COMMISSION



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

February 8, 2023

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

ROLL CALL: Present: **Sam Beidoun, Dominick Tringali, Carolyn Shearer, Laura Ochs, Cynthia Pavlich, Chauncey Hitchcock, Brian Marzolf, Ray Saelens, Greg Ouellette**
Absent: None
Also Present: Director of Community Development Steve Cohen, City Planner Shawn Keenan
Guests: 9

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

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – December 7, 2022

Moved by Beidoun to approve the minutes of December 7, 2022.

Second by Saelens.

VOTE: Yes: Pavlich, Beidoun, Tringali, Shearer, Ochs, Hitchcock, Marzolf, Saelens, Ouellette
No: None Motion Carried (9-0)

5. APPOINTMENTS AND PRESENTATIONS

5a. Recognition of former Planning Commission member Robert Pierce

Chairman Ouellette stated that the Commission would like to show its appreciation to former Planning Commission member Robert Pierce for his insight, contribution, and dedication to the city over the past nineteen years. Mr. Pierce recently retired from the Planning Commission. Chairman Ouellette presented Mr. Pierce with a plaque in honor of his many years of service to the community.



6. PETITIONERS – None.

6a. UL Solutions (7:06 p.m.)

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

Mr. Keenan explained that this is a request from Cunningham-Limp Company to construct an 83,061 square-foot high-tech research and testing facility on the 12.75-acre parcel located at the southeast corner of Dutton Road and Bald Mountain Road. The property is zoned T&R, Technology and Research District. Access to the site from Dutton Road will be provided through the new private road named New Energy Way.

UL Solutions is a global company with 150 locations in more than forty countries, six of which are in Michigan. The proposed state-of-the-art facility will support the testing and certification of electric vehicles and industrial batteries and provide safety compliance and performance services to automotive and industrial manufacturers and suppliers.

Approximately 12,600 square feet of the new building will be used for office space. Approximately 50,000 square feet will be used for research and development, and approximately 10,394 square feet will be used for a warehouse. The remaining 10,067 square feet will be used for testing. Cunningham-Limp plans to build the facility and then will sell the land and building to UL Solutions. UL Solutions will own the building and land.

There are a couple of key issues to consider. The Auburn Hills Fire Department believes the proposed emergency access drive will improve access, especially in the event of a fire. Two gates to the site are proposed along the access drive. The gate closest to the pathway is an ornamental swing gate designed to give a more residential “estate-like” appearance. The gated access drive shall be deed restricted for emergency vehicle use only. Staff believes that restricting access to Bald Mountain Road to emergency vehicles only balances public safety with the vision of the Master Plan to keep non-residential traffic off the roadway. Vehicle access for employees, deliveries, and customers (including construction vehicles) shall access the site from New Energy Way, which connects to Dutton Road.

The second item relates to buffers and landscape screening. The 100-foot-wide landscaped buffer along Bald Mountain Road is being maintained. Also, seventeen trees between the buffer and drive lane will be added. The trees along the site’s southern property line are being preserved. Nine additional evergreen trees along the

northwest area of the detention pond will provide additional screening.

The total investment in the project is estimated at \$73 million. Cunningham-Limp Company intends to begin construction in April 2023, with completion anticipated in May 2024.

Sam Ashley, Cunningham-Limp, 28970 Cabot Drive, Suite 100, Novi, MI 48377 and Jim Butler, PEA Group, 1849 Pond Run Road, Auburn Hills, MI 48326 were available to answer any questions of the Commission.

Mr. Ashley stated that UL Solutions is a well-respected organization. The facility will be owned and operated by UL Solutions. They have worked with city staff regarding the placement of the building in order to maximize the distance from the residential property line.

The perimeter of the property is heavily vegetated, and the bike path will be diverted into the property in order to maintain the large trees.

Mr. Saelens asked what type of batteries will be tested. Mr. Ashley explained that the facility will be involved in electric vehicle battery testing, which will meet all local, state and federal safety guidelines.

Mr. Hitchcock asked about the fire suppression system in the building. Mr. Ashley stated that the primary system is a wet sprinkler system, supported by a fire pump system to boost the municipal source. The testing area will also have a deluge system and a water misting system. The primary fire suppression system will be throughout the whole facility.

Mr. Hitchcock asked if the proposed footprint of the building had been decreased. Mr. Ashley explained that any discrepancy is likely due to the equipment platforms not being included in the calculations.

Mr. Hitchcock asked if there is a cross-access and maintenance agreement for New Energy Way. Mr. Ashley stated that there is a cross-access agreement, as well as a shared maintenance agreement, which has been filed and recorded at Oakland County.

Ms. Ochs expressed concern about the secondary emergency access. Mr. Ashley explained that when TÜV SÜD was developed, the project footprint and grading changed. He explained that the emergency access is use restricted by deed, and will only be used by the fire department who will hold the key to the knox box.

Ms. Ochs asked about the design of the gate. Mr. Ashley stated that it will be two masonry piers designed to have a residential estate appearance.

Ms. Ochs asked about the frequency of fires in these facilities. **Kirk Ulmer, UL Solutions**, will be the lab manager in this new facility. He explained that fires are part of the testing process, and occur on a semi-regular basis. This is why there are multiple levels of suppression. The system is designed to suppress any fires in-house. The only time the fire department would be alerted to respond would be if the primary system for the whole facility were to engage.

Ms. Ochs expressed concern with fire trucks frequently utilizing the emergency access near the residential area. Mr. Ashley further explained that the emergency drive is to be used only if New Energy Way is not able to be accessed by emergency vehicles for some reason. Mr. Keenan acknowledged that the fire department is aware that the primary access to the property is to be via New Energy Way.

Ms. Pavlich asked who is responsible to maintain the gate. Mr. Ashley stated that the owner of the property will be responsible for the maintenance of the gate.

Mr. Beidoun asked if UL Solutions tests multiple types of batteries and what is done with the testing results. Mr. Ulmer explained that multiple types of batteries will be tested. The data will be the proprietary property of the organization ordering the testing.

Mr. Beidoun asked if hydrogen cell batteries will be tested. Mr. Ulmer explained that those are energy storing units, rather than batteries. UL Solutions does not test those at this time, though that could change in the future.

Mr. Saelens asked if chemical suppression had been considered for fire suppression. Mr. Ashley stated that there will be an additional chemical treatment component.

Mr. Tringali asked how many people will be employed at the facility. Mr. Ashley explained that initially there will be approximately 40 employees and growth is projected to double beyond that.

Mr. Marzolf stated that he appreciates the sensitivity to the natural areas. He stated that the amount of provided parking seems excessive. Mr. Keenan explained that the proposal meets what is required by the ordinance.

Ms. Ochs stated that the city has been sensitive to the residents on Bald Mountain Road regarding the volume of traffic. Mr. Ashley explained that traditional traffic will be coming from Lapeer Road to Dutton Road. He does not anticipate a high volume along Bald Mountain Road. Mr. Ashley further explained that there will be approximately 1-2 semis per day and 2-3 box trucks/van per day.

Mr. Ouellette opened the public hearing at 7:44 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:44 p.m.

Moved by Hitchcock to recommend to City Council approval of the Site Plan and Tree Removal Permit for UL Solutions, subject to the conditions of the City's Administrative Review Team.

Second by Ochs.

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

No: None

Motion Carried (9-0)

7. OLD BUSINESS – None.

8. NEW BUSINESS – None.

9. COMMUNICATIONS

Chairman Ouellette reported that he and Director of Community Development Cohen attended the State of the Community meeting, held by the Chamber of Commerce, on January 26, 2023.

10. ELECTION OF OFFICERS

Beidoun nominated Ouellette for Chairperson.

There were no other nominations.

Ouellette accepted the nomination.

Second by Marzolf.

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

No: None

Motion Carried (9-0)

Pavlich nominated Beidoun for Vice Chairperson.

There were no other nominations.

Beidoun accepted the nomination.

Second by Ochs.

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

No: None

Motion Carried (9-0)

Marzolf nominated Ochs for Secretary.

There were no other nominations.

Ochs accepted the nomination.

Second by Hitchcock.

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

No: None

Motion Carried (9-0)

11. NEXT SCHEDULED MEETING

The next scheduled meeting is on March 8, 2023 at 7:00 p.m. in the City Council Chamber.

12. ADJOURNMENT

There being no further business, Chairperson Ouellette adjourned the meeting at 7:59 p.m.

Submitted by:

Susan McCullough, CMC, CMMC

Recording Secretary



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 20, 2023

AGENDA ITEM NO 7A4

TAX INCREMENT FINANCE AUTHORITY

“Not Yet Approved”
**CITY OF AUBURN HILLS
TAX INCREMENT FINANCE AUTHORITY MEETING**

February 14, 2023

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

ROLL CALL:

Present:	Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge
Absent:	Waltenspiel, Dolly
Also Present:	Brandon Skopek, Assistant City Manager / TIFA Executive Director; Andrew Hagge, Management Assistant; Tim Wisser, Manager of Municipal Properties; Jason Hefner, Manager of Fleet & Roads
Guests:	None

LOCATION: Auburn Hills City Hall, 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 – January 10, 2023

There was no discussion on the approval of the minutes.

Moved by Mr. Goodhall to approve the TIFA Regular Meeting Minutes from January 10, 2023 as presented.

Seconded by Mr. Carrier

Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge
No: none

Motion carried

CORRESPONDENCE & PRESENTATIONS

None.

CONSENT AGENDA

Mr. Skopek explained that a consent agenda is utilized for items that are considered to be routine by the Tax Increment Finance Authority and that the approval of these items will be enacted in one motion. If a Board member wishes to discuss an item on the consent agenda, it may be removed and then considered under new business.

A. FY 2023 Adopted Budget and YTD Summary – January 31, 2023

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

B. Receive and File the 2022 TIFA Annual Report

RESOLVED: To receive and file the 2022 TIFA Annual Report

Moved by Mr. Goodhall to approve the Consent Agenda

Seconded by Mr. Carrier

Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge

No: none

Motion carried

UNFINISHED BUSINESS

None.

NEW BUSINESS

A. Installation of Flashing Crosswalk Sign Upfit Kits

Mr. Hagge presented a memo dated February 2, 2023. He noted that the TIFA Board had expressed interest in installing flashing crosswalk signs in select areas of downtown. He noted that staff has identified several locations in and around downtown where crosswalks currently exist, but do not feature the flashing light, street crossing indicators. Two of these locations are within TIF District A and include the crosswalk on Parkways Boulevard near Riverside Park and N. Squirrel Road at the Skate Park. Carrier & Gable supplied the City with the signs that are currently installed elsewhere in the City and are the sole Michigan distributor of these kits. The total cost for these kits is \$18,345, however, shipping costs are not yet determined, so a \$20,000 approval is recommended to cover any shipping costs. Staff recommends approval of this purchase and the associated budget amendment.

Vice Chairman Moniz asked if the crosswalk at the Clinton River Trail on S. Squirrel Road was being considered.

Mr. Hagge noted that this crosswalk is proposed for upgrades, however, that is outside of the TIFA District and is proposed to be purchased by the Downtown Development Authority (DDA) as that crosswalk is within their district. He added that the crosswalk at Juniper and Auburn will also be considered by the DDA. Lastly, he noted that the Cliton River Trail crosswalk on Adams Road is also being considered, but because this is an Oakland County road, the County will need to sign off on any enhancements.

Moved by Mr. Moniz to authorize a budget amendment to provide funding to purchase solar-powered flashing sign upfit kits from Carrier & Gable, Inc. at 24110 Research Drive, Farmington Hills, MI 48335 at the not to exceed amount of \$20,000.

Seconded by Mr. Carrier

Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge

No: none

Motion carried

B. Contract Extension for Mowing and Guardrail Services

Mr. Wisser presented a memo dated February 7, 2023. He noted that the original contract with Green Meadows Landscape had a duration of three (3) years, but provided for two one-year extensions. The first extension was approved by the TIFA and City Council in 2022. Green Meadows Landscaping has agreed to honor their original contract pricing and a budget amendment will not be required as these funds are already budgeted in the respective TIFA and General Fund accounts. Staff is recommending a one-year extension to the contract with Green Meadows Landscaping.

Chairman Kneffel asked if South Boulevard was included in this contract.

Mr. Wisser noted that South Boulevard is not included in this contract as that is an Oakland County road and property owners are responsible for mowing and other maintenance items located within the right-of-way in front of their property.

Secretary Goodhall asked if the contract will be bid out for the 2024 season.

Mr. Wisser confirmed that this contract would be bid in late 2023 for the 2024 season.

Moved by Mr. Carrier to award a one-year contract extension for the General Mowing and Guardrail Trimming Contract to Green Meadows Landscape, Inc. at a rate of \$44 per acre for mowing services and \$0.065 per linear foot for guardrail maintenance. Funding was approved by the Tax Increment Finance Authority as part of the 2023 Adopted Annual Budget. Approval of this service extension is contingent upon finding approval from the Auburn Hills City Council for the respective General Fund budget line items.

Seconded by Dr. Eldredge

Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge
No: none

Motion carried

C. Decorative Streetlight Replacements

Mr. Wisser presented a memo dated February 8, 2023. He noted that in 2015 the downtown decorative streetlights were converted from metal-halide to LED using a retrofit replacement light that is no longer available as of 2019. Since that time, the Department of Public Works has been using inventory to conduct replacements. The Department of Public Works has explored options to replace these lights as they reach the end of their service life or are in need of replacement due to other failures. Beginning in 2022, the TIFA has budgeted to begin the replacement of these streetlights in downtown and along Opdyke Road. In 2022, the TIFA approved the purchase of 102 streetlights of which the Department of Public Works were able to install with much success. The TIFA has budgeted for these replacements through 2025. In 2023, the replacement of 96 lights is proposed. 56 of these lights are located downtown, whereas the remaining 40 are for Opdyke Road.

Vice Chairman Moniz asked if the TIFA could purchase all these lights at one time before pricing increases in future years.

Mr. Skopek stated that a phased approach is recommended as the cost to replace all the remaining lights would be approximately \$533,000 if purchased at one time. Further, a phased approach is recommended for future maintenance and installation.

Moved by Mr. Moniz to approve the procurement of 96 Amerlux Decorative light heads and parts from Graybar Electric, Inc., Belleville, Michigan under the MiDEAL contract #180000000463 for the replacement of decorative street lighting in the amount of \$144,653.76.

Seconded by Mr. Goodhall

Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge
No: none

Motion carried

D. Community Center Kitchen Renovation Project

Mr. Skopek presented a memo dated February 6, 2023. He noted that City staff have been interested in modifying the Community Center kitchen not just to be a warming kitchen, but also one in which food can be prepared. The benefit of doing so would give us broader use of our community center and help us fill in the gaps for the senior meals program. Having the capabilities to prepare food in our own facility opens up many options for both senior services and recreation through healthy eating classes and nutritional education for our community. The Board will recall that this has been a budgeted item for the last few years as Senior Services Director Adcock had attempted to partner with Oakland University to create a teaching kitchen

for the Master of Nutrition program. Unfortunately, that program did not materialize as hoped. Therefore, Director Adcock applied for a grant through Oakland County for half of the project cost with the idea that the other half could be funded by the TIFA since \$100,000 is already budgeted in fiscal year 2023 for this endeavor. The total project cost is estimated to be \$250,000, so staff submitted and was awarded a grant in the amount of \$125,000. As a result, staff has begun to work on bidding out the project. Because this project is already budgeted in the 2023 TIF District D budget, it would be appropriate for the TIFA to amend the 2023 budget to cover the remaining \$25,000 budget. One item worth noting is that stamped drawings will be required for this project. Therefore, staff recommends adding an additional \$10,000 to the budget for these drawings.

Ms. Adcock provided some history on the project and noted that the Community Center was constructed with a future kitchen renovation in mind. Therefore, no additional duct work or fire suppression would be required.

Chairman Kneffel had suggested procuring a new coffee maker and espresso machine for visitors to learn how to brew coffee and other hot beverages. He compared this to the program supported by Avondale Schools.

Mr. Skopek recommended that the Board focus on the kitchen renovation at this time and explore additional amenities at a later date if deemed necessary.

Moved by Mr. Moniz to approve a budget amendment increasing appropriations by \$35,000 in TIF District D in support of the Community Center Kitchen Renovation Project.

Seconded by Mr. Goodhall.

Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge
No: none

Motion carried

E. Site Improvement Grant Application – 2 Gather

Mr. Skopek presented a memo dated February 6, 2023. He noted that the Board had an opportunity to review the grant application at the January 10 TIFA Board of Directors meeting. Following a review of the application materials for new signage at 2 Gather, the Board assigned Secretary Goodhall, Dr. Eldredge, and Mr. Gudmundsen to the Grant Review Committee to work with staff to review the grant application and provide a recommendation to the Board. The Grant Review Committee met on January 31 to review the application and found the application materials satisfactory. Therefore, the Grant Review Committee is recommending approval of a grant award to 2 Gather for the installation of signage on their building following a favorable review of the materials submitted. A grant award in the amount of \$9,827.24 for the wall-mounted signage is recommended. This amount is a 50% match for the actual cost of the two illuminated wall signs. As a reminder, labor costs are not eligible for grant funding. Furthermore, a budget amendment is required to fund this grant award.

Moved by Mr. Carrier to award a Site Improvement Grant in the not-to-exceed amount of \$9,827.24 to 2 Gather for the proposed sign installation at their building located at 3391 Cross Creek Parkway, Auburn Hills, Michigan 48326. Funding for this grant award shall be approved by way of a budget amendment, increasing appropriations in the 2023 TIF-D budget. Furthermore, authorize the Executive Director to execute all necessary documents and verify grant compliance. Approval of grant award shall be contingent upon the execution of a final Grant Agreement that shall be reviewed and approved by the City Attorney.

Seconded by Dr. Eldredge.

Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge
No: none

Motion carried

EXECUTIVE DIRECTOR UPDATE

Mr. Skopek reminded the Board of the Robert's Rules of Order and Open Meetings Act training being held on March 15 at City Hall. He encouraged the attendance of all Board members.

Mr. Skopek updated the Board that Dr. Dolly will not be seeking reappointment to the TIFA Board of Directors.

BOARD MEMBER COMMENTS

None.

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, March 14, 2023 at 4:00 p.m. at City Hall in the Administrative Conference Room, 1827 N. Squirrel Road, Auburn Hills, Michigan 48326.

ADJOURNMENT

Moved by Mr. Moniz to adjourn the TIFA Board meeting.

Seconded by Mr. Goodhall

Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge
No: none

Motion carried

The TIFA Board of Directors meeting adjourned at 5:00 p.m.

Respectfully submitted,

Steve Goodhall
Secretary of the Board

Brandon Skopek
Assistant City Manager / TIFA Executive Director



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 20, 2023

AGENDA ITEM NO 7B

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Tim Wisser, Manager of Municipal Properties
Submitted: February 6, 2023
Subject: Motion to extend the 2019-2021, 2022 Green Meadows Landscape Contract for an Additional Year (2023) of Mowing and Guardrail Services

INTRODUCTION AND HISTORY

On Monday, February 4, 2019, a public bid opening was conducted in the City Clerk's Office to consider bids received for the 2019-2021 General Mowing and Guardrail Trimming Contract for various city owned properties. On February 11, 2019, a three-year contract was awarded to Green Meadows Landscape, with the option to extend the contract for two additional years of services if both parties agreed to the terms. On April 4, 2022 City Council approved a one year contract extension which has since expired. Staff are seeking to use the option to extend mowing and guardrail services to Green Meadows Landscape for one additional year (April 2023 October 2023). A copy of the original RFP and contract is contained in Exhibit 1, highlighting the areas where services are to be performed per the contract. Exhibit 2 is a copy of the Purchase Order for 2022 showing the cost breakdown for mowing and guardrail trimming services. Green Meadows Landscape is seeking to continue services in all areas of the original contract while keeping prices the same as in previous years (Exhibit 3).

Funding for this contract is split between the City's General Fund and the TIFA. On February 14th of this year, the TIFA Board approved funds for their portion of the contract.

General Ledger Number	Budgeted Amount
101-266-802.000	\$72,681.84
251-735-802.000	\$22,225.28
252-736-800.199	\$25,574.84
253-737-800.199	\$23,789.92
202 452 935.000	\$9,618.48
203 453 935.000	\$891.84

STAFF RECOMMENDATION

Staff is recommending a one-year extension of the original contract (2019-2021, 2022) for General Mowing and Guardrail Trimming services to Green Meadows Landscape at a rate of \$44 per acre for mowing and \$0.065 per linear foot for guardrail maintenance.

MOTION

Move to award a one-year contract extension for the General Mowing and Guardrail Trimming Contract to Green Meadows Landscape, Inc. at a rate of \$44 per acre for mowing services and \$0.065 per linear foot for guardrail maintenance. Budget funding was approved by the City Council as part of the 2023 Adopted Annual Budget.

I CONCUR:



BRANDON SKOPEK, ASSISTANT CITY MANAGER

ATTACHMENTS

Exhibit 1: 2019 - 2021 General Mowing & Guardrail Trimming Request for Proposal & Contract

Exhibit 2: 2022 Purchase Order for Mowing & Guardrail Trimming Services

Exhibit 3: 2023 Green Meadows Proposal

CITY OF AUBURN HILLS

"A community with the heart of a small town that operates with the excellence of a world class city"



INVITATION TO BID
#CAH-08-23-2019-002

LANDSCAPE & HORTICULTURAL SERVICES

Issue Date: Friday, August 23, 2019

Mandatory Pre-Bid Conference: Thursday, September 5, 2019 at 10:00 am EST
Department of Public Works
Training Room
1500 Brown Road
Auburn Hills, MI 48326

Pre-bid QuestionDeadline: Wednesday, September 11, 2019 by 3:30 pm EST

Bid Deadline: Thursday, September 12, 2019 at 10:00 am EST

Bid Opening: Thursday, September 12, 2019 at 10:00 am EST

City of Auburn Hills
Office of the City Clerk
1827 N. Squirrel Road
Auburn Hills, MI 48326

Purchasing Contact: Stan J. Torres
Manager of Municipal Properties
Phone: (248) 364-6901 or (248) 391-3777
Email: storres@auburnhills.org

Bid proposals are being solicited from qualified firms by the City of Auburn Hills to provide:

Landscaping, Horticulture and Mowing Services at specific locations within the City of Auburn Hills as described in Exhibit #1 for a period of 3 years with the option to extend services for an additional 2 years at the sole discretion of the City.

A single bid will be received for landscaping, horticultural and related services as described in Exhibit #1. A single purchase order will be awarded and it shall include the aforementioned elements.

The envelope of each proposal submitted shall contain two copies, be **Scaled**, and **Clearly Marked: Landscape & Horticultural Services ITB-2019-08-23-002**. No late proposals will be accepted and will be returned unopened. Proposals shall not be withdrawn for a period of 90 days from the date and time of bid opening.

The City of Auburn Hills has the right to accept or reject any and/or all proposals, and to select the proposal considered most favorable to the City.

Proposals will be accepted until the date listed above. The City of Auburn Hills will then choose the appropriate vendor based on its sole discretion and judgement.

PURCHASE ORDER

Upon selection of the successful bidder by the City of Auburn Hills, a purchase order will be issued from the City of Auburn Hills and will be considered as a contract between all parties. The successful vendor shall commit to perform the contract for the completed bid in accordance with the specifications agreed upon.

RECEIPT OF PROPOSALS

It is solely the responsibility of the bidder to assure the timely receipt of its proposal at the location indicated in this ITB. Late proposals will not be accepted and will be returned unopened.

TAX EXEMPTION

The City of Auburn Hills is a Michigan Municipal Corporation and, as such, it is exempt from Federal Excise Tax and Michigan Sales Tax.

COSTS INCURRED

The bidder is responsible for all costs associated with the preparation and submission of their bid.

Each bidder, by submitting a proposal, represents that they have read and understood the bid proposal documents and has submitted their proposal in accordance, therewith, that the proposal has been submitted by a duly authorized owner, partner, or corporate officer, and that the proposal submitted has been prepared independently without collusion, agreement, understanding, or planned common course of action with any other supplier of the goods or services described in this

ITB, designed to limit independent offers or competition.

CANCELLATION

This bid proposal request may be canceled by the City of Auburn Hills at any time for any reason. Any proposal received may be rejected in whole, or in part, when in the best interest of the City of Auburn Hills.

INDEMNIFICATION

The successful bidder shall indemnify and hold harmless the City of Auburn Hills and its officers and employees from and against all claims, losses, damages, and expenses including, but not limited to, attorney's fees arising out of or resulting from the performance of the contract.

APPLICABLE LAW

Any contract resulting from this bid proposal shall be governed by the State of Michigan. The vendor shall give all notices and comply with all laws, ordinances, rules, regulations and lawful orders of any public authority bearing on the performance of the contract.

CITY OF AUBURN HILLS
HOLD HARMLESS AGREEMENT

As required for approval of the Landscape & Horticultural Services

(Activity)

Green Meadows Lawnscape, Inc. herein after referred to as Green Meadows

(Name of Company)

(Abbreviated Name Form)

agrees to indemnify, defend, and hold harmless the City of Auburn Hills, its officers, agents and employees from any liability, damages, expenses, attorney's fees, causes of action, suits, claims or judgments arising from injury to persons, including death or injury to property which arises out of the act, omission and/or negligence of Green Meadows its agents, or employees in connection

(Abbreviated Name Form)

with or arising out of the Landscape Services provided that nothing herein shall require

(Activity)

Green Meadows to indemnify the City against and/or hold the City harmless

(Abbreviated Name Form)

from claims, demands, or suits based solely upon the negligent conduct of the City, its agents, officers, and employees.

In the case of the aforementioned actions, omissions, and/or negligence by Green Meadows,

(Abbreviated Name Form)

Green Meadows shall appear and defend, and (retain attorneys) pay all charges of

(Abbreviated Name Form)

attorneys and shall be responsible for all expenses arising from or incurred in connection therewith, and if any judgment shall be rendered against the City, its officers, agents or employees, or against

Green Meadows, the Green Meadows shall at its own expense satisfy

(Abbreviated Name Form)

(Abbreviated Name Form)

and discharge same.

In addition, Green Meadows agrees to furnish a certificate of insurance showing

(Abbreviated Name Form)

proof of insurance as required by the City of Auburn Hills.

Name of Organization

Witnesses

Green Meadows Lawnscape, Inc.

By



Dated

9/10/19

**INSURANCE REQUIREMENTS FOR LIMITED EXPOSURE EVENTS/PROJECTS
CITY OF AUBURN HILLS, MICHIGAN**

and/or

CITY OF AUBURN HILLS T.I.E.A., B.R.A., BUILDING AUTHORITY

1. Liability Insurance

An ACORD certificate of insurance, or its equivalent, shall be furnished to the City of Auburn Hills at 1827 North Squirrel Road, Auburn Hills, Michigan 48326 evidencing insurance in force for the duration of and applicable to this contract with an insurance company acceptable to the City of Auburn Hills with a minimum A.M. BEST rating of "A-", and the following minimum requirements:

- a. General Liability (affording coverage not less than ISO Commercial General Liability coverage form):
 - I. Check mark indicating occurrence as opposed to claims made form
 - II. Limits of Liability:
\$1,000,000 each occurrence
\$2,000,000 general and products-completed operations aggregates
 - III. Personal Injury
\$1,000,000 aggregate
- b. Automobile Liability:
 - I. Check mark indicating coverage as to any automobile
 - II. Certificate must reflect Michigan "No Fault" PIP and PPI statutory coverages are also afforded
 - III. Limits of Liability: \$1,000,000 combined single limit
- c. Acceptable alternate limits are combinations of primary and excess or umbrella limits to equal not less than those shown in (a) and (b) above.
- d. Description section of ACORD form is to read: *It is understood and agreed that the following shall be additional insured: The City of Auburn Hills, including all elected and appointed officials, all employees and volunteers, all boards, commissions, and/or authorities, including but not limited to the Tax Increment Finance Authority, Brownfield Redevelopment Authority and the Building Authority, and their employees, representatives and volunteers. The coverage shall be primary to the additional insured and not contributing with any other insurance or similar protection available to the additional insured. This shall not apply to the contractor's required worker's compensation/employer's liability.*
- e. The Description of Operation section of the Certificate shall also name or describe the project and/or event for which coverage is provided.

2. Workers Compensation

The Contractor shall procure and maintain during the life of the contract, statutory Michigan Workers Compensation and Employers Liability Insurance for all employees employed at or in the vicinity of the Contractor's property, or any property used in connection with the Contractor's operation or in carrying out any work related to this contract.

Michigan Workers Compensation and Employers Liability Insurance shall be procured and maintained with the following limits of liability:

- \$100,000 E.L. each accident
- \$100,000 E.L. each disease – each employee
- \$500,000 E.L. Disease – Policy Limit

This insurance shall comply with all applicable rules and regulations of the State of Michigan, and shall be in an insurance company acceptable to the City of Auburn Hills.

3. Certificate of Insurance

The Contractor agrees that he/she will file all required Certificates of Insurance satisfactory to the City of Auburn Hills with the City of Auburn Hills simultaneously with or prior to the execution of this contract indicating that the insurance required herein has been issued and is in full force and effect.

Further, the Contractor will provide updated certificates annually prior to the policies expiration dates, to indicate that the policies and conditions required hereunder are in full force and effect during the life of this contract.

It is understood and agreed that thirty (30) days advance written notice of cancellation, non-renewal, reduction and/or material change in coverage shall be mailed to:

City Clerk's Office
City of Auburn Hills
1827 North Squirrel Road
Auburn Hills, MI 48326

4. Sub-Contractors Insurance Requirements

If approval is granted by the City of Auburn Hills for Contractor to subcontract any or all of this contract to others, then prior to commencing the subcontract, the Contractor shall furnish certificates evidencing the same insurance for the City of Auburn Hills as required in Sections 1 through 4 of the requirements.

5. Requirement as Part of Contract

These insurance requirements shall be expressly contained in and/or incorporated by reference into the contract executed between the contractor and the City.

6. Hold Harmless Agreement

It is further required that all contractors providing services or performing duties for the City of Auburn Hills shall enter into a Hold Harmless Agreement with the City and all other entities as set forth in Section 1 (d), which agreement shall hold the City harmless from any and all claims incurred while the contractor is performing work, jobs, duties, etc. on the City's behalf.

CITY OF AUBURN HILLS

SIGNATURE PAGE

ITB CAH-08-23-2019-002

PRICES

Prices quoted shall remain firm for 90 days or bid award, whichever comes first except the successful bidder(s) whose prices shall remain firm through completion and acceptance.

CURRENCY

All prices quoted are to be in U. S. Currency.

WARRANTY: As specified – See Specifications

NOTE:

The undersigned has carefully checked the bid figures and understands that he/she shall be responsible for any error or omission in this bid offer.

VENDOR: Green Meadows Lawnscape, Inc.

ADDRESS 2359 Avon Industrial Drive

CITY Rochester Hills STATE MI ZIP 48309

TELEPHONE # (586) 254-7775

REPRESENTATIVE NAME Thomas D. DeClerck

(Print)

Signature of Authorized Company Representative:

_____

CITY OF AUBURN HILLS
BID PACKET ACKNOWLEDGEMENT PAGE

ITB CAH-08-23-2019-002

I, Thomas D. DeClerck, certify that I have read the *entire bid packet* and that the bid proposal documents contained herein were obtained directly from the MITN site or the City of Auburn Hills Department of Public Works.

Signature of Authorized Company Representative:



IMPORTANT: All City of Auburn Hills purchases require a MATERIAL SAFETY DATA SHEET, where applicable, in compliance with the "Right to Know" Law. Please include a copy of any relevant MSDS prior to commencing work.

Background

The City of Auburn Hills is a commercial/residential community in Oakland County, Michigan, and covers 17 square miles of suburban community. Auburn Hills is located 30 miles north of Detroit. The City's population exceeds 23,000. General information regarding the City of Auburn Hills is available at www.auburnhills.org.

Bidder Requirements & Information

Introduction

Through this ITB, the City of Auburn Hills hereby invites qualified vendors to submit bids to perform everything required to complete the scope of work described in Exhibit #1 at or below the guaranteed maximum price (GMP).

General Information

The City of Auburn Hills maintains numerous landscaped areas throughout the City which require meticulous attention. These areas include high visibility areas such as our Streetscapes, the Downtown District and other areas as described in Exhibit #1.

It is expected that the contractor will take complete control and responsibility for the areas described and ensure that they are healthy, aesthetically pleasing, and conform to high quality standards. All landscaping elements are expected to be maintained according to the highest standards. Any changes to configurations, species or plant life or other adjustments may be done only in consultation with, and agreement in writing with the City of Auburn Hills.

Minimum Qualifications

Bidders will be rejected and deemed non-responsible if they, as a business, do not meet the following qualifications:

- a. All bidding contractors shall have been in business for and have a minimum of five years of experience at the time of bidding.
- b. Bidding contractors must maintain a commercial office with staff available during normal business hours, Monday through Friday.
- c. Contractor must designate a foreman or manager for this project and the City must approve of this person. Contractor must replace this person at the request of the City for any reason at the City's sole discretion.
- d. Foreman/manager and an alternate for this project must provide a cellular phone number and e-mail address. The foreman/manager and their alternate must be highly responsive to calls and emails.
- e. The bidder must be duly licensed by any appropriate authorities to provide the services described in this ITB. Contractor should list in its proposal a list of any

employees holding licenses, certifications or other credentials, such as:

- a. Certified MDOT landscape contractor
 - b. Certified applicator's
 - c. Certified Arborist
 - d. Landscape Architect
 - e. Certified Horticulturalist
 - f. Those holding memberships with professional associations
 - g. Any licenses, memberships or other credentials similar in nature
- f. The bidder must provide three business references where similar contracted work has been completed in the past three years. Extra weight may be given to references that are other units of government such as municipalities, counties, school districts and similar entities.
- g. The bidder should supply adequate information about experience, employees, and capabilities which would demonstrate that they are capable and experienced to provide the type of work needed for this contract.

Scope of Work

Complete care, maintenance, weeding, mulching, landscaping and plantings for all areas specified in Exhibit #1. Contractor will follow and conform to the schedule of services described, except when changes are mutually agreed between the contractor and the City, and authorized in writing. All areas must be visually inspected, weeded and all trash/debris removed every week.

Contractor is responsible for the repair of any irrigation system components that are damaged by the contractor's activity.

Double shredded hardwood mulch or approved substitute will be re-applied in all areas each spring where required. Mulch will be kept at a standard depth of 3" to 4" and will be of uniform size and color. Mulch will be maintained so it does not contact trees and existing mulch will be removed (in some cases) at the request of City staff to maintain a standard depth.

All maintenance must be performed in accordance with current acceptable standards as interpreted by the City of Auburn Hills.

Contractor will divide perennials annually, as needed and work with a City official on placement.

It shall be understood and agreed upon by the contractor that the work herein described shall be completed in every detail, even though every item involved is not specifically mentioned. The contractor shall be held to provide all labor and materials for the completion of work intended and described.

Equipment and materials provided shall be standard product of a manufacturer, regularly engaged

in the manufacture of the product that have been performing satisfactorily.

Contractor shall represent and warrant that the goods, materials and supplies or components offered to the City under this proposal are new and of high quality.

All work shall be performed in a professional manner in accordance with the specifications, and shall be consistent with the practices of the trade.

All vehicles used by the contractor must be identified with company identification including company name and phone number.

All employees of the contractor shall be uniformed in a neat and professional manner with clothing that clearly identifies the name of the vendor.

Contractor's employees must wear Personal Protective Equipment, wear high-visibility garments where required by workplace safety standards, and follow all other industry standards for safety.

Whenever contractor intends to block a lane of traffic or otherwise cause traffic to be impeded, contractor will obtain permission from the City in advance and develop a mutually agreed traffic control plan. The City may require the contractor to perform services during times of low traffic volume such as at night or the weekend, contractor will not charge any additional fees for these adjusted times.

Contractor will be responsible for setting up proper work zones in accordance with standard requirements, such as those in the Manual for Uniform Traffic Control Devices. Contractor will have to provide all necessary signage and equipment to set up their own safe work zones without assistance from The City

Contractor must submit a weekly report to The City detailing the services performed. This report can be sent by e-mail or dropped off in person at the Department of Public Works.

Information provided in this bid packet is believed to be reliable. However, the contractor should make a thorough field check prior to preparing submittals to assure themselves that they have a full understanding of the requirements. No extra charge to the City will be allowed for variations between indicated and actual field dimensions.

Contract Dates: This contract will commence on or about October 1, 2019 or a date determined by the City, and will expire October 1, 2022. If mutually agreed by the City and the contractor, this agreement can be extended for an additional 2 years.

Other Provisions

If awarded the bid, the contractor will commence work as directed by the City in keeping with specifications. The City of Auburn Hills reserves the right to terminate the contract for unsatisfactory performance by the contractor.

It is a requirement that all bidders attend a pre-bid meeting with all other potential bidders. Bidders are expected to visit all sites described in Exhibit #1 in advance of the pre-bid meeting, and it is the bidder's responsibility to be familiar with field conditions and fully understand the scope of the required services. All questions regarding this contract should be asked at the pre-bid meeting. The City may reject and bidder who does not attend the pre-bid meeting or who have not performed a field inspection of the service areas.

Nothing in the bid shall be interpreted as conveying exclusivity to the contractor. The City reserves the right to make any physical repairs or modifications to the areas covered by the contract as it deems in the best interest of the City.

All work must be performed by the contractors own employees. There will be no subcontracting of any work covered by this bid.

If chemicals are used to control weeds, all MSDS information must be provided to the City of Auburn Hills upon award of the bid.

Contractor's Use of Site and Premises

The Contractor shall confine operations at the site to areas permitted by law, ordinances, permits and the Contract Documents and shall not unnecessarily encumber the site with materials and equipment.

The contractor shall be responsible for cleanup and removal of site debris, rubbish and materials daily.

Contractor will barricade the work area as appropriate and take all reasonable measures to prevent unauthorized people from entering any hazardous site.

Contractor shall be responsible for protection of any City property against damages caused by their employees, equipment or materials. Such damages, if any, shall be repaired at contractor's expense, to the satisfaction of the City.

All work shall be performed in a professional manner using quality equipment and materials, all of which must be maintained and operated with the highest standards as well as meeting all state and federal regulations.

Contractor is advised that their employees must act in a polite and professional manner at all times and refer any questions, complaints or concerns received from the public to a representative of the City.

The City reserves the right to require the contractor to replace any employee the City deems to have performed in a non-professional, or discourteous manner toward the public or any City representative.

All employees of the awarded firm assigned to this project shall carry proper company identification and be dressed in a company uniform so as to present a professional appearance.

All debris and waste materials resulting from the work (except those specifically noted to be returned to and retained by the City) shall be removed and hauled away expeditiously off-site and shall be considered property of the contractor.

Smoking by contractor's employees in view of the public is strongly discouraged.

Prices and Price Adjustment

Prices/discounts shall remain firm for the duration of the contract unless otherwise stipulated.

Prices shall be stated in units of quantity specified in the proposal document.

All quantities stated, unless indicated otherwise are estimates and the City reserves the right to increase or decrease the quantity at the unit price bid as best fits its needs.

Payment

Payments will be made on a monthly prorated basis from April through October. If an area or service is not performed, or cannot be performed, then the payment will be reduced by an amount equal to the value of that work.

Selection Criteria

Proposals will be evaluated and ranked. The contractor selected for the award will be chosen on the basis of the greatest benefit to the City, in the complete and sole discretion of the City. Factors which may be considered when evaluating proposals are price, materials, experience, and completeness of the proposal.

CITY OF AUBURN HILLS
VENDOR QUESTIONNAIRE

Date:	9/10/19			
Firm Name:	Green Meadows Lawnscape, Inc.			
Address:	2359 Avon Industrial Drive			
City:	Rochester Hills	State:	MI	Zip: 48309
Contact:	Thomas D. DeClerck			
Telephone Number:	(586)254-7775			
E-Mail Address:	greenmeadowslawnscape@yahoo.com			

Firm Established:	1990	Years in Business:	29
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Type of Organization (Circle One):				
Individual ☐	Partnership ☐	Corporation ☒	Joint Venture ☐	Other

How many years has your company been providing landscaping services?
We have providing landscaping services for the past 29 years.

How many clients does your company currently serve with the type of services described?

We service the entire City of Sterling Heights and over 250 commercial properties.

Please provide a list of 3 recent clients that you provided services similar in scope to this project. Include name, address, phone number and contact person. Please include public sector and clients within the State of Michigan if applicable.

1.

Sterling Heights 40555 Utica Rd. Sterling Hts, MI 48311 Josh Cole (586)446-2444

2.

MJC Companies 48377 Commonview Shelby Twp, MI 48317 Kevin (586)747-6042

3.

Avesta Mgmt. 31355 W 13 Mile Rd. Farmington Hills, MI 48334 Donna (248)855-5665

How many employees does your firm employ?			
Full-Time	75	Part-Time	10

Please provide a complete description of the services that you will provide for the City.
Please see attached.

What equipment do you have that would be used to service this account?
Please see attached.

Please list principles of the firm, information about the foreman and members of the firm with applicable licenses or professional memberships/certifications:

Please see attached.

Can meet City's insurance requirements?

YES



NO

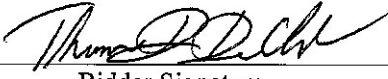


City of Auburn Hills
INVITATION TO BID
CAH-08-30-2019-002
Landscape & Horticultural Services

COST PROPOSAL FORM

Name of firm	Green Meadows Lawnscape, Inc.
Representative	Thomas D. DeClerck

Item	Description	Price
1.	Complete horticultural, landscaping, ornamental bed maintenance and services described in Exhibit #1	\$139,432.00
2.	Rate – Per Square foot of ornamental bed service (quantity adjustments)	\$0.87
3.	Rate – Per Hour for horticultural services	\$50.00

 Bidder Signature	Thomas D. DeClerck Bidder Name (printed)	9/10/19 Date
 City Representative	 City Rep. (printed)	 Date

*Green Meadows Lawnscape, Inc.
2359 Avon Industrial Drive
Rochester Hills, MI 48309*

*586-254-7775
FAX 586-254-7785*



Please provide a complete description of all the services that you will provide for the City.

Green Meadows will take care of all the landscape beds weekly. Tulips will be planted in the fall, flowers will be planted before Memorial Day, and mums will be planted in the fall. Mulch will be installed in early spring. Fall clean-up and the perennials will be cut down in the fall. Plants will be inspected weekly. We are very close to the City and can be there at any time the city needs something special taken care of. Beds will be taken care of with the upmost quality and care.

What equipment do you that would be used to service this account?

Green Meadows has every landscape trailer equipped with all the tools needed to service this contract. Equipment needed for this contract would be dump trucks, bobcats, shovels, rakes, hedge trimmers, wheel barrows, back pack sprayers, roto-tillers, and blowers.

Please list principles of the firm, information about the foreman and members of the firm with applicable licenses or professional memberships/certifications:

Thomas D. DeClerck – 3A, 3B, 5, 6, 7A, 7B, 7F, Fum
Daniel D. DeClerck - 3A, 3B, 5, 6, 7A, 7B, 7F, Fum
Brad Milke - 3A, 3B, 5, 6, 7A, 7B, 7F, Fum
Patrick O'Regan - 3A, 3B, 5, 6, 7A, 7B, 7F, Fum

Green Meadows is a member of the MGIA and MNLA.

Thomas DeClerck will be handling this contract along with Patrick O'Regan.



ABOUT US:

Founded in 1990, Green Meadows Lawnscape, Inc. is a Michigan based lawn care company servicing the Metropolitan Detroit area. From a one person operation, Green Meadows has blossomed into a multifaceted full service landscaping company. Green Meadows prides itself on offering quality and environmentally responsible services. Here at Green Meadows, we believe in providing superior products and personalized service for all of our clients. Our professional, courteous, and friendly staff is here to work with you for all your landscaping and grounds maintenance needs.

The owners of Green Meadows Lawnscape, Inc. are involved in the planning and completion of all our work. Our goal is to earn your business based on the **VALUE AND QUALITY OF OUR SERVICE**. With us, you'll get your money's worth and then some. We stand behind our work and offer 100% customer satisfaction while striving to build our business one referral at a time.

Education, training, knowledge, and experience go a long way towards customer satisfaction and retention. Our staff attends several seminars each year in order to learn the newest and most advanced methods available in grounds maintenance and landscaping. As your full service landscape provider, quality service and customer satisfaction are and will remain our number one focus year round.

Green Meadows is fully licensed and insured so you can rest at ease knowing that we have your best interests in mind with every job performed.



EQUIPMENT LIST:

TRACTORS
CROZING
MAINTENANCE
EQUIPMENT

2008 – GMC Sierra 1500 Truck
 2007 – Ford F350 Super Duty Truck
 2006 – Ford F250 Super Duty Truck
 2004 – Ford F350 Super Duty Truck
 2003 – Ford F350 Diesel Dump Truck
 2002 – Ford F250 Super Duty Truck
 2002 – Ford F350 Super Duty Truck
 (2) 2001 – Ford F250 Super Duty
 2006 – Ford F650 Diesel Dump Truck
 2 – 72" Exmark Zero Turn Rider Mowers
 48– 60" Exmark Zero Turn Rider Mowers
 4 – 66" Exmark Zero Turn Rider Mowers
 4 – 60" Hustler Zero Turn Rider Mowers
 2 – 48" Exmark Hydraulic Walk-Behinds
 4 – 52" Exmark Hydraulic Walk-Behind
 1 – 48" Hustler Hydraulic Walk-Behind
 1 – 48" Scag Hydraulic Walk-Behind
 2 – 48" Great Dane Hydraulic Walk-Behinds
 1 – 36" Hustler Hydraulic Walk-Behind
 1 – 32" Encore Walk-Behind
 5 – United Enclosed Trailers
 2 – 18' USA Open Trailers
 1 – 20' Rice Open Trailer
 1 – 20' Econoline Trailer
 1 – 16' USA Open Trailer
 1 – 12' Liberty Open Trailer
 1 – 14' Liberty Open Trailer
 1 – 12' Dump Trailer
 1 – 10" Western Snow Plow
 2 – 9' Boss V Snow Plows
 2 – 8' Western Snow Plows
 2 – 8' Western V Snow Plows
 4 – 8' Boss V Snow Plows
 2 – 8' Boss Snow Plows
 1 – 8' Blizzard Snow Plow
 4 – Snow Ex Salt Spreaders
 3 – Western Tailgate Salt Spreaders
 18 – Toro Snow Blowers
 1 – Hydraulic Tailgate Salt Spreader

2001 – Chevrolet 1500 Truck
 2002 – Chevrolet 2500 HD Truck
 (2) 2000 – Ford F250 Super Duty Truck
 2001 – Ford F350 Super Duty Truck
 2000 – Chevrolet 1500 Truck
 1999 – Ford F250 Super Duty Truck
 2000 – GMC Top Lock C-Series Dump
 Truck
 2004 – Ford F450 Diesel Dump Truck
 1 – 16' Dump Trailer
 24 – Red Max Weed Whips
 24 – Red Max Backpack Blowers
 8 – Stihl Edgers
 4 – Billy Goat Truck Loaders
 4 – Exmark Ultra Vacs
 1 – Hustler Ultra Vac
 14 – Red Max Hedge Trimmers
 3 – Stihl Hedge Trimmers
 3 – Stihl Chainsaws
 1 – Ryan Aerator
 1 – Exmark Dethatcher
 4- 200 Gallon spray tanks
 2- Permagreen Sprayer/Fertilizing Units
 5 – Z Spray Max Sprayer/Fertilizing Unit
 1 – Z Spray Intermediate/Fertilizing Unit
 26- Backpack/Hand Held Sprayers
 2 – 2000 Bobcat 773 Skid Steer
 1 – 1999 Caterpillar Hydraulic Lift
 1 – Caterpillar 910 Loader



**Michigan Department of Agriculture
and Rural Development**

P.O. Box 30017
Lansing, Michigan 48909

COMMERCIAL PESTICIDE APPLICATOR

This certificate issued in accordance with Act 451,
Public Acts of 1994, Part 83 as amended.

ROBERT J. FULLER

Commercial Pesticide Applicator

12/1/2000

12/1/2000

12/1/2000

12/1/2000



**Michigan Department of Agriculture
and Rural Development**

**P.O. Box 30017
Lansing, Michigan 48909**

COMMERCIAL PESTICIDE APPLICATOR

This certificate issued in accordance with Act 451,
Public Acts of 1994, Part 83 as amended.

DATE

PLACE IN

PI-079 (07/03)

Michigan Department of Agriculture & Rural Development
Pesticide and Plant Pest Management Division
Pesticide Application Business License

License No: 630375

Issue Date: 12/17/2018

Expiration: 12/31/2019

Issued To:

GREEN MEADOWS LAWNSCAPE, INC.

2359 AVON INDUSTRIAL DRIVE

ROCHESTER HILLS, MI 48309-

Category(ies): 3A, 3B, 6, 7A*, 7F*

*Mailing Address:

GREEN MEADOWS LAWNSCAPE, INC.

2359 AVON INDUSTRIAL DRIVE

ROCHESTER HILLS, MI 48309-



PAB

GORDON WENK

Director of Agriculture
& Rural Development

This license is issued in accordance with the provisions of Act 451, Part 83, PA of 1994, as amended & is only valid for the establishment, address, and categories listed above. Categories with an (*) are RESTRICTED (see back). This license is not transferable.

Date Issued: 11/09/2017

ISSUED TO:

GREEN MEADOWS LAWNSCAPE INC
2359 AVON INDUSTRIAL DR
ROCHESTER HILLS, MI 48309

Responsible Party and Mailing Address:

THOMAS DECLERCK
GREEN MEADOWS LAWNSCAPE INC
2359 AVON INDUSTRIAL DR
ROCHESTER HILLS MI 48309

STATE OF MICHIGAN
Department of Agriculture & Rural Development
Pesticide and Plant Pest Management Division
Expires: 10/31/2018

NURD017044
NURSERY STOCK DEALER



Jamie Clover Adams
Director

This license is not transferable and is only valid for the establishment owner and address listed above. This license issued in accordance with provisions of Act 189, P.A. of 1931, as amended.



2022 MOWING PROGRAM

GENERAL MOWING (28 cuts) \$44 acre	SITE #	AC	COST	FUND
M1 Brown & Joslyn	M1	1.83	\$80.52	General
M2 1500 Brown (DPW Building)	M2	2.86	\$125.84	General
M3 Joslyn, South of Great Lakes Crossing Drive	M3	0.48	\$21.12	General
M4 Pacific Drive	M4	2.58	\$113.52	General
M5 Pacific & Taylor	M5	0.04	\$1.76	General
M6 3253 Joslyn Road (Fire Station #3)	M6	0.5	\$22.00	General
M7 Atlantic Boulevard	M7	0.84	\$36.96	General
M8 Giddings, North of Taylor	M8	0.82	\$36.08	General
M9 3799 Bald Mountain Road (Hawk Woods)	M9	8.06	\$354.64	General
M10 Baldwin Road, from 3810 Baldwin to Brown Road	M10	2.61	\$114.84	General
M11 4220 Manitoba (Manitoba Park)	M11	1.75	\$77.00	General
M12 795 Waller & N. Lake Angelus Road, Parcel # 14-06-258-001 (pumping station)	M12	0.2	\$8.80	General
M13 Taylor Road	M13	2.71	\$119.24	General
M14 Zelma Drive	M14	0.37	\$16.28	General
M15 East shoulder of Lapeer Road, North of 2990 Lapeer	M15	0.75	\$33.00	General
M16 Phillips Road, from Shimmons to 3333 Bald Mountain Road	M16	2.23	\$98.12	General
M17 Squirrel Road, from Birchfield Boulevard to M-59	M17	16.89	\$743.16	General
M18 Walton Boulevard, from Squirrel East to the City Limits (approximately Greenstone Blvd.)	M18	1.5	\$66.00	General
M19 Five Points Drive	M19	2.03	\$89.32	D
M20 2058 Phillips Road (Dennis Dearing Jr. Memorial Park)	M20	0.96	\$42.24	General
M21 University Dr. from Squirrel to Opdyke, including the Diverging Diamond Intersection	M21	42.22	\$1,857.68	D
M22 High Meadow Circle	M22	6.68	\$293.92	D
M23 Cross Creek Parkway	M23	6.11	\$268.84	D
M24 City Campus and Civic Center Park (excluding the multi-sports field & baseball diamond)	M24	13.06	\$574.64	D
M25 Featherstone Road	M25	4.55	\$200.20	General
M26 Executive Hills Boulevard	M26	3.18	\$139.92	B

M27 West Entrance Drive	M27	3.41	\$150.04	A
M28 Hamlin Road from Squirrel to the city limits (approx. 3850 Hamlin Rd./Old Adams)	M28	1.84	\$80.96	A
M29 202 N. Squirrel Road (Auburn Hills Skate Park)	M29	2.45	\$107.80	A
M30 300 River Woods Drive (River Woods Park)	M30	8.69	\$382.36	A
M31 Squirrel Court	M31	0.48	\$21.12	A
M32 3483 Auburn Road (Fire Station #1)	M32	1.78	\$78.32	General
M33 Clinton River Trail from the Aaron Webster Cemetery at 150 S. Squirrel to S. Adams Rd.	M33	3.01	\$132.44	General
M34 Auburn Road, from College Boulevard to Oakmont Street	M34	0.48	\$21.12	A
M35 South Grey Road from approximately 621 S. Grey to S. Adams Road	M35	0.97	\$42.68	General
M36 Trailhead, south of 543 S. Opdyke Rd (PID# 14-35-153-003), south to Hempstead Rd.	M36	0.71	\$31.24	General
M37 Three (3) courts in the R. Grant Graham Elementary neighborhood	M37	0.27	\$11.88	General
M38 Southampton median at South Boulevard	M38	0.05	\$2.20	General
M39 Aaron Webster Cemetery	M39	1.31	\$57.64	General
M40 North Squirrel Road from M-59 to Auburn Road	M40	0.89	\$39.16	A
M41 3405 Squirrel Court	M41	0.18	\$7.92	A
M42 3350 Auburn Road (behind the University Center)	M42	0.02	\$0.88	A
M43 3388 Auburn Road (The Den)	M43	0.15	\$6.60	A
M44 Vacant parcel in Forrester Square complex	M44	2.03	\$89.32	General
M45 Astoria Park frontage	M45	0.13	\$5.72	A
M46 Clinton River Trail at South side of Auburn Road	M46	0.1	\$4.40	General
M47 3471 Primary Street	M47	0.1	\$4.40	General
M48 3455 Primary Street	M48	0.1	\$4.40	General
M49 Auburn Road East of Trailhead, to Adams	M49	0.8	\$35.20	A

General Mowing 266	\$2,770.24
General Mowing TIFA-A	\$858.88
General Mowing TIFA-B	\$139.92
General Mowing TIFA-D	\$3,084.40
TOTAL	\$6,853.44

ROUGH MOWING (14 cuts) \$44 acre	SITE #	AC	COST	FUND
RM18 1245 Collier Road (Vacant lot with bench at Collier & Hill Road)	RM18	0.25	\$11.00	General
RM27 1761 N. Opdyke Road	RM27	0.39	\$17.16	B
RM29 38 Churchill Road (1/2 mowable)	RM29	0.15	\$6.60	General
RM30 20 Churchill Road	RM30	0.24	\$10.56	General
RM31 10 Churchill Road	RM31	0.18	\$7.92	General
RM32 3211 Auburn Road	RM32	0.12	\$5.28	General
RM44 3402 Squirrel Court (NE corner of North Squirrel & Squirrel Court)	RM44	0.25	\$11.00	General
RM52 2041 Auburn Road, former Country Kitchen, future Kayak Point	RM52	6.79	\$298.76	General
RM53 NW corner of Hillfield & Auburn	RM53	0.22	\$9.68	General
RM58 3180 Auburn Road (factory being demolished)	RM58	1.14	\$50.16	General
RM60 Vacant lot W of Twist n dip	RM60	0.15	\$6.60	General
RM71 Vacant lot on South Briarville	RM71	0.45	\$19.80	General
RM 72 2251 Harmon Rd, Water Tower (access from Brown through landfill)	RM72	0.4	\$17.60	General
RM 73 3552 Dutton, Dutton Road PRV station	RM73	0.1	\$4.40	General

Rough Mowing 266	\$459.36
Rough Mowing TIFA-B	\$17.16
TOTAL	\$476.52

GUARDRAIL SERVICE (8 cuts per year) \$.065 per foot	SITE #	FEET	COST	FUND
G2 Giddings, North and South of I-75	G2	1117	\$72.61	General
G4 2000 Taylor Road, all guard rail in vicinity of	G4	882	\$57.33	General
G5 Taylor & Lapeer	G5	40	\$2.60	General
G6 Walton, East and West of I-75	G6	1256	\$81.64	General
G7 Joy Road & Commonwealth Ave.	G7	187	\$12.16	B
G9 North of 3075 Shimmons Road	G9	125	\$8.13	General
G10 Shimmons Road & Grove Lane	G10	217	\$14.11	General
G11 West of 3386 Shimmons Road	G11	265	\$17.23	General
G12 University Drive & I-75 (Diverging Diamond Intersection, numerous pieces)	G12	2759	\$179.34	D
G13 West of 3000 High Meadow Circle	G13	113	\$7.35	D
G14 Squirrel Road between Cross Creek and Auburn (numerous sections)	G14	1319	\$85.74	D
G15 885 N. Opdyke Road (near McDonalds)	G15	4240	\$275.60	B
G16 Opdyke from Executive Hills Boulevard to Warwick Way (numerous sections)	G16	3524	\$229.06	B
G17 Auburn Road from Opdyke to Earl Ct. (numerous sections)	G17	1413	\$91.85	General
G18 South Boulevard, East and West of I-75	G18	634	\$41.21	General
G19 West of 3850 Hamlin Road	G19	549	\$35.69	A
G20 Squirrel Road at M-59	G20	2443	\$158.80	A
G21 Squirrel Road, South of the Skate Park (202 N. Squirrel)	G21	203	\$13.20	A
G22 Featherstone & I-75	G22	2031	\$132.02	General
G23 Pontiac Road under I-75	G23	416	\$27.04	D

Estimated Expenditure for 2022

	Amount	Units	Total
General Mowing 266	\$2,770.24	28	\$64,470.56
General Mowing TIFA-A	\$858.88	28	\$22,225.28
General Mowing TIFA-B	\$139.92	28	\$2,981.44
General Mowing TIFA-D	\$3,084.40	28	\$23,789.92
TOTAL	\$6,853.44		\$113,467.20

	Amount	Units	Total
Rough Mowing 266	\$459.36	14	\$8,211.28
Rough Mowing TIFA-B	\$17.16	14	\$22,576.40
TOTAL	\$476.52		\$30,787.68

	Amount	Units	Total
Guardrail Service - Major Roads	\$1,202.31	8	\$9,618.48
Guardrail Service Local Roads	\$111.48	8	\$891.84
TOTAL	\$1,542.65		\$10,510.32

Total General Fund 266	\$72,681.84
Total TIFA-A	\$22,225.28
Total TIFA-B	\$25,557.84
Total TIFA-D	\$23,789.92
Guardrail Trimming	\$10,510.32
FY 2020 Total Anticipated Expenditure	\$154,765

03/22/2022

12:46 PM

Purchase Requisition

Purchase Requisition No 215943

Requested Date 06/18/2021

Department DPW

Required Date

Department of Public Works

Ordered By

Preferred Vendor GREEN MEAD

GREEN MEADOWS LAWNSCAPE, INC

Address 2359 AVON INDUSTRIAL DR

Req. Description 2021 Mowing, Rough Mowing & Guardrail Trimming

Quantity	Units	Description	Unit Price	Amount
1		General Mowing - General Fund 101-266-802.000 64,470.56	64,470.56	64,470.56
1		General Mowing - TIFA A 251-735-800.199 22,225.28	22,225.28	22,225.28
1		General Mowing - TIFA B 252-736-800.199 2,981.44	2,981.44	2,981.44
1		General Mowing - TIFA D 253-737-800.199 23,789.92	23,789.92	23,789.92
1		Rough Mowing - General Fund 101-266-802.000 8,211.28	8,211.28	8,211.28
1		Rough Mowing - TIFA B 252-736-800.199 22,576.40	22,576.40	22,576.40
1		Guardrail Trimming - Major Roads 202-452-935.000 9,618.48	9,618.48	9,618.48
1		Guardrail Trimming - Local Roads 203-453-935.000 891.84	891.84	891.84
		Total:		154,765.20

Approved By

Date



1827 N. Squirrel Road
Auburn Hills, MI 48326-2753
Phone (248) 370-9400
Fax (248) 370-9346

Federal Tax I.D. 38-6029813

Purchase Order

Purchase Order No

226418

The City of Auburn Hills is held free of payment of any State or Federal Taxes.

Purchase Order Date 04/19/2022

Vendor

GREEN MEADOWS LAWNSCAPE, INC
2359 AVON INDUSTRIAL DR

Ship To

ROCHESTER HILLS, MI 48309-9362

PO Description

Mowing-Turf Maintenance Program

Vendor Number	Vendor Phone Number	Vendor Fax Number	Requisition Number
GREEN MEAD	(586) 254-7775	(586) 588-7884	226484

Qty.	Description	GL Number	Unit Price	Amount
1	General Mowing	101-266-802.000	64,470.56	64,470.56
1	Rough Mowing	101-266-802.000	8,211.28	8,211.28
1	Guardrail Trimming-Major	202-452-935.000	9,618.48	9,618.48
1	Guardrail Trimming-Local	203-453-935.000	891.84	891.84
1	General Mowing-TIFA A	251-735-802.000	22,225.28	22,225.28
1	General Mowing-TIFA B	252-736-800.199	2,981.44	2,981.44
1	Rough Mowing-TIFA B	252-736-800.199	22,576.40	22,576.40
1	General Mowing-TIFA D	253-737-800.199	23,789.92	23,789.92
Total:				\$154,765.20

Approved By

Date

City Manager

Green Meadows Lawnscape, Inc.
2359 Avon Industrial Drive
Rochester Hills, MI 48309

586-254-7775
FAX 586-254-7785



City of Auburn Hills – ITB-CAH-01-2019-001

As a final year extension of our original contract for the years 2019-2021 and 2022 the rates are as follows:

Mowing Services Per Acre: \$44.00/acre

Guardrail Maintenance By Linear Foot: \$0.065/linear foot

Green Meadows Lawnscape, Inc.

By: Thomas D. Dellard
Print name
Its: President
Title
Thomas D. Dellard
Signature
Date: 2/7/2023

City of Auburn Hills

By: _____
Print name
Its: _____
Title

Signature
Date: _____



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 20, 2023

AGENDA ITEM NO 7C

SENIOR SERVICES DEPARTMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Karen S Adcock, Director of Senior Services
Submitted: 02/15/23
Subject: Motion – Senior Center Matching Grant Agreement for Local Fiscal Recovery Fund Distribution Between Oakland County and the City of Auburn Hills.

INTRODUCTION AND HISTORY

Last November City Council was made aware of an opportunity for the city to apply for a Seniors Matching Grant through Oakland County for kitchen equipment upgrade for the Community Center. City Council authorized city staff to apply to the Oakland County Senior Center Matching Grant for the kitchen equipment upgrade in the amount of \$125,000. TIFA was to be the funding source for the city match.

January 17, 2023 we received notification that we were awarded the grant. The next step is for City Council to enter into the Agreement and authorize the Mayor to sign the Agreement on behalf of the city. The Agreement then would be forwarded to Oakland County for signature. Once the city receives full executed Agreement the city will invoice the county for grant funds.

City staff will be responsible for the required quarterly reporting on the grant funds including project progress reports, completion of deliverables included in project scope, accounting of incurred expenses, and grant funds expended and any other relevant information or records, to be determined by the county.

Upon completion of the project staff shall submit a final report by the end of the Agreement or within 30 days after final project completion, Project Completion Report, full accounting of its expenditures of grant funds, Certification of its use of funds and fulfillment of the terms of the agreement; and any other relevant information or records, to be determined by the county.

STAFF RECOMMENDATION

The staff recommends City Council authorizes acceptance of the Local Fiscal Recovery Fund Distribution Between Oakland County and the City of Auburn Hills Agreement and to further authorize the Mayor to sign the agreement on behalf of the City of Auburn Hills. The Agreement has been reviewed by City Attorney Beckerleg.

MOTION

Move to accept and enter into the Local Fiscal Recovery Fund Distribution Agreement with Oakland County for the Oakland County Senior Center Matching Grant, and authorize the Mayor to sign the Agreement on behalf of the City.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



CITY OF AUBURN HILLS

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

RESOLUTION TO AUTHORIZE THE CITY OF AUBURN HILLS MAYOR SIGN THE AGREEMENT FOR LOCAL FISCAL RECOVERY FUND DISTRIBUTION BETWEEN OAKLAND COUNTY AND THE CITY OF AUBURN HILLS

WHEREAS, The City of Auburn Hills submitted an application to the Oakland County Seniors Matching Grant opportunity for the addition of cooking equipment for the City of Auburn Hills Community Center in the amount of \$125,000.

WHEREAS The grant funding is part of a 5-million-dollar investment for senior centers in Oakland County.

WHEREAS The Grant Program requires a local match of 50%.

WHEREAS The Grant Program requires that the City of Auburn Hills to enter into an agreement for Local Fiscal Recovery Fund Distribution.

NOW THEREFORE BE IT RESOLVED that the City of Auburn Hills authorizes the City of Auburn Hills Mayor, Kevin R. McDaniel to sign the agreement on behalf of the city.

BE IT FURTHER RESOLVED that the City of Auburn Hills acknowledges and certifies compliance with all grant program requirements, including commitment to long-term maintenance and all project cost overruns.

BE IT FURTHER RESOLVED that the City of Auburn Hills shall make a local match through financial commitment for the project for \$125,000.

BE IT FURTHER RESOLVED that Karen S Adcock, Director of Senior Services, will be authorized to sign all grant-related documents on behalf of the City of Auburn Hills.

AYES:

NAYES:

ABSENT:

MOTION _____

I HEREBY CERTIFY, that the foregoing is a resolution duly made and passed by the City Council of the City of Auburn Hills at their regular meeting held on _____, at 7:00 PM, with a quorum present.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this

Laura M. Pierce, City Clerk
City of Auburn Hills

**AGREEMENT FOR LOCAL FISCAL RECOVERY FUND DISTRIBUTION BETWEEN
OAKLAND COUNTY AND
THE CITY OF AUBURN HILLS**

This Agreement (the "Agreement") is made between Oakland County, a Municipal and Constitutional Corporation, 1200 North Telegraph Road, Pontiac, Michigan 48341 ("County"), and the City of Auburn Hills ("Public Body") 1827 North Squirrel, Auburn Hills, MI 48326. County and Public Body may be referred to individually as a "Party" and jointly as "Parties".

PURPOSE OF AGREEMENT. On March 11, 2021, the President of the United States signed the American Rescue Plan Act of 2021 ("ARPA") into law. Section 9901 of ARPA amended Title VI of the Social Security Act to add section 603, which establishes the Coronavirus Local Fiscal Recovery Fund. Oakland County has been allocated \$244,270,949 in Local Fiscal Recovery Fund ("LFRF") dollars under ARPA.

The United States Department of Treasury has issued an interim final rule, and other guidance for qualified uses of LFRF. Those qualified uses include supporting eligible investments in public health expenditures, addressing negative economic impacts caused by the public health emergency, replacing lost public sector revenue, providing premium pay for essential workers, and investing in water, sewer and broadband infrastructure. The County has determined that the distribution of funds in accordance with this Agreement is a qualified use of LFRF funds pursuant to the interim rule and other applicable Department of Treasury guidance.

The Oakland County Board of Commissioners approved amended Miscellaneous Resolution #22-280 and assigned \$5,000,000 in ARPA LFRF funds to support Oakland Together Senior Initiatives, a grant program to provide Oakland County local governments and nonprofit senior organizations with financial assistance for senior center enhancements, such as capital, technology, infrastructure, equipment improvements, and/or professional development.

County and Public Body enter into this Agreement pursuant to the Urban Cooperation Act of 1967, 1967 Public Act 7, MCL 124.501 *et seq.*, for the purpose of County distributing a portion of its LFRF funds to Public Body.

In consideration of the mutual promises, obligations, representations, and assurances in this Agreement, the Parties agree to the following:

1. **DEFINITIONS.** The following words and expressions used throughout this Agreement, whether used in the singular or plural, shall be defined, read, and interpreted as follows:
 - a. **Agreement** means the terms and conditions of this Agreement and any other mutually agreed to written and executed modification, amendment, exhibit and attachment.
 - b. **Claims** mean any alleged losses, claims, complaints, demands for relief or damages, lawsuits, causes of action, proceedings, judgments, deficiencies, liabilities, penalties, litigation, costs, and expenses, including, but not limited to, reimbursement for reasonable attorney fees, witness fees, court costs, investigation expenses, litigation expenses, amounts paid in settlement, and/or other amounts or liabilities of any kind which are incurred by or asserted against County or Public Body, or for which County or Public Body may become legally and/or contractually obligated to pay or defend against, whether direct, indirect or consequential, whether based upon any alleged violation of the federal or the state constitution, any federal or state statute, rule, regulation, or any alleged violation of federal or state common law, whether any such claims are brought in law or equity, tort, contract, or otherwise, and/or whether commenced or threatened.

- c. **County** means Oakland County, a Municipal and Constitutional Corporation, including, but not limited to, all of its departments, divisions, the County Board of Commissioners, elected and appointed officials, directors, board members, council members, commissioners, authorities, committees, employees, agents, volunteers, and/or any such persons' successors.
 - d. **Day** means any calendar day beginning at 12:00 a.m. and ending at 11:59 p.m.
 - e. **Public Body** means the City of Auburn Hills including, but not limited to, its council, its Board, its departments, its divisions, elected and appointed officials, directors, board members, council members, commissioners, authorities, committees, employees, agents, subcontractors, attorneys, volunteers, and/or any such persons' successors.
 - f. **Public Body Employee** means any employees, officers, directors, members, managers, trustees, volunteers, attorneys, representatives of Public Body, licensees, concessionaires, contractors, subcontractors, independent contractors, agents, and/or any such persons' successors or predecessors (whether such persons act or acted in their personal, representative or official capacities), and/or any persons acting by, through, under, or in concert with any of the above who use or have access to the funds provided under this Agreement. "Public Body Employee" shall also include any person who was a Public Body Employee at any time during the term of this Agreement but, for any reason, is no longer employed, appointed, or elected in that capacity.
2. **GRANT.** Subject to the terms and conditions of this Agreement, and in reliance upon the Public Body's affirmations set forth below, the County agrees to make, and the Public Body agrees to accept, the grant funds.
- a. County will distribute \$125,000 in grant funds to Public Body for the project scope attached and incorporated into this Agreement as **Exhibit A**.
 - b. PUBLIC BODY UNIQUE ENTITY IDENTIFIER (OR DUNS NUMBER):
W9AZEM7ZD4E3
 - c. FEDERAL AWARD IDENTIFICATION NUMBER (FAIN): SLFRP2640
 - d. CATALOG OF FEDERAL DOMESTIC ASSISTANCE (CFDA) NUMBER: 21.027
 - e. FEDERAL AWARD DATE: May 28, 2021
 - f. SUBAWARD PERIOD OF PERFORMANCE START AND END:
February 2023 – December 2023.
 - g. AWARD IS NOT FOR RESEARCH & DEVELOPMENT (R&D): Funds cannot be used for research and development related expenditures.
 - h. INDIRECT COST RATE FOR FEDERAL AWARD: Indirect costs are not eligible for this Agreement.
 - i. CONTACT PERSON FOR COUNTY/PASS THROUGH ENTITY: Kenneth Dobson, unless another person is designated in writing by the County.
 - j. DEFINED USE OF FUNDS: All grant funds must be expended in accordance with this Agreement and the guidelines for ARPA funds.
3. **PUBLIC BODY'S RESPONSIBILITIES.**
- a. Public Body's grant match requirements, if any, are detailed in **Exhibit B**, which is attached hereto and incorporated as part of this Agreement.

- b. Public Body shall invoice the County for the grant amount listed in 2.a. after this Agreement is executed.
- c. Public Body shall submit to Oakland County quarterly reporting on the grant funds, including:
 - 1. Project progress reports, including completion of deliverables included in project scope;
 - 2. Accounting of incurred expenses and grant funds expended; and
 - 3. Any other relevant information or records, to be determined by County.
- d. Public Body shall submit to Oakland County a final report by the end of the Agreement or within 30 days after final project completion, whichever date is sooner, on the grant funds, including:
 - 1. Project completion report;
 - 2. Full accounting of its expenditure of grant funds;
 - 3. Certification of its use of grant funds and fulfillment of the terms of the Agreement; and
 - 4. Any other relevant information or records, to be determined by County.
- e. Public Body shall respond to and be responsible for Freedom of Information Act requests relating to Public Body's records, data, or other information.
- f. Public Body must comply with any other reporting requirements regarding the grant funds and/or this Agreement, as determined by the County.

4. COUNTY'S RESPONSIBILITIES.

- a. County shall designate in writing a department, individual, or other entity to oversee the reporting requirements set forth in Section 3 above to ensure timely reporting, accurate accounting, and verification of final certification.
- b. County shall pay the invoice provided by the Public Body within 30 days of receiving it from the Public Body.

5. PUBLIC BODY AFFIRMATIONS.

- a. Public Body affirms that any and all representations made to County in connection with its application and this grant were accurate, truthful and complete and remain so. Public Body acknowledges that all representations and information provided have been relied on by the County to provide funding under this Agreement. Public Body shall promptly notify County, in writing, of the occurrence of any event or any material change in circumstances which would make any Public Body representation or information untrue or incorrect or otherwise impair Public Body's ability to fulfill its obligations under this Agreement.
- b. Public Body will comply with any federal, state, or local public health orders or mitigation recommendations regarding the COVID-19 pandemic which are in effect as of the date this Agreement is signed by both Parties.
- c. Public Body may not use grant funds for expenses for which the Public Body has received any other federal funds or emergency COVID-19 supplemental funding, whether it be state, federal, or private in nature, for the same expense. No portion of grant funds may be used for the purpose of obtaining additional Federal funds under any other law of the United States, except if authorized by law. Public Body shall promptly notify County if it receives insurance proceeds or other disaster assistance (public or private) that duplicates the funding received under this Agreement. Grant funds may not be used to cover expenses that were reimbursed by insurance.

- d. Public Body shall not carry out any activities under this Agreement that results in a prohibited duplication of benefits as defined by Section 312 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5155) and in accordance with Section 1210 of the Disaster Recovery Reform Act of 2018 (division D of Public Law 115–254; 132 Stat. 3442), which amended Section 312 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5155). If the Public Body receives duplicate benefits from another source for projects related to this disaster, the Public Body must refund the benefits provided by the County to the County. Duplication of benefits occurs when Federal financial assistance is provided to a person or entity through a program to address losses resulting from a Federally-declared emergency or disaster, and the person or entity has received (or would receive, by acting reasonably to obtain available assistance) financial assistance for the same costs from any other source (including insurance), and the total amount received exceeds the total need for those costs.
 - e. Public Body shall use all grant funds it receives under this Agreement by December 31, 2026. Any grant funds not used by that date must be returned to County.
 - f. Public Body understands that the grant funds it receives under this Agreement are a subaward of County's LFRF funds, and that County is required to manage and monitor any subrecipient of LFRF funds. Therefore, Public Body agrees to comply with any subrecipient monitoring requirements established by County or by Federal law.
6. **REPAYMENT REMEDIES.** Public Body is subject to repayment to the County of an amount equal to the grant funds received by Public Body in the event Public Body has made material misrepresentations to the County in its application, voluntary bankruptcy or insolvency proceeding are commenced against the Public Body and not set aside within sixty (60) days, or the Public Body fails to otherwise comply with the requirements of this Agreement. In the event County later determines the information Public Body provided in conjunction with this Agreement, or that Public Body was ineligible for the grant funds, or that Public Body's use of the grant funds following receipt was contrary to this Agreement, Public Body agrees to repay the grant funds to County in full. County further retains all rights and remedies allowed in law or equity, including seeking payment of its reasonable costs and expenses incurred enforcing its rights and remedies.
7. **TAX LIABILITY.** County and Public Body agree that to the extent that any part of the aforementioned funds are deemed to be taxable, that Public Body agrees to be fully responsible for the payment of any taxes, including withholding payments, social security, or other funds which are required to be withheld. Public Body agrees to provide County with all information and cooperation necessary to execute a completed 1099-G form; which County will file with the United States Internal Revenue Service. Public Body acknowledges that Public Body will consult with a tax professional regarding the tax implications, if any, of the grant funds, and/or hereby waives the option to do so. Public Body further agrees to indemnify and hold County harmless for the payment of any tax or withholding payments, including any penalty assessed it may owe under this Agreement.
8. **CONFLICT OF INTEREST.** Pursuant to Public Act 317 and 318 of 1968, as amended (MCL 15.301, *et seq.* and MCL 15.321, *et seq.*), to avoid any real or perceived conflict of interest, Public Body shall disclose to County the identity of all Public Body Employees and all relatives of Public Body Employees who: a) are employed by the County or are elected or appointed officials of the County, on the date this Agreement is executed; and b) becomes employed or appointed by the County or becomes an elected official of County during the term of the Agreement.
9. **ACCESS TO RECORDS AND AUDIT.** Payments from ARPA funds are subject to 2 C.F.R. 200.303 regarding internal controls, 2 C.F.R. 200.331-333 regarding subrecipient monitoring and

management, and 2 C.F.R. Part 200 Subpart F regarding audit requirements. Where applicable, these requirements are considered legally binding and enforceable under this Agreement. Oakland County reserves the right to use any legal remedy at its disposal including, but not limited to, disallowance of costs, withholding of funds or recoupment as may be necessary to satisfy requirements. Subawards or subcontracts, if any, shall contain a provision making them subject to all of the provisions in this Agreement.

Public Body shall maintain all records pertinent to the Agreement and any amendments, including backup copies, for a period of five (5) years. The records shall be kept in accordance with generally accepted accounting practices, utilize adequate internal controls and shall maintain necessary documentation for all costs incurred, including documentation and an inventory of all equipment purchased with grant funds. These internal controls should be in compliance with guidance in “Standards for Internal Control in the Federal Government” issued by the Comptroller General of the United States or the “Internal Control Integrated Framework”, issued by the Committee of Sponsoring Organizations of the Treadway Commission (COSO).

In addition to County, the U.S. Department of Treasury, or their authorized representatives, shall be provided the right to audit all records pertaining to the expenditure and use of grant funds. All records with respect to any matters covered by this Agreement shall be made available to County, the Federal awarding agency, and the Comptroller General of the United States or any of their authorized representatives, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by Public Body within 30 days after receipt by the Public Body. Failure of Public Body to comply with the audit requirements will constitute a violation of this Agreement.

Fund payments are considered “other federal financial assistance” under Title 2 C.F.R. 200 – Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (“Uniform Guidance”) and are subject to the Single Audit Act Amendments of 1996 (31 U.S.C. 7501-7507 or program specific audit pursuant to 2 C.F.R. 200.501(a) when Public Body spends \$750,000 or more in federal awards during their fiscal year.

Fund payments are subject to 2 C.F.R. 200.303 regarding internal controls. Subrecipient must establish and maintain effective internal control over the Federal award that provides reasonable assurance that the Subrecipient is managing the award in compliance with Federal statutes, regulations, and the terms and conditions of the award.

Fund payments are subject to 2 C.F.R. 200.330 through 200.332 regarding Public Body monitoring and management. Fund payments are subject to Subpart F regarding audit requirements. Failure of Public Body to comply with the audit requirements will constitute a violation of this Agreement. Public Body may be required to submit a copy of that audit to the County in accordance with the Uniform Guidance.

10. **COMPLIANCE WITH LAWS.** Public Body shall comply with all federal, state, and local laws, statutes, ordinances, regulations, and all requirements applicable to its activities under the Agreement and grant. This includes the following:

- a. Public Body must comply with 2 C.F.R. 200.303(e) and take reasonable measures to safeguard protected personally identifiable information, as defined in 2 C.F.R. 200.82, and other information County designates as sensitive or the Public Body considers sensitive consistent with applicable Federal, state, and local laws regarding privacy and obligations of confidentiality.

- b. Public Body must comply with 2 C.F.R. 200.322 if it is passing through grant funds/issuing subawards to other entities.
- c. Public Body must comply with 31 U.S.C. Chapter 38, Administrative Remedies for False Claims and Statements. Public Body will not pass-through grant funds to an entity listed in the SAM Exclusions. SAM Exclusions is the list maintained by the General Services Administration that contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. SAM exclusions can be accessed at www.sam.gov.
- d. Public Body must register at sam.gov.
- e. Public Body must comply with Title VI of the Civil Rights Act of 1964, and any implementing regulations, which prohibits entities receiving Federal financial assistance from excluding from a program or activity, denying benefits or services, or otherwise discriminating against a person on the basis of race, color, national origin (including limited English proficiency), disability, age, or sex (including sexual orientation and gender identity). All applicable U.S. Department of Treasury Title VI regulations are incorporated into this Agreement and made a part of this Agreement.

11. **DURATION OF INTERLOCAL AGREEMENT.**

- a. This Agreement shall be effective when executed by both Parties with resolutions passed by the governing bodies of each Party. The approval and terms of this Agreement shall be entered in the official minutes of the governing bodies of each Party. An executed copy of this Agreement and any amendments shall be filed by the County Clerk with the Secretary of State.
- b. This Agreement shall remain in effect until December 31, 2026, or until cancelled or terminated by any of the Parties pursuant to the terms of the Agreement. Public Body shall comply with the record keeping, reporting, audit response, and fund return requirements of this Agreement after the termination of this Agreement.

12. **ASSURANCES.**

- a. **Responsibility for Claims.** Each Party shall be responsible for any Claims made against that Party by a third party, and for the acts of its employees arising under or related to this Agreement.
- b. **Responsibility for Attorney Fees and Costs.** Except as provided for in Sections 7 and 14, in any Claim that may arise from the performance of this Agreement, each Party shall seek its own legal representation and bear the costs associated with such representation, including judgments and attorney fees.
- c. **No Indemnification.** Except as otherwise provided for in this Agreement, neither Party shall have any right under this Agreement or under any other legal principle to be indemnified or reimbursed by the other Party or any of its agents in connection with any Claim.
- d. **Costs, Fines, and Fees for Noncompliance.** Public Body shall be solely responsible for all costs, fines and fees associated with any misuse of the grant funds and/or for noncompliance with this Agreement by Public Body Employees.
- e. **Reservation of Rights.** This Agreement does not, and is not intended to, impair, divest, delegate or contravene any constitutional, statutory, and/or other legal right, privilege, power, obligation, duty, or immunity of the Parties. Nothing in this Agreement shall be construed as a waiver of governmental immunity for either Party.

- f. **Authorization and Completion of Agreement.** The Parties have taken all actions and secured all approvals necessary to authorize and complete this Agreement. The persons signing this Agreement on behalf of each Party have legal authority to sign this Agreement and bind the Parties to the terms and conditions contained herein.

13. **TERMINATION OR CANCELLATION OF AGREEMENT.**

- a. County may terminate or cancel this Agreement at any time if it determines that Public Body has expended the grant funds in violation of ARPA requirements or this Agreement. If County terminates or cancels this Agreement, Public Body shall be liable to repay County the amount of money expended in violation of ARPA requirements or this Agreement. County may utilize the provisions in Section 14 to recoup the amount of money owed to County by Public Body.
- b. Public Body may terminate or cancel this Agreement at any time. If Public Body terminates or cancels this Agreement, it shall immediately return to County any and all grant funds it has received.
- c. If either Party terminates or cancels this Agreement, they shall provide written notice to the other Party in the manner described in Section 21.

14. **SETOFF OR RETENTION OF FUNDS**

- a. In any case where Public Body is required to return an amount of money to County under this Agreement, Public Body agrees that unless expressly prohibited by law, County or the Oakland County Treasurer, at their sole option, shall be entitled to set off from any other Public Body funds that are in County's possession for any reason, including but not limited to, the Oakland County Delinquent Tax Revolving Fund ("DTRF"), if applicable. Any setoff or retention of funds by County shall be deemed a voluntary assignment of the amount by Public Body to County. Public Body waives any Claims against County or its Officials for any acts related specifically to County's offsetting or retaining of such amounts. This paragraph shall not limit Public Body's legal right to dispute whether the underlying amount retained by County was actually due and owing under this Agreement.
- b. Nothing in this Section shall operate to limit County's right to pursue or exercise any other legal rights or remedies under this Agreement or at law against Public Body to secure payment of amounts due to County under this Agreement. The remedies in this Section shall be available to County on an ongoing and successive basis if Public Body becomes delinquent in its payment. Notwithstanding any other term and condition in this Agreement, if County pursues any legal action in any court to secure its payment under this Agreement, Public Body agrees to pay all costs and expenses, including attorney fees and court costs, incurred by County in the collection of any amount owed by Public Body.

15. **DELEGATION OR ASSIGNMENT.** Neither Party shall delegate or assign any obligations or rights under this Agreement without the prior written consent of the other Party.

16. **NO THIRD-PARTY BENEFICIARIES.** Except as provided for the benefit of the Parties, this Agreement does not and is not intended to create any obligation, duty, promise, contractual right or benefit, right to indemnification, right to subrogation, and/or any other right in favor of any other person or entity.

17. **NO IMPLIED WAIVER.** Absent a written waiver, no act, failure, or delay by a Party to pursue or enforce any rights or remedies under this Agreement shall constitute a waiver of those rights with regard to any existing or subsequent breach of this Agreement. No waiver of any term, condition, or provision of this Agreement, whether by conduct or otherwise, in one or more instances shall be

deemed or construed as a continuing waiver of any term, condition, or provision of this Agreement. No waiver by either Party shall subsequently affect its right to require strict performance of this Agreement.

18. **SEVERABILITY**. If a court of competent jurisdiction finds a term or condition of this Agreement to be illegal or invalid, then the term or condition shall be deemed severed from this Agreement. All other terms, conditions, and provisions of this Agreement shall remain in full force.
19. **PRECEDENCE OF DOCUMENTS**. In the event of a conflict between the terms and conditions of any of the documents that comprise this Agreement, the terms in the Agreement shall prevail and take precedence over any allegedly conflicting terms and conditions.
20. **CAPTIONS**. The section and subsection numbers, captions, and any index to such sections and subsections contained in this Agreement are intended for the convenience of the reader and are not intended to have any substantive meaning. The numbers, captions, and indexes shall not be interpreted or be considered as part of this Agreement. Any use of the singular or plural, any reference to gender, and any use of the nominative, objective or possessive case in this Agreement shall be deemed the appropriate plurality, gender or possession as the context requires.
21. **NOTICES**. Notices given under this Agreement shall be in writing and shall be personally delivered, sent by express delivery service, certified mail, or first-class U.S. mail postage prepaid, and addressed to the person listed below. Notice will be deemed given on the date when one of the following first occur: (i) the date of actual receipt; (ii) the next business day when notice is sent express delivery service or personal delivery; or (iii) three days after mailing first class or certified U.S. mail.
 - a. If Notice is sent to County, it shall be addressed and sent to: Oakland County Executive, 2100 Pontiac Lake Rd., Waterford, MI, 48328, and the Chairperson of the Oakland County Board of Commissioners, 1200 North Telegraph Road, Pontiac, MI, 48328.
 - b. If Notice is sent to Public Body, it shall be addressed to: City of Auburn Hills, City Manager, 1827 North Squirrel Auburn Hills, MI 48326 and the Mayor of the City of Auburn Hills, 1827 North Squirrel Auburn Hills, MI 4832
22. **GOVERNING LAW/CONSENT TO JURISDICTION AND VENUE**. This Agreement shall be governed, interpreted, and enforced by the laws of the State of Michigan. Except as otherwise required by law or court rule, any action brought to enforce, interpret, or decide any Claim arising under or related to this Agreement shall be brought in the 6th Judicial Circuit Court of the State of Michigan, the 50th District Court of the State of Michigan, or the United States District Court for the Eastern District of Michigan, Southern Division, as dictated by the applicable jurisdiction of the court. Except as otherwise required by law or court rule, venue is proper in the courts set forth above.
23. **SURVIVAL OF TERMS**. The Parties understand and agree that all terms and conditions of this Agreement that require continued performance, compliance, or effect beyond the termination date of the Agreement shall survive such termination date and shall be enforceable in the event of a failure to perform or comply.
24. **ENTIRE AGREEMENT**.
 - a. This Agreement represents the entire agreement and understanding between the Parties regarding the grant funds, and supersedes all other oral or written agreements between the Parties.
 - b. The language of this Agreement shall be construed as a whole according to its fair

meaning, and not construed strictly for or against any Party.

IN WITNESS WHEREOF, Honorable Kevin R. McDaniel, Mayor hereby acknowledges that he/she has been authorized by a resolution of the City of Auburn Hills, a certified copy of which is attached, to execute this Agreement on behalf of Public Body and hereby accepts and binds Public Body to the terms and conditions of this Agreement.

EXECUTED: _____
Kevin R McDaniel, Mayor, City of Auburn Hills

DATE: 02/20/23

WITNESSED: _____
Laura Pierce, Clerk, City of Auburn Hills

DATE: 02/20/23

IN WITNESS WHEREOF, David Woodward, Chairperson, Oakland County Board of Commissioners, hereby acknowledges that he has been authorized by a resolution of the Oakland County Board of Commissioners to execute this Agreement on behalf of Oakland County, and hereby accepts and binds Oakland County to the terms and conditions of this Agreement.

EXECUTED: _____
David Woodward, Chairperson
Oakland County Board of Commissioners

DATE: _____

WITNESSED: _____
Oakland County Board of Commissioners
County of Oakland

DATE: _____

EXHIBIT A

EXHIBIT B

EXHIBIT A

CITY OF AUBURN HILLS COMMUNITY CENTER

2023 KITCHEN EQUIPMENT UPGRADE

PROJECT SCOPE

PROJECT BACKGROUND AND DESCRIPTION

When the Community Center was built in 2006 the kitchen was designed to have cooking equipment installed in the future. In 2019 the city determined it was time to move forward with installing cooking equipment in the kitchen. Initial plans included a partnership with local university and their nutrition program. COVID-19 significantly impacted the delay of this project. In the meantime, the university was able to secure a location that was a better fit for their students.

The city continued to move forward with the installation of the cooking kitchen equipment to enhance not only the senior nutrition program, but to offer community cooking and nutrition programs through partnerships with the university nutrition program, hospitals, restaurants, local chefs, MSU Extension and more. A kitchen design and equipment consultant with extensive experience in designing and installing commercial equipment in schools and community centers, provided the design and layout of the kitchen

PROJECT SCOPE

Install commercial grade kitchen equipment in existing Community Center kitchen. The equipment upgrade to the kitchen includes commercial cooking equipment, convection ovens, hood vent, required fire suppression, roof equipment, electrical, plumbing and gas improvements for equipment, cooking supplies, storage, and other equipment. The kitchen equipment has been predetermined by the kitchen design and equipment consultant. The RFP will include the specifications and required timeframe to complete. This project will follow building, fire, and other regulatory codes. City staff will be overseeing the project.

FUTURE

Once this project is completed both the Senior Services and Recreation Departments will begin offering a host of classes and events. Examples of classes will include health eating, preparing meals on a budget, a variety of different cultural cooking classes, preparing a meal from the garden, vegan and vegetarian cooking, etc. Other offerings may include special meals for the seniors, dance, and dinners, learning to decorate cakes, cookies, etc. Community Partners may include local Chefs, restaurants, hospital nutrition departments, the MSU Extension programs, hospitality, and food service student programs.

TIMELINE

PROJECT PHASE	STARTING	ENDING	ESTIMATED PROJECT DRAWS	REQUEST FOR FUNDS	
UPDATE BID PACKET & POST ON MITEN	December 2022	January 2023	NO DRAW		
REVIEW BIDS, PRESENT TO TIFA AND CITY COUNCIL/AWARD CONTRACTS	MARCH 2023	MARCH 2023	NO DRAW		
ORDER COMMERCIAL EQUIPMENT / COOKWARE / SUPPLIES	MARCH 2023	April /May 2023	COMMERCIAL EQUIPMENT ORDER - 50% DRAW-TIFA / SUPPLIES -TIFA	MARCH /APRIL 2023	
DPW PREP-PLUMBING, ELECTRICAL, GAS	February / March 2023	April 2023	LABOR AND SUPPLIES -DPW	MARCH/ APRIL 2023	
EQUIPMENT INSTALL	April/May 2023	May 31, 2023			
PROJECT INSPECTED /COMPLETED	May 2023	May 31, 2023	FINAL INVOICES	MAY / JUNE 2023	

EXHIBIT B
CITY OF AUBURN HILLS COMMUNITY CENTER
2023 KITCHEN EQUIPMENT UPGRADE
MAXIMUM GRANT AWARD AND LOCAL MATCH

Maximum Grant Award	Local Match
\$125,000	\$125,000.00

The City of Auburn Hills acknowledges that the costs of project will be split evenly between the grant award and city funds. The City of Auburn Hills further acknowledges and that the grant award will equal the local match up to \$125,000.00 and that the grant award will not exceed said amount.



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 20, 2023

AGENDA ITEM NO 7D

FINANCE/TREASURY

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Chris Winter, Accountant
Submitted: February 2, 2023
Subject: Motion – To Amend 2023 General Fund Departments and other Funds for changes in insurance costs.

INTRODUCTION AND HISTORY

In 2022, the City changed insurance carriers for the 2023 fiscal year. The 2023 budget was based on prior years history and needs to be amended for the actual costs of the 2023 award of insurance to the new vendor. The net allocation is an increase to the overall City-wide budget of \$25,196 but the allocations of the various premiums to make up the total coverages changed. Amendments that increase and decrease applicable General Fund departments, Water and Sewer Fund, and Major and Local Roads are shown below.

GL Number	General Fund Department	2023 Budget	Appropriations Increase/(Decrease)	2023 Amended Budget
101-371-957.001	BUILDING SERVICES	0.00	1,627	1,627
101-265-957.001	FACILITIES	0.00	333	333
101-336-957.002	FIRE - ADMIN	38,996.00	(6,328)	32,668
101-339-957.001	FIRE - SUPPRESSION	14,760.00	(9,881)	4,879
101-261-957.001	GENERAL ADMIN	13,333.00	(11,435)	1,898
101-261-957.002	GENERAL ADMIN	88,322.00	(3,549)	84,773
			(14,984)	
101-266-957.001	GROUNDS	0.00	2,192	2,192
101-770-957.001	PARKS	3,116.00	(1,691)	1,425
101-305-957.002	POLICE - ADMIN	59,223.00	37,024	96,247
101-301-957.001	POLICE - PATROL	0.00	10,570	10,570
101-686-957.001	SMART (SENIORS)	2,041.00	(1,227)	814
101-686-957.002	SMART (SENIORS)	859.00	(265)	594
			(9,342)	
Net Increase to General Fund Departments			17,370	
202-452-957.001	MAJOR ROADS	11,842.00	(9,033)	2,809
202-452-957.002	MAJOR ROADS	4,290.00	128	4,418
Net Decrease to Major Road Fund			(8,905)	
203-453-957.001	LOCAL ROADS	11,802.00	(9,006)	2,796
203-453-957.002	LOCAL ROADS	3,431.00	198	3,629
Net Decrease to Local Road Fund			(8,808)	
251-735-957.002	TIFA A	4,851.00	2,677	7,528
Net Increase to TIFA A Fund			2,677	
584-753-957.002	FIELDSTONE GOLF COURSE	20,590.00	(8,990)	11,600
Net Decrease to Fieldstone Golf Course Fund			(8,990)	
592-535-957.002	SEWER	6,759.00	625	7,384
592-535-957.001	SEWER	7,229.00	(5,684)	1,545
592-536-957.002	WATER	13,551.00	4,075	17,626
592-536-957.001	WATER	3,589.00	(2,218)	1,371
Net Decrease to Water/Sewer Fund			(3,202)	
661-594-957.002	FLEET	10,484.00	(2,590)	7,894
661-594-957.661	FLEET	43,964.00	37,644	81,608
Net Increase to Fleet Fund			31,852	
Account Key				
957.001	PHYSICAL DAMAGE INSURANCE			
957.002	LIABILITY INSURANCE			
957.661	AUTO LIABILITY			

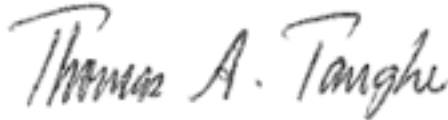
STAFF RECOMMENDATION

Staff recommends amending the Physical Damage, Liability, and Auto Liability Insurance line items for the General fund departments totaling an increase in appropriations of \$17,370, increase in appropriations for TIFA A Fund of \$2,677, and increase in appropriations for Fleet Fund of \$35,054. Further, decrease the appropriations for the Water/Sewer fund \$3,202, the Major Road Fund \$8,905, the Local Road Fund \$8,808, and the Golf Course Fund \$8,990. The total increase in appropriations is \$25,196 from \$363,032 to \$388,228.

MOTION

Move to amend each General Fund department as shown in the detail with a net increase of appropriations of \$17,370, an increase in appropriations for TIFA A Fund of \$2,677, and an increase in appropriations for Fleet Fund of \$35,054. Further, decrease the appropriations for the Water/Sewer fund \$3,202, the Major Road Fund \$8,905, the Local Road Fund \$8,808, and the Golf Course Fund \$8,990.

I CONCUR:



THOMAS A. TANGHE, CITY MANAGER



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 20, 2023

AGENDA ITEM NO 7E

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Stephen Baldante, Director of Public Works
Submitted: February 2, 2023
Subject: Motion – To Approve the Revised Resolution of Support for the Reconstruction of Brown Road

INTRODUCTION AND HISTORY

On August 22, 2022, City Council approved a resolution of support for the Reconstruction of Brown Road. Over the past few months, there have been some significant changes to the scope of work for the project as well as a change in estimated start date. These large changes have prompted the Michigan Department of Transportation (MDOT) to request a new resolution of support for the project.

MDOT administers the Transportation Economic Development Fund-Category “A” program to promote increased economic potential and improve the quality of life through the support of job creation and retention. Eligible recipients of this funding include all county road commissions in the State of Michigan. GM is investing \$4 billion to convert the Orion Assembly Plant to produce electric trucks which will create new jobs and drive facility and capacity expansion at the site.

The revised project now consists of a complete reconstruction of Brown Road with the total removal of existing pavement, replacement with 10” of hot mix asphalt, and curb and gutter replacement. In addition, the projected start date has moved from 2023 to become a calendar year 2024 project. The project area consists of Brown Road from Jamm Road to South Giddings Road, Giddings Road from Brown Road to Silverbell Road, and Silverbell Road from Giddings Road to Lapeer Road (M-24). The project will include the addition of a left-turn lane on Brown Road from approximately N. Atlantic Boulevard to the existing turn lane at Giddings Road. An additional feature of the new project will be the construction of right turn lanes to be added at GM gate 3, GM gate 4 and the GM haul way yard gate. There will also be traffic signals added at GM gates 1, 3, and 4.

The Board of County Road Commissioners for Oakland County, the Charter Township of Orion, the City of Auburn Hills, and the Federal Surface Transportation Program will enter into a local cost participation agreement for \$5,000,000 in local match for the project and the Board of County Road Commissioners for Oakland County will serve as lead agency to include permits, design, inspection, and administration of construction services. The cost associated with the project for the city remains the match portion of the cost participation agreement related to Brown Road portion. The current cost estimate for our share of the project ranges from \$100,000 to \$300,000 based upon the actual amount of grant funding received. Once the project scope and grant funding has been finalized, an agreement detailing the actual cost to the city will be brought to City Council for approval.

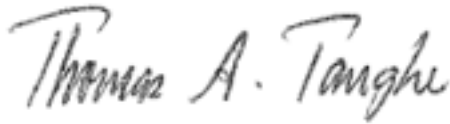
STAFF RECOMMENDATION

Staff recommends approving the revised Resolution of Support for the Reconstruction of Brown Road, and to support the Board of Road Commissioners for Oakland County actively seeking Transportation Economic Development Fund- Category “A” funds for the rehabilitation and reconstruction of Brown Road, Giddings Road, Silverbell Road and hereby directs the application for funding be submitted to the Michigan Department of Transportation, Office of Economic Development.

MOTION

Move to approve the Revised Resolution of Support for the Reconstruction of Brown Road, and to support the Board of Road Commissioners for Oakland County actively seeking Transportation Economic Development Fund – Category “A” funds for the rehabilitation and reconstruction of Brown Road, Giddings Road, and Silverbell Road, and hereby directs that the application for funding be submitted to the Michigan Department of Transportation, Office of Economic Development.

I CONCUR:

A handwritten signature in dark ink, reading "Thomas A. Tanghe". The signature is written in a cursive, flowing style.

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS

RESOLUTION OF SUPPORT FOR THE RECONSTRUCTION OF BROWN ROAD

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, at 7:00 p.m. on the 20th day of February, 2023, the following resolution was offered by Councilperson _____ and supported by Councilperson _____:

WHEREAS, the Michigan Department of Transportation (MDOT) administers the Transportation Economic Development Fund - Category "A" program to promote increased economic potential and improve the quality of life through support of job creation and retention in Michigan; and

WHEREAS, eligible recipients include all county road commissions in the State of Michigan; and

WHEREAS, General Motors is investing \$4 billion to convert the Orion Assembly plant to produce electric trucks using the General Motors developed Ultium Platform, which gives the company the flexibility to build vehicles for every customer and segment. This investment is expected to create more than 2,350 new jobs at Orion and retain approximately 1,000 current jobs when the plant is fully operational. General Motors estimates the new jobs at Orion will be filled by a combination of General Motors transferees and new hires. Electric truck production, including the Chevrolet Silverado EV and electric GMC Sierra, will begin at Orion in 2024. The Orion investment will drive significant facility and capacity expansion at the site, including new body and paint shops and new general assembly and battery pack assembly areas. Production of the Chevrolet Bolt EV and EUV will continue during the plant's conversion. Site work has already begun.; and

WHEREAS, the Reconstruction of Brown Road project includes the total removal of existing pavement and replacement with 10" of hot mix asphalt and the replacement of curb and gutter on Brown Road from Jamm Road to South Giddings Road, Giddings Road from Brown Road to Silverbell Road and Silverbell Road from Giddings Road to M-24 (Lapeer Road). The project will include the addition of a left-turn lane on Brown Road from approximately N. Atlantic Boulevard to the existing left turn lane at Giddings Road. Construction of right turn lanes at GM gate 3, GM gate 4 and GM haul way yard gate. There will be installation of traffic signals at GM gate 1, GM gate 3 and GM gate 4 as well as a right turn flare at GM gate 1; and

WHEREAS, the Board of County Road Commissioners for Oakland County, Michigan, the Charter Township of Orion, the City of Auburn Hills, and the Federal Surface Transportation Program will enter into a local cost participation agreement for \$5,000,000 in local match for the project; and

WHEREAS, the Board of County Road Commissioners for Oakland County, Michigan will serve as lead agency, issue construction permits for work in the road right-of-way, coordinate the design of the project and provide staff to inspect and administer the construction activities; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Auburn Hills supports the Board of Road Commissioners for Oakland County, Michigan actively seeking Transportation Economic

Development Fund - Category "A" funds for the rehabilitation and reconstruction of Brown Road; Giddings Road; and Silver Bell Road and hereby directs that the application for funding be submitted to the Michigan Department of Transportation, Office of Economic Development.

AYES:

NAYES:

ABSENT:

ABSTENTIONS:

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

I, LAURA PIERCE, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 20th day of February, 2023, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this _____ day of _____, 2023.

LAURA PIERCE
City Clerk



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: August 22nd, 2022

AGENDA ITEM NO. _____

Department of Public Works

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Stephen Baldante, Director-DPW
Submitted: August 16, 2022
Subject: Motion – Approve the Resolution of Support for the Reconstruction of Brown Road

INTRODUCTION AND HISTORY

The Michigan Department of Transportation (MDOT) administers the Transportation Economic Development Fund – Category “A” program to promote increased economic potential and improve the quality of life through support of job creation and retention in Michigan. Eligible recipients of this funding include all county road commissions in the State of Michigan. GM is investing \$4 billion to convert the Orion Assembly plant to produce electric trucks which will create new jobs, and drive facility and capacity expansion at the site.

The project includes the milling and resurfacing of 3 inches of Hot Mix Asphalt and the replacement of curb and gutter on Brown Road from Jamm Road to South Giddings Road, Giddings Road from Brown Road to Silverbell Road and Silverbell Road from Giddings Road to M-24 (Lapeer Road). The project will include the addition of a left-turn lane on Brown Road from approximately N. Atlantic Boulevard to the existing left turn lane at Giddings Road.

The Board of County Road Commissioners for Oakland County, the Charter Township of Orion, the City of Auburn Hills, and the Federal Surface Transportation Program will enter into a local cost participation agreement for \$5,000,000 in local match for the project and the Board of County Road Commissioners for Oakland County will serve as lead agency to include permits, design, inspection, and administration of construction activities.

STAFF RECOMMENDATION

Staff recommends approving the Resolution of Support for the Reconstruction of Brown Road (Exhibit A), and to support the Board of Road Commissioners for Oakland County actively seeking Transportation Economic Development Fund – Category “A” funds for the rehabilitation and reconstruction of Brown Road, Giddings Road and Silverbell Road and hereby directs that the application for funding be submitted to the Michigan Department of Transportation, Office of Economic Development.

MOTION

Move to approve the Resolution of Support for the Reconstruction of Brown Road (Exhibit A), and to support the Board of Road Commissioners for Oakland County actively seeking Transportation Economic Development Fund – Category “A” funds for the rehabilitation and reconstruction of Brown Road, Giddings Road and Silverbell Road and hereby directs that the application for funding be submitted to the Michigan Department of Transportation, Office of Economic Development.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: February 20, 2023

AGENDA ITEM NO 7F

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Stephen Baldante, Director of Public Works
Submitted: February 8, 2023
Subject: Motion – Move to allow the Director of Public Works to execute the cost share agreement for traffic control device #396 with the Road Commission for Oakland County.

INTRODUCTION AND HISTORY

The City of Auburn Hills has multiple agreements with the Road Commission for Oakland County (RCOC) to maintain traffic signal lights. These agreements are setup as a form of cost participation agreement where percentages are allocated to the maintenance costs of the traffic lights based upon geographic location. The costs associated with the traffic lights are focused on installation, removal, and maintenance and operation.

There is a traffic signal located at the corner of Opdyke Road and Hempstead Road that RCOC has been bearing the cost of for many years. This traffic signal borders Auburn Hills and Pontiac. The original agreement dated back to 1977 noted the City of Pontiac maintained 75% of the costs and the Oakland County Road Commission maintained 25% of the costs. This agreement was modified later to include a private road for a business to share in the cost, but that business has been dissolved for a number of years. Since that time more than a decade ago, RCOC has been solely responsible for both the maintenance and cost to maintain the traffic lights at the intersection.

The traffic signal borders Auburn Hills and Pontiac and is located at a relatively busy intersection with consistent traffic moving through the area. The Road Commission for Oakland County has approached the city to entertain the idea of a cost participation agreement where the county would assume 66.67% and the City of Auburn Hills would contribute 33.33% to maintain the traffic light. Maintaining traffic signals is an important part of the safety and well-being of the community and this agreement would help to properly maintain the traffic light moving into the future. The location of this traffic signal aids traffic flow near the Orchards and Grant Graham Elementary School. The estimated cost associated with the maintenance of the traffic light will total approximately \$750 per year.

STAFF RECOMMENDATION

Staff recommends City Council authorize the Director of Public Works to sign the agreement with the Road Commission for Oakland County for the cost participation of traffic signal number 396 located at the intersection of Opdyke Road and Hempstead Road.

MOTION

Move to allow the Director of Public Works to execute the cost share agreement for traffic control device number 396 located at the intersection of Opdyke Road and Hempstead Road with the Road Commission for Oakland County.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

**STATE OF MICHIGAN
BOARD OF COUNTY ROAD COMMISSIONERS
OAKLAND COUNTY
AGREEMENT FOR TRAFFIC CONTROL DEVICE**

Type of Work: Maintenance of a Traffic Signal

Location: Opdyke Road at Hempstead Road

Signal No: 396

Date Effective:

Under authority of state law and by virtue of resolution formally adopted by their respective governing bodies, the under-signed hereby agree to participate in the cost of installation, removal, maintenance and operation of the above traffic control device on the basis of the following division of costs. (Title to equipment shall remain with the purchasing agency, unless purchased for roads not under the jurisdiction of the Board of County Road Commissioners of the County of Oakland.) Invoices for costs are to be billed monthly by the Road Commission for Oakland County ("RCOC").

AGENCY	DIVISION OF COSTS		MAINTENANCE Percent
	INSTALLATION Percent	Estimated Cost	
Road Commission for Oakland County	N/A %	\$ N/A	66 2/3 %
City of Auburn Hills	N/A %	\$ N/A	33 1/3 %
Total	N/A %	\$ N/A	100 %

It is further agreed that the RCOC will be the agency invoiced for energy billings and/or communications billings ("BILLINGS"). The RCOC will pay the invoices for the BILLINGS and subsequently invoice the CITY OF AUBURN HILLS seeking reimbursement for payment of the BILLINGS pursuant to the division of costs stated above. The RCOC's payment of the BILLINGS shall be included as maintenance costs on the RCOC invoice to the CITY OF AUBURN HILLS.

It is further agreed that the agency responsible for making original and replacement installations and performing maintenance shall be the RCOC. The RCOC and CITY OF AUBURN HILLS the agency responsible for participating in maintenance costs, and the RCOC will invoice the CITY OF AUBURN HILLS for the maintenance costs pursuant to the division of costs stated above.

The CITY OF AUBURN HILLS shall pay all RCOC invoices within 30 days of the date of the invoice.

Each party to this agreement will remain responsible for any and all claims arising out of its own acts and/or omissions during the performance of the agreement, as provided by this agreement or by law. In addition, this is not intended to increase or decrease either party's liability for or immunity from tort claims. This agreement is also not intended to nor will it be interpreted as giving either party a right of indemnification, either by contract or by law, for claims arising out of the performance of this agreement.

In the event the traffic control device referred to in this agreement is located on a road or street that is under the jurisdiction of the RCOC and by virtue of this agreement will be maintained by an agency other than the RCOC, then and in that event the said agency hereby acknowledges that it is undertaking the RCOC's duty to maintain the said traffic control device, further agrees to provide insurance coverage protecting the RCOC, and further agrees to provide a Certificate of Insurance acceptable to the RCOC upon the agency's execution of this agreement.

This agreement is terminable on thirty days written notice by any party. The CITY OF AUBURN HILLS shall pay any outstanding invoices upon written notice of the termination, and the final invoice shall be paid immediately upon receipt.

APPROVED:
ROAD COMMISSION FOR OAKLAND COUNTY

Date _____

By _____

Danielle Deneau, P.E.

DIRECTOR OF TRAFFIC-SAFETY

Title of Authorized Official

APPROVED:

Date _____

By _____

Title of Authorized Official

BOARD OF COUNTY ROAD COMMISSIONERS

OAKLAND COUNTY

2420 PONTIAC LAKE ROAD
PONTIAC, MICHIGAN 48054

858-4571

AGREEMENT FOR TRAFFIC CONTROL DEVICE

Type of Work Modernize Traffic Signal

Location Opdyke and Hempstead

Signal Agreement No. 4-140

Village Pontiac

Date Effective June 22, 1977

Township

*Under authority of state law and by virtue of resolutions formally adopted by their respective governing bodies, the undersigned hereby agree to participate in the cost of installation, maintenance and operation of the above traffic control device on the basis of the following division of costs. (Title to equipment shall remain with the purchasing agency, unless purchased on roads not under the jurisdiction of the Board of County Road Commissioners.) The proportionate share of all costs are to be billed monthly. This agreement is terminable on thirty days written notice by any party.

AGENCY	DIVISION OF COSTS		INSTALLATION	MAINTENANCE
	Per Cent	Estimated Cost	Per Cent	
County of <u>Oakland County Road Commission</u>	<u>25</u> %	\$ <u>17.50</u>	<u>75</u> %	
City <u>Packard Pontiac</u>	<u>75</u> %	\$ <u>582.50</u>	<u>25</u> %	
Village	%		%	
Township	%		%	
Total	100 %	\$ <u>590.00</u>	100 %	

It is further agreed that the agency responsible for payment of energy billings and/or leased line interconnection billings included in maintenance costs, shall be the

☐ County Oakland County Road Commission
(Check one)

☐ City, Village, or Township of _____

It is further agreed that the agency responsible for making original and replacement installations and performing maintenance shall be the

☐ County Oakland County Road Commission
(Check one)

☐ City, Village, or Township of _____

"In the event the traffic control device referred to in this agreement is located on a road or street that is not under the jurisdiction of the Oakland County Road Commission, the authority having jurisdiction over the road or street hereby agrees to protect, defend and save harmless the Oakland County Road Commission from any and all claims, demands or suits arising out of the undertakings of the Oakland County Road Commission by virtue of this agreement."

"In the event the traffic control device referred to in this agreement is located on a road or street that is under the jurisdiction of the Oakland County Road Commission and by virtue of this agreement will be maintained by an agency other than the Oakland County Road Commission, then and in that event the said agency hereby acknowledges that it is undertaking the Oakland County Road Commission's duty to maintain the said traffic control device and further agrees to provide insurance coverage protecting the Oakland County Road Commission."

APPROVED:

Oakland County Road Commission
(County)

Date 6-20-77

By Paul W. Ruch
(Title of Authorized Official)

APPROVED:

Packard Pontiac
(Local Agency)

Date 6-23-77

By Jim Packard
(Title of Authorized Official)

APPROVED:

(Local Agency)

Date

By

(Title of Authorized Official)

* Certified copy of resolution must be submitted with this form for new installations.

OAKLAND COUNTY ROAD COMMISSION

RECORD OF TRAFFIC SIGNAL INSTALLATION

Location Hempstead & Opdyke

Reference Number Co - 396

Project

County ~~WORK ORDER~~ Number 26000010

State Authorization Number None

Date Installation was Started 1-8-75

Date Installation was Completed 1-8-75

Detroit Edison Company Location Number 999 ✓

Type of Signal 2 - 3 way plastic signals (8" with 12" reds on Opdyke).

Number of Lamps 14 - 67 WF & 4 - 150 WF

Total 769 watts

Remarks _____

Signed

James L. Meyer

10
396
765

Road Commission for Oakland County
Agreement for Traffic Control Device



Invoicing and Contact Information
for
Non-Governmental Companies or Agencies

Date: 4-23-09

Location: Hempstead & Opdyke

Signal No. 00396

Asset # 12567

Invoicing Information:

Name Dale Smith

Company or Organization Name Auburn Pontiac GMC #102598

Address 500 S. Opdyke

City Pontiac

Zip Code 48341

Phone Number (248) 332-9300

E-Mail Address DSmith@Autohahnnetwork.com

Contact Information for Discussion or Decision Making (leave blank if same as above):

Name

Company or Organization Name

Address

City

Zip Code

Phone Number

E-Mail Address

*****FAX to 248-858-4814*****

Original: Traffic Engineering Division, Signal File
Copy: Accounting Division, Cost Agreement File
Signal Systems Division, Signal File



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 20, 2023

AGENDA ITEM NO 7G

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development
Submitted: February 10, 2023
Subject: Motion – To authorize the conveyance of the land from the City of Auburn Hills to the Avondale School District at 200 S. Squirrel Road

INTRODUCTION

Last month, city staff was contacted by the real estate broker representing the Avondale School District about an issue found with their pending purchase of the Boys and Girls Club property located at 220 S. Squirrel Road and 3277 Waukegan Street. The title company and surveyor found a small encroachment of the Boys and Girls Club building, built in 1965, on an adjacent vacant parcel owned by the City at 200 S. Squirrel. The location of the encroachment is shown in the circled area in the aerial photo below. It is noted that the City obtained 200 S. Squirrel in February 2010.



Aerial Photo of the Site

In the spirit of community partnership, city staff worked with the district's representative to draft a Quit Claim Deed at a sale price of \$10.00 to address the building encroachment. The deed would convey 200 square feet (10 feet by 20 feet) of land at 200 S. Squirrel Road from the City to the District upon City Council approval.



*Photo of the Property Before City Ownership – Source: Google Maps (2008)
Formally known as the Chamberlain Property / The McCabe Company Realtors*



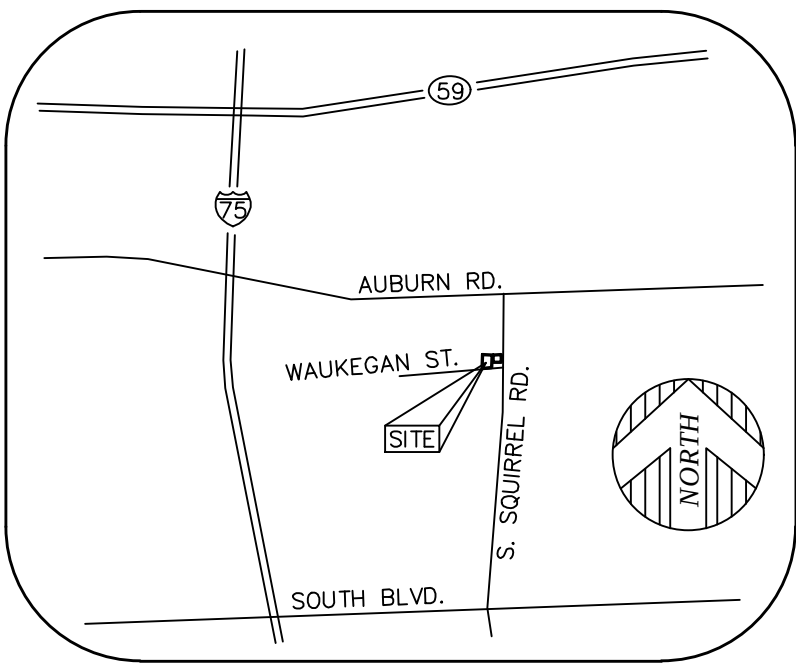
Photo of the Property – Source: Google Maps (2019)

MOTION

“Move to authorize the conveyance of 200 square feet of land located at 200 S. Squirrel Road, as legally described in the attached Quit Claim Deed, for and in consideration of \$10.00, from the City of Auburn Hills to the Avondale School District and authorize the Mayor and City Clerk to execute the deed on behalf of the City.”

I CONCUR:

BRANDON SKOPEK, ASSISTANT CITY MANAGER



VICINITY MAP
(NOT TO SCALE)

PARKING

NO MARKED PARKING ON SITE.

PARCEL AREA

50,863± SQUARE FEET = 1.168± ACRES

BASIS OF BEARING

NORTH 87°00'00" EAST, BEING THE NORTHERLY RIGHT OF WAY LINE OF WAUKEGAN ROAD, AS PLATTED.

SURVEYOR'S NOTES

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- SUBJECT PROPERTY HAS DIRECT VEHICULAR ACCESS TO WAUKEGAN STREET, A PUBLIC RIGHT OF WAY.
- BASED UPON FIELD OBSERVATIONS AND UTILITY PLANS PROVIDED BY MUNICIPALITY, THERE ARE NO UTILITIES LOCATED WITHIN THE VACATED ALLEY.

FLOOD NOTE

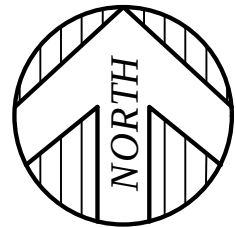
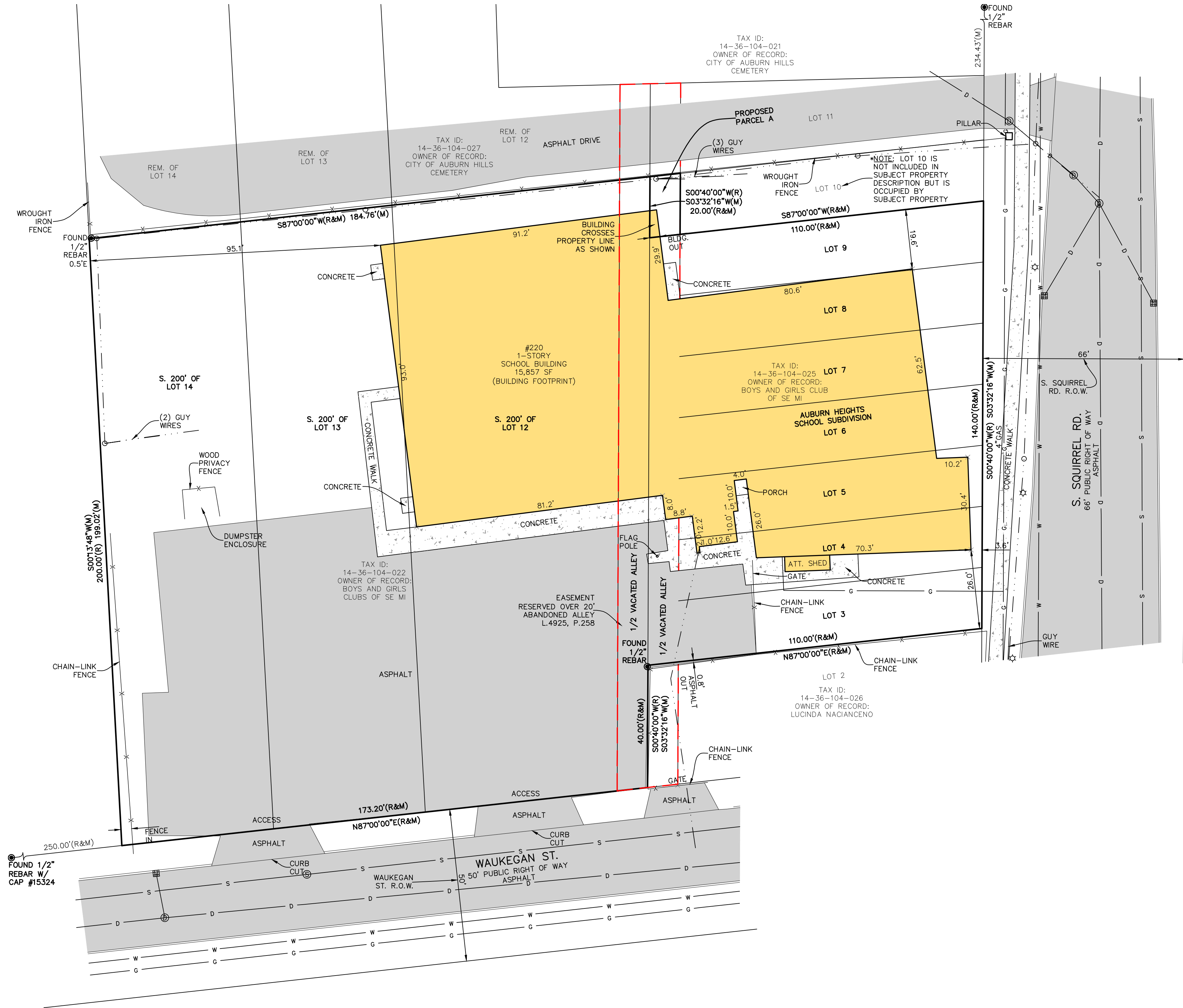
SUBJECT PARCEL LIES WITHIN:

ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

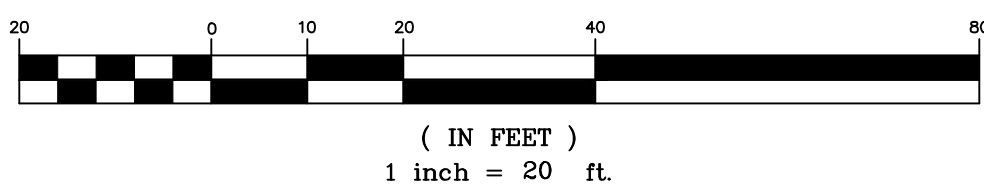
AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 26125C0388F, DATED 9/29/2006, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

●	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
○	UTILITY POLE
⊙	SANITARY MANHOLE
⊕	ROUND CATCH BASIN
⊞	SQUARE CATCH BASIN
⊟	STORM DRAIN MANHOLE
⊠	FLAGPOLE
★	LIGHTPOST/LAMP POST
—	PARCEL BOUNDARY LINE
—	PLATTED LOT LINE
—	BUILDING
—	CONCRETE CURB
—	EDGE OF CONCRETE (CONC.)
—	EDGE OF ASPHALT (ASPH.)
—	FENCE (AS NOTED)
—	WALL (AS NOTED)
—	OVERHEAD UTILITY LINE
—	GAS LINE
—	SANITARY LINE
—	STORM LINE
—	WATER LINE
—	BUILDING AREA
—	ASPHALT
—	CONCRETE



GRAPHIC SCALE



PROPERTY DESCRIPTION

THE LAND SITUATED IN THE CITY OF AUBURN HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, TO-WIT:

LOTS 3 THROUGH 9 INCLUSIVE, AND THE SOUTH 200 FEET OF LOTS 12, 13 AND 14, AS PLATTED AND 1/2 VACATED ALLEY ADJOINING LOT 12 ON THE EAST SIDE THEREOF AND LOTS 3 THROUGH 9 INCLUSIVE ON THE WEST SIDE THEREOF, "AUBURN HEIGHTS SCHOOL SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 38, PAGE 29 OF PLATS, OAKLAND COUNTY RECORDS.

PROPOSED PARCEL A

EAST HALF OF VACATED ALLEY ADJACENT TO LOT 10 OF "AUBURN HEIGHTS SCHOOL SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 38, PAGE 29 OF PLATS, OAKLAND COUNTY RECORDS.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE AMROCK, LLC ORDER No. C000126300, DATED NOVEMBER 17, 2022, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

7. RESOLUTION RECORDED AUGUST 12, 1966 IN LIBER 4925, PAGE 258 (AS SHOWN).

POSSIBLE ENCROACHMENTS

- SUBJECT BUILDING CROSSES NORTH PROPERTY LINE AS SHOWN.
- ASPHALT CROSSES SOUTH PROPERTY LINE AS SHOWN.

SURVEYOR'S CERTIFICATION

TO AYONDALE SCHOOL DISTRICT, A PUBLIC BODY CORPORATE ORGANIZED UNDER THE MICHIGAN REVISED SCHOOL CODE; AMROCK, LLC; AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7A, 8, 9, 11A, 13, 16 AND 18 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 12/16/22.

DATE OF PLAT OR MAP: 12/29/22.

DRAFT

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemttec-survey.com

DATE	BY	REVISION	DESCRIPTION
12/29/22	LJ/ADM		
12/29/22	ATS		
DECEMBER 29, 2022			
22-03743			
1" = 20'			

_____[SPACE ABOVE THIS LINE FOR RECORDING INFORMATION]_____

QUIT CLAIM DEED

For and in consideration of \$10.00, the receipt of which is hereby acknowledged, the **CITY OF AUBURN HILLS**, Michigan, a Michigan municipal corporation, whose address is 1827 N. Squirrel Road, Auburn Hills, MI 48326 (“Grantor”), QUIT CLAIMS to **AVONDALE SCHOOL DISTRICT**, a public body corporate organized under the Michigan Revised School Code, whose address is 2940 Waukegan Street, Auburn Hills, MI 48326 (“Grantee”), the real property located in the City of Auburn Hills, County of Oakland, State of Michigan, described as:

THE EAST HALF OF THE VACATED ALLEY ADJACENT TO LOT 10 OF “AUBURN HEIGHTS
SCHOOL SUBDIVISION”, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 38,
PAGE 29 OF PLATS, OAKLAND COUNTY RECORDS

This conveyance being exempt from transfer tax pursuant to MCL 207.526(a) and (h)(i) and MCL 207.505(5)(a) and (h)(i).

_____[SIGNATURE AND ACKNOWLEDGEMENT ON THE FOLLOWING PAGE]_____

SIGNATURE PAGE TO QUIT CLAIM DEED

Dated this _____ day of _____, 2023

GRANTOR:

CITY OF AUBURN HILLS,
a Michigan municipal corporation

By: _____

Its: _____

CITY OF AUBURN HILLS,
a Michigan municipal corporation

By: _____

Its: _____

STATE OF MICHIGAN)
)SS.
COUNTY OF OAKLAND)

On this _____ day of _____, 2023, before me, the subscriber, a Notary Public in and for said county, personally appeared _____, the _____ of the **CITY OF AUBURN HILLS**, Michigan, a Michigan municipal corporation, known to me to be the person described in and who executed the Quit Claim Deed, and then acknowledged the execution thereof to be his free act and deed.

Notary public,
State of Michigan, County of _____
Acting in _____ County
My commission Expires: _____

STATE OF MICHIGAN)
)SS.
COUNTY OF OAKLAND)

On this ____ day of _____, 2023, before me, the subscriber, a Notary Public in and for said county, personally appeared _____, the _____ of the **CITY OF AUBURN HILLS**, Michigan, a Michigan municipal corporation, known to me to be the person described in and who executed the Quit Claim Deed, and then acknowledged the execution thereof to be his free act and deed.

Notary public,
State of Michigan, County of _____
Acting in _____ County
My commission Expires: _____

Drafted by:
Joseph M. Fazio, Esq.
Miller, Canfield, Paddock and Stone, P.L.C.
101 North Main Street, 7th Floor
Ann Arbor, Michigan 48104

After recording return to:
Joseph M. Fazio, Esq.
Miller, Canfield, Paddock and Stone, P.L.C.
101 North Main Street, 7th Floor
Ann Arbor, Michigan 48104

Legal description provided by Grantor

KIEFT ENGINEERING
REGISTERED CIVIL ENGINEER AND LAND SURVEYOR

5932 SOUTH MAIN STREET
CLARKSTON, MICHIGAN

MORTGAGE SURVEY CERTIFICATE

TELEPHONE
625-3281

THIS CERTIFICATE IS VALUABLE, FILE IT WITH YOUR DEED OR ABSTRACT ON THIS PROPERTY.
THIS REPORT IS FOR MORTGAGE PURPOSES ONLY, AND SINCE NO PROPERTY CORNERS WERE SET,
IT SHOULD NOT BE USED FOR ESTABLISHING PROPERTY LINES.

Feb. 17, 19 68

Mortgagee _____

Job No. 6857

Survey for Robert Chamberlain

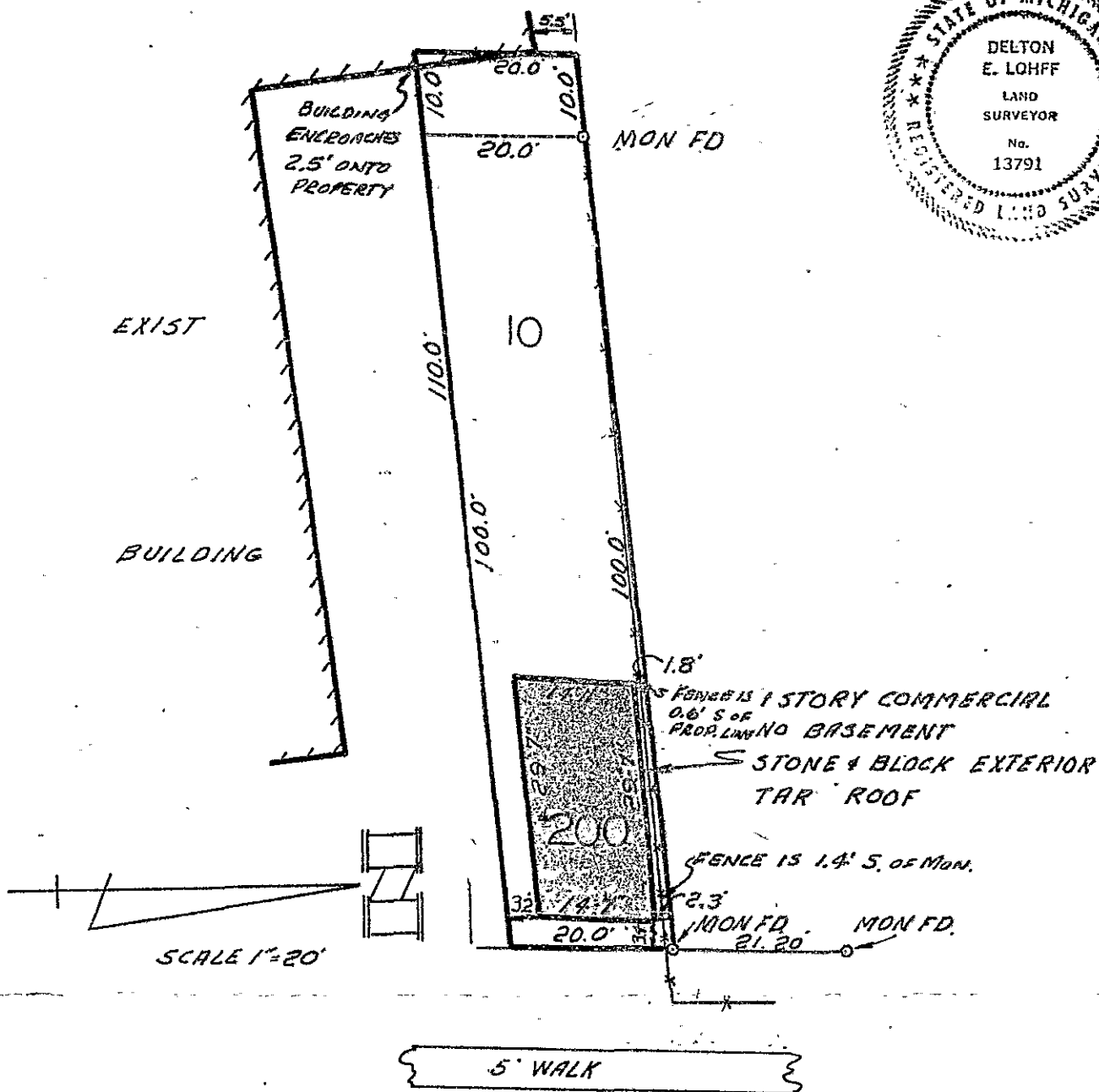
Address 200 S. Squirrel Road

I certify that there are located as shown, buildings and improvements, and that said buildings and improvements are within the property lines, and that there are no existing encroachments upon the lands and property described except as noted below.

Property Description:

Delton E. Lohff
Registered Land Surveyor

Lot 10 and the East $\frac{1}{2}$ of alley adjacent to Lot 10, of Auburn Heights School Sub." of part of W. $\frac{1}{2}$ of N.W. $\frac{1}{4}$ Sec. 36, T 3 N, R 10 E, Pontiac Twp., Oakland Co., Michigan, as recorded in Liber 38, Page 29 of Plats of Oakland County Records.





CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 20, 2023

AGENDA ITEM NO 7H

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development; Shawn Keenan, AICP, City Planner
Submitted: February 10, 2023
Subject: Motion – To approve a one-year Special Land Use Permit extension to allow the outside and overnight storage of commercial vehicles / Integral Blue

INTRODUCTION

Integral Blue is seeking a one-year extension of its Special Land Use Permit to allow for the outside and overnight storage of ten (10) commercial vehicles on the property located at 1060 Centre Road. The 24,600 square-foot light industrial building is located on the 2.3-acre parcel that is zoned I-1, Light Industrial District. The original one-year SLU permit was granted by the City Council on October 18, 2021.

The type of vehicles stored by Integral Blue is limited to company-branded vehicles such as pick-up trucks, vans, and SUVs, which are similar to passenger vehicles. The storage of trailers, box trucks, trailers, and equipment, or any other type of construction type of vehicles and equipment will be prohibited.

The vehicles shall be stored in the ten (10) existing parking spaces located on the west side and adjacent to the building. This location was found to be ideal because the stored vehicles will be screened from Opdyke Road by the building and screened from Centre Road by the existing evergreen trees.



Aerial Photo of the Site



Photograph of the types of vehicles to be stored outside and overnight

STAFF RECOMMENDATION

Staff has conducted several inspections of the property over the past year and has found that the applicant has substantially complied with the conditions of the Special Land Use Permit, with the last after-hours inspection of the property occurring on February 6, 2023. Thus, staff recommends that the City Council grant a one-year extension of the Special Land Use Permit.

MOTION

“Move to approve a one-year Special Land Use Permit extension for Integral Blue, to allow for the outside and overnight storage of ten (10) commercial vehicles subject to the representations made by Integral Blue and the conditions of the City’s Administrative Review Team at the time of the October 18, 2021 approval. The vehicles shall be stored in the designated parking spaces along the west side of the building. The type of vehicles stored outside and overnight is limited to company-branded vehicles such as pick-up trucks, vans, and SUVs, which are similar to passenger vehicles. The outdoor and overnight storage of trailers, box trucks, flatbed trucks, and equipment or any other type of construction vehicles and equipment is prohibited. Said vehicles shall not be placed in the parking lot (outside of the building) for a prolonged period of time during the day as the parking lot is designed for the parking of passenger vehicles. Integral Blue may seek annual extensions directly from the City Council via an application with the Community Development Department. The City Council may grant annual extensions provided it finds the company has complied with the conditions of the Special Land Use Permit.”

I CONCUR:



BRANDON SKOPEK, ASSISTANT CITY MANAGER



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
MINUTES - EXCERPT

OCTOBER 18, 2021

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

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

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

Absent: Council Member Kittle

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Police Chief Baker, Fire Chief Taylor, Asst. Fire Chief Robinson, DPW Director Melchert, Mgr. of Municipal Properties Baldante, Community Development Director Cohen, Finance Director Schulz, Deputy Finance Director/Deputy Treasurer Farmer, Property Tax & Cash Manager Vittone, Senior Services Director Adcock, Senior Services Program Coordinator Beckett, Engineer Cousino

57 Guests

9. NEW BUSINESS

9c. Motion – To approve a Special Land Use Permit / Integral Blue.

Mr. Cohen presented the request for a Special Land Use Permit to be issued at 1060 Centre Road so that ten commercial vehicles can be stored overnight. The vehicles will be parked on the west side of the building due to the natural screening on the site. This permit would be reviewed annually.

Mr. Steve Verkest, Integral Blue, was present in the meeting.

Moved by Verbeke, Seconded by Burmeister.

RESOLVED: To accept the Planning Commission's recommendation and approve a one (1) year Special Land Use Permit for Integral Blue, to allow for the outside and overnight storage of ten (10) commercial vehicles subject to the representations made by Integral Blue and the conditions of the City's Administrative Review Team. Integral Blue may seek annual extensions directly from the City Council via application with the Community Development Department. The City Council may grant annual extensions provided it finds the company has complied with the conditions of the Special Land Use Permit.

VOTE: Yes: Burmeister, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 21.10.141

Motion Carried (6 - 0)



CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
NOT YET APPROVED

October 6, 2021

CALL TO ORDER: Secretary Ochs called the meeting to order at 7:03 p.m.

ROLL CALL: Present: Laura Ochs, Chauncey Hitchcock, Brian Marzolf, Bob Pierce, Carlene Pederson, Carolyn Shearer, Ray Saelens, Greg Ouellette (arrived at 7:16 p.m.)
Absent: Sam Beidoun
Also Present: City Planner Keenan
Guests: 9

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

5. PETITIONERS

5b. Integral Blue (7:22 p.m.)
Public Hearing/Motion – Recommendation to City Council for approval of a Special Land Use Permit to allow for the outside and overnight storage of ten commercial vehicles.

Mr. Keenan explained that Integral Blue is seeking Special Land Use approval to allow for the outside and overnight storage of ten (10) commercial vehicles on property located at 1060 Centre Road. The 24,600 square foot light industrial building is located on the 2.3-acre parcel that is zoned I-1, Light Industrial District.

The type of vehicles stored by Integral Blue is limited to company branded vehicles such as pick-up trucks, vans, and SUVs, which are similar to passenger vehicles. The storage of trailers, box trucks, and equipment of any other type of construction vehicles and equipment will be prohibited.

The vehicles shall be stored in the ten (10) existing parking spaces located on the west side and adjacent to the building. This location was found to be ideal because the stored vehicles will be screened from Opdyke Road by the building and screened from Center Road by the existing evergreen trees.

Integral Blue is an Intelligent Transportation Systems (ITS) integrator that provides professional and technical services to all aspects of Intelligent Transportation Systems, from system design to comprehensive maintenance services. Their goal is to move their corporate headquarters and operation into the new facility sometime in January 2022.

I would like to note that the Special Land Use Permit approval would be for one year and would allow Integral Blue to seek annual extensions directly from the City Council, who may grant annual extensions provided it finds the company has complied with the conditions of the permit.

Steve Verkest, Integral Blue, 25181 Dequindre, Madison Heights, MI 48071 and Susan Robbins (project manager), Signature Associates, One Towne Square, Suite 1200, Southfield, MI 48076 were available to answer any questions of the Commission.

Mr. Pierce asked where the vehicles are currently stored. Mr. Verkest explained that the technicians take the vehicles home, but a few are kept for backup vehicles, and a couple are kept for the maintenance staff and engineer.

Mr. Pierce asked how many vehicles will typically be kept. Mr. Verkest stated that there are 6-7 at any given time. The heavier equipment is kept inside the warehouse.

Mr. Saelens asked whether it would just be pickup trucks, vans and/or SUVs. Mr. Verkest confirmed that larger commercial vehicles will be stored inside.

Mr. Ouellette opened the public hearing at 7:29 p.m.

Ms. Ochs read into the record one letter received from **Christine Miles, Centre Development LLC, P. O. Box 250455, Franklin, MI 48025.**

CENTRE DEVELOPMENT. LLC

P.O. Box 250455 PHONE: 248-875-8129
Franklin MI 48025-0455

September 23, 2021

Mr. Shawn Keenan:
City Planner:
City of Auburn Hills
1827 N Squirrel Rd.
Auburn Hills MI 48326

Subject: Special Land Use Permit
1060 Center Rd

Dear Mr. Keenan:

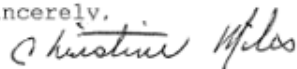
We are the property owners of 1116,1124,1183,1187 Centre Rd. in the Auburn Centre Industrial Park.

Please be advised that we are opposed to the parking of "Cherry Picker/Detroit Edison" type of trucks, orange trailers or any other type of construction type vehicles or equipment outdoors on the subject site.

We are not opposed to the parking of "f150 Ford" type of pickups or vans.

We plan to have a representative at the October 6, 2021 planning meeting.

Sincerely,



Centre Development LLC
Christine Miles
Member

CC: Steven J. Coner
City of Auburn Hills

There being no further public comments, Mr. Ouellette closed the public hearing at 7:31 p.m.

Moved by Pierce to recommend to City Council the approval of a one (1) year Special Land Use Permit for Integral Blue, to allow for the outside and overnight storage of ten (10) commercial vehicles subject to the representations made by Integral Blue and the conditions of the City's Administrative Review Team. Integral Blue may seek annual extensions directly from the City Council via application with the Community Development Department. The City Council may grant annual extensions provided it finds the company has complied with the conditions of the Special Land Use Permit.

Second by Ochs.

VOTE: Yes: Shearer, Pierce, Saelens, Hitchcock, Ochs, Marzolf, Pederson, Ouellette

No: None

Motion Carried (8-0)

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development; and Shawn Keenan, AICP, City Planner

Submitted: February 10, 2023

Subject: Motion – Approval of a one-year extension of the Special Land Use Permit to allow for the outside and overnight storage of commercial vehicles / LA Exhibits

INTRODUCTION AND HISTORY

LA Exhibits is seeking approval for a one-year Special Land Use Permit extension to allow for the outside and overnight storage of up to three (3) commercial vehicles on the property located at 1091 Centre Road. LA Exhibits lease space within the 24,600 square-foot multi-tenant light industrial building located on a 2.3-acre parcel zoned I-1, Light Industrial District. The original one-year SLU permit was granted by the City Council on February 21, 2022.

LA Exhibits is a family-owned and operated business that offers portable, modular, custom, and point-of-purchase displays to various companies for trade shows.

The vehicles shall be stored in the three (3) existing parking spaces behind the building on the east side of the dumpster enclosure. This location was ideal because the stored vehicles will be screened from Centre Road by the building.



Type of vehicles stored outside and overnight



Site Location

STAFF RECOMMENDATION

Staff has conducted several inspections of the property over the past year and has found that the applicant has substantially complied with the conditions of the Special Land Use Permit, with the last after-hours inspection of the property occurring on February 6, 2023. Thus, staff recommends that the City Council grant a one-year extension of the Special Land Use Permit.

MOTION

"Move to approve a one-year Special Land Use Permit extension for LA Exhibits, to allow for the outside and overnight storage of up to three (3) commercial vehicles subject to the representations made by LA Exhibits and the conditions of the City's Administrative Review Team at the time of the February 21, 2022 approval. The vehicles shall be stored in the designated parking spaces behind the building and on the east side of the easternmost dumpster enclosure. The type of vehicles stored outside and overnight is limited to company-branded vehicles such as vans, pick-up trucks, and SUVs, which are similar to passenger vehicles. LA Exhibits may seek annual extensions directly from the City Council via an application with the Community Development Department. The City Council may grant annual extensions, provided it finds the company has complied with the conditions of the Special Land Use Permit."

I CONCUR:



BRANDON SKOPEK, ASSISTANT CITY MANAGER



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
MINUTES - EXCERPT

FEBRUARY 21, 2022

CALL TO ORDER:

Mayor McDaniel at 7:00 PM

LOCATION:

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

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

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Police Chief Baker, Deputy Police Chief Gagnon, Fire Chief Taylor, Assistant Fire Chief Robinson, City Planner Keenan, DPW Director Melchert, Mgr of Municipal Properties Baldante, Mgr of Roads and Fleet Hefner, HR Manager Parpart, Senior Services Director Adcock, Senior Program Coordinator Beckett, Recreation Director Hegdal, City Engineers Juidici and Cousino, Management Asst Hagge

80 Guests

9. NEW BUSINESS

9c. Motion – To approve a Special Land Use Permit to allow for the outside and overnight storage of commercial vehicles / LA Exhibits.

Mr. Keenan presented the Special Land Use Permit to allow LA Exhibits to store up to three commercial vehicles outside and overnight at 1091 Center Road. LA Exhibits currently has one vehicle onsite but is planning for the future. The type of vehicle to be stored is limited to company branded vehicles, vans, pick up trucks, and SUV's which are similar to passenger vehicles. The vehicles will be stored in specific locations behind the building on the east side of the dumpster enclosure. This location was found to be ideal due to the stored vehicles being screened from Center Road by the building. This permit will be for one year with annual renewal by Planning Commission and City Council, if found in compliance. LA Exhibits may seek annual extension directly from City Council via an application with Community Development.

Ms. Della Dotson of LA Exhibits was present.

Ms. Verbeke left the meeting at 9:50 PM.

Moved by Kittle, Seconded by Hawkins.

RESOLVED: To accept the Planning Commission's recommendation and approve a one (1) year Special Land Use Permit for LA Exhibits, to allow for the outside and overnight storage of up to three (3) commercial vehicles subject to the representations made by LA Exhibits and the conditions of the City's Administrative Review Team. LA Exhibits may seek annual extensions directly from the City Council via an application with the Community Development Department. The City Council may

grant annual extensions, provided it finds the company has complied with the conditions of the Special Land Use Permit.

VOTE: Yes: Carrier, Hawkins, Kittle, Knight, Marzolf, McDaniel

No: None

Resolution No. 22.02.35

Motion Carried (6 - 0)



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

February 9, 2022

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

ROLL CALL: Present: Sam Beidoun, Brian Marzolf, Bob Pierce, Carlene Pederson, Carolyn Shearer, Chauncey Hitchcock, Ray Saelens, Greg Ouellette
Absent: Laura Ochs
Also Present: City Planner Keenan
Guests: 4

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

5. PETITIONERS

5a. LA Exhibits (7:02 p.m.)

Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit approval to allow for the outside and overnight storage of commercial vehicles.

Mr. Keenan explained that LA Exhibits is seeking Special Land Use Permit approval to allow for the outside and overnight storage of up to three (3) commercial vehicles on property located at 1091 Centre Road. LA Exhibits leases space within the 24,600 square foot multi-tenant light industrial building that is located on a 2.3-acre parcel zoned I-1, Light Industrial District.

At this time LA Exhibits has one van they need to park on-site but wishes to plan for future growth needs that may necessitate the need for a total of three (3) vans. The type of vehicles stored by LA Exhibits is limited to company branded vehicles such as vans, pickup trucks, and SUVs, which are similar to passenger vehicles. The storage of box trucks, trailers, equipment, or any other type of commercial vehicles, materials, and equipment will be prohibited.

The vehicles will be stored in the three (3) existing parking spaces located behind the building, on the east side of the dumpster enclosure. This location was found to be ideal because the stored vehicles will be screened from Centre Road by the building.

Staff recommends the approval of a one-year Special Land Use Permit for LA Exhibits, to allow the Planning Commission and City Council the opportunity to follow up and monitor the company's compliance with the SLU permit conditions. LA Exhibits may seek annual extensions directly from the City Council via an application with the Community Development Department. The City Council may grant annual extensions, provided it finds the company has complied with the conditions of the Special Land Use.

Mollee Burnash, LA Exhibits, 1091 Centre Road, Ste. 130, Auburn Hills, MI 48326 was available to answer any questions of the Commission.

Mr. Hitchcock asked if LA Exhibits has obtained permission from the landlord for this request. Ms. Burnash stated that they have received permission.

Mr. Hitchcock asked if the spots will be specifically designated for use by LA Exhibits. Ms. Burnash stated that permission could be sought from the landlord to specifically designate the spaces for LA Exhibits.

Mr. Saelens asked whether the vans could be parked inside the building. Ms. Burnash explained that the rear of the building is elevated to allow for the unloading of semi-trucks. There is no available ramp or entrance at grade.

Mr. Marzolf asked if surrounding property owners had been notified of this request. Mr. Keenan stated that the applicant mailed out their Citizen Participation letters to all property occupants and owners within 1,000 feet of the site 21 days prior to the Planning Commission meeting. The City also mailed out public notices to all property occupants and owners within 1,000 feet of the site 15 days prior to the Planning Commission meeting and

published the public notice in the Oakland Press.

Mr. Saelens asked what type of business LA Exhibits is. Ms. Burnash explained that it is a trade show business, with their busy seasons being the spring and fall.

Mr. Ouellette opened the public hearing at 7:08 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:08 p.m.

Moved by Pierce to recommend to City Council the approval of a one (1) year Special Land Use Permit for LA Exhibits, to allow for the outside and overnight storage of up to three (3) commercial vehicles subject to the representations made by LA Exhibits and the conditions of the City's Administrative Review Team. LA Exhibits may seek annual extensions directly from the City Council via an application with the Community Development Department. The City Council may grant annual extensions, provided it finds the company has complied with the conditions of the Special Land Use Permit.

Second by Hitchcock.

VOTE: Yes: Pierce, Hitchcock, Saelens, Shearer, Marzolf, Beidoun, Pederson, Ouellette

No: None

Motion Carried (8-0)

To: Mayor and City Council

From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development; and Shawn Keenan, AICP, City Planner

Submitted: February 10, 2023

Subject: Motion – Approval of a one-year extension of the Special Land Use Permit to allow for the outside and overnight storage of commercial vehicles / Fastenal

INTRODUCTION AND HISTORY

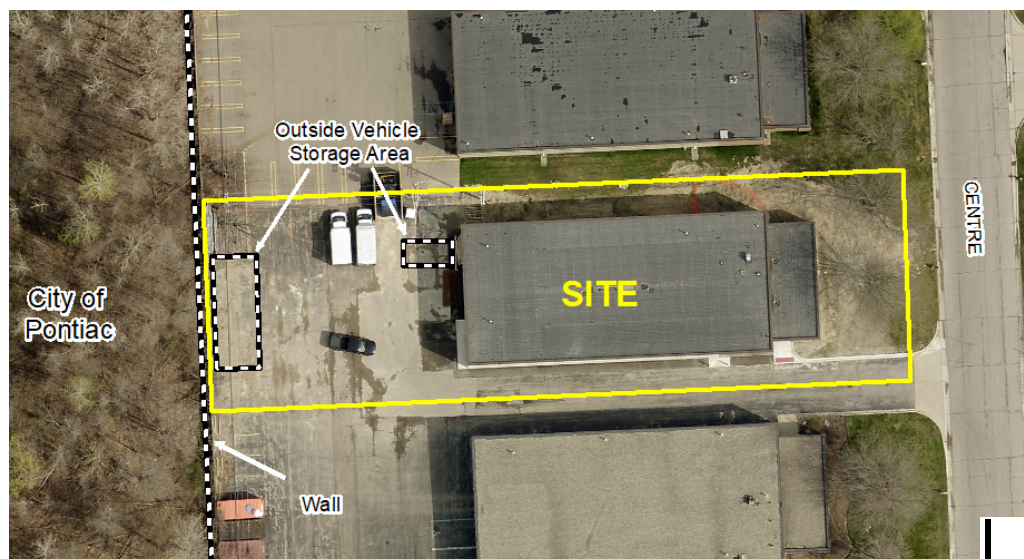
Fastenal is seeking a one-year extension of its Special Land Use Permit approval to allow for the outside and overnight storage of up to six (6) commercial vehicles on the property located at 1139 Centre Road. The 8,782 square foot building is located on the 0.62-acre parcel that is zoned I-1, Light Industrial District. The original one-year SLU permit was granted by the City Council on February 21, 2022.

Fastenal engages in the wholesale distribution of industrial and construction supplies, like fasteners, fastener products, and other construction supplies in the United States, Canada, Mexico, North America, and internationally. Their company's service model centers on approximately 3,200 in-market locations, each providing custom inventory and a dedicated sales team to support local customers.



Type of vehicles stored outside and overnight

The vehicles shall be stored in the six parking spaces behind the building, with five spaces next to the existing 6'-4" tall screen wall and one space next to the building. This location was ideal because the stored vehicles will be screened from Centre Road by the building.



Location of vehicles to be stored outside and overnight

STAFF RECOMMENDATION

Staff has conducted several inspections of the property over the past year and has found that the applicant has substantially complied with the conditions of the Special Land Use Permit, with the last after-hours inspection of the property occurring on February 6, 2023. Thus, staff recommends that the City Council grant a one-year extension of the Special Land Use Permit.

MOTION

"Move to approve a one-year extension of the Special Land Use Permit for Fastenal, to allow for the outside and overnight storage of six (6) commercial vehicles subject to the representations made by Fastenal and the conditions of the City's Administrative Review Team at the time of the February 21, 2022 approval. The type of vehicles stored by Fastenal is limited to company-branded pickup trucks, which are similar to passenger vehicles. The storage of box trucks, trailers, equipment, or any other type of commercial vehicle, materials, and equipment will be prohibited. Fastenal may seek annual extensions directly from the City Council via an application with the Community Development Department. The City Council may grant annual extensions, provided it finds the company has complied with the conditions of the Special Land Use Permit."

I CONCUR:



BRANDON SKOPEK, ASSISTANT CITY MANAGER



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
Minutes - Excerpt

FEBRUARY 21, 2022

CALL TO ORDER: Mayor McDaniel at 7:00 PM

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

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

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Police Chief Baker, Deputy Police Chief Gagnon, Fire Chief Taylor, Assistant Fire Chief Robinson, City Planner Keenan, DPW Director Melchert, Mgr of Municipal Properties Baldante, Mgr of Roads and Fleet Hefner, HR Manager Parpart, Senior Services Director Adcock, Senior Program Coordinator Beckett, Recreation Director Hegdal, City Engineers Juidici and Cousino, Management Asst Hagge

80 Guests

9. NEW BUSINESS

9d. Motion – To approve a Special Land Use Permit to allow for the outside and overnight storage of commercial vehicles / Fastenal

Mr. Keenan presented the Special Land Use Permit to allow Fastenal to store up to six commercial vehicles outside and overnight at 1139 Center Road. The type of vehicles is limited to the company branded pick up trucks, similar to passenger vehicles. The vehicles will be stored in the six existing parking spaces behind the building with five spaces next to the existing six-foot, four-inch screened wall and one space next to the building. This location was found to be ideal due to the stored vehicles being screened from Center Road by the building. This permit will be for one year with annual renewal by Planning Commission and City Council for compliance. Fastenal may seek annual extension directly from City Council via application with Community Development.

Mr. Brandon Manos from Fastenal was present.

Moved by Carrier, Seconded by Knight.

RESOLVED: To accept the Planning Commission's recommendation and approve a one (1) year Special Land Use Permit for Fastenal, to allow for the outside and overnight storage of six (6) commercial vehicles subject to the representations made by Fastenal and the conditions of the City's Administrative Review Team. Fastenal may seek annual extensions directly from the City Council via an application with the Community Development Department. The City Council may grant annual extensions, provided it finds the company has complied with the conditions of the Special Land Use Permit.

VOTE: Yes: Carrier, Hawkins, Kittle, Knight, Marzolf, McDaniel

No: None

Resolution No. 22.02.36

Motion Carried (6 - 0)



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

February 9, 2022

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

ROLL CALL: Present: Sam Beidoun, Brian Marzolf, Bob Pierce, Carlene Pederson, Carolyn Shearer, Chauncey Hitchcock, Ray Saelens, Greg Ouellette
Absent: Laura Ochs
Also Present: City Planner Keenan
Guests: 4

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

5. PETITIONERS

5b. Fastenal (7:10 p.m.)

Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit approval to allow for the outside and overnight storage of commercial vehicles.

Mr. Keenan explained that Fastenal is seeking Special Land Use Permit approval to allow for the outside and overnight storage of up to six (6) commercial vehicles on property located at 1139 Centre Road. The 8,782 square foot building is located on the 0.62-acre parcel that is zoned I-1, Light Industrial District.

At this time, Fastenal has the need to store six (6) pickup trucks on the site. The type of vehicles stored by Fastenal is limited to company-branded pickup trucks, which are similar to passenger vehicles. The storage of box trucks, trailers, and equipment or any other type of commercial vehicles, materials, and equipment will be prohibited.

The vehicles will be stored in the six (6) existing parking spaces behind the building, with five (5) spaces next to the existing 6'-4" tall screen wall and one space next to the building. This location was found to be ideal because the stored vehicles will be screened from Centre Road by the building.

Staff recommends the approval of a one-year Special Land Use Permit for Fastenal, to allow the Planning Commission and City Council the opportunity to follow up and monitor the company's compliance with the SLU permit conditions. Fastenal may seek annual extensions directly from the City Council via an application with the Community Development Department. The City Council may grant annual extensions, provided it finds the company has complied with the conditions of the Special Land Use.

Joshua Kliewer, Fastenal, 1139 Centre Road, Auburn Hills, MI 48326 was available to answer any questions of the Commission.

Mr. Hitchcock asked about the specific make and model of the vehicles that will be stored. Mr. Kliewer stated that they are Dodge Ram pickup trucks.

Mr. Saelens asked how many employees would be using the vehicles. Mr. Kliewer explained that there are five employees that utilize the vehicles between the hours of 7:30 a.m. and 5:00 p.m., Monday through Friday. The vehicles would be parked at the facility overnight and on weekends.

Mr. Saelens asked if anything will be stored in the vehicles. Mr. Kliewer stated that there will not be anything stored in the vehicles.

Ms. Pederson asked how many total employees would be parked at the facility. Mr. Kliewer stated there are six employees.

Mr. Marzolf asked if there is any striping for the parking areas. Mr. Kliewer explained that the lots have been resurfaced and re-striped since the pictures in the application were taken.

Mr. Hitchcock asked if there are any issues with emergency vehicle access. Mr. Keenan stated that as long as vehicles are parked in the designated area, there is no issue.

Mr. Ouellette opened the public hearing at 7:16 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:16 p.m.

Moved by Hitchcock to recommend to City Council the approval of a one (1) year Special Land Use Permit for Fastenal, to allow for the outside and overnight storage of up to six (6) commercial vehicles subject to the representations made by Fastenal and the conditions of the City's Administrative Review Team. Fastenal may seek annual extensions directly from the City Council via an application with the Community Development Department. The City Council may grant annual extensions, provided it finds the company has complied with the conditions of the Special Land Use Permit.

Second by Pierce.

VOTE: Yes: Hitchcock, Pierce, Shearer, Marzolf, Beidoun, Pederson, Saelens, Ouellette

No: None

Motion Carried (8-0)

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development; and Shawn Keenan, AICP, City Planner
Submitted: February 10, 2023
Subject: Motion – Approval of a one-year extension of the Special Land Use Permit to allow for the outside and overnight storage of commercial vehicles / Concraft

INTRODUCTION AND HISTORY

Concraft is seeking a one-year extension of its Special Land Use Permit approval to allow for the outside and overnight storage of up to 12 commercial vehicles on the property located at 1171 Centre Road. The 17,973 square-foot building is located on the 1.25-acre parcel that is zoned I-1, Light Industrial District. The original one-year SLU permit was granted by the City Council on February 21, 2022.

Concraft is a property restoration company for homeowners and business owners throughout Southeast Michigan. Concraft provides a 24/7 emergency response to their customers, including situations to secure buildings after damage from floods, storms, vehicles, and fire.

Concraft has the approval to store 10 vans, one box truck, and one stake truck. The type of vehicles stored by Concraft will be limited to company-branded vans/transit vans, box trucks, and stake trucks. The storage of trailers, equipment, or any other type of commercial/construction vehicles and equipment will be prohibited. The vehicles shall be stored in the 12 existing parking spaces behind the building, with nine spaces next to the existing 6'-4" tall screen wall and three spaces close to the building. This location was ideal as the stored vehicles will be screened from Centre Road by the building.



Approved location of vehicles to be stored outside and overnight

STAFF RECOMMENDATION

Staff has conducted several inspections of the property over the past year and has found that the applicant has substantially complied with the conditions of the Special Land Use Permit, with the last after-hours inspection of the property occurring on February 6, 2023. Thus, staff recommends that the City Council grant a one-year extension of the Special Land Use Permit.

MOTION

"Move to approve a one-year Special Land Use Permit extension for Concraft to allow for the outside and overnight storage of twelve (12) commercial vehicles subject to the representations made by Concraft and the conditions of the City's Administrative Review Team at the time of the February 21, 2022 approval. The vehicles shall be stored in the designated parking spaces behind the building. The type of vehicles stored outside and overnight is limited to ten vans, one box truck, and one stake truck. The box truck and stake truck shall be parked in the identified spaces near the building. Concraft may seek annual extensions directly from the City Council via an application with the Community Development Department. The City Council may grant annual extensions, provided it finds the company has complied with the conditions of the Special Land Use Permit."

I CONCUR:



BRANDON SKOPEK, ASSISTANT CITY MANAGER



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
MINUTES - EXCERPT

FEBRUARY 21, 2022

CALL TO ORDER: Mayor McDaniel at 7:00 PM

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

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

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Police Chief Baker, Deputy Police Chief Gagnon, Fire Chief Taylor, Assistant Fire Chief Robinson, City Planner Keenan, DPW Director Melchert, Mgr of Municipal Properties Baldante, Mgr of Roads and Fleet Hefner, HR Manager Parpart, Senior Services Director Adcock, Senior Program Coordinator Beckett, Recreation Director Hegdal, City Engineers Juidici and Cousino, Management Asst Hagge

80 Guests

9. NEW BUSINESS

9e. Motion – To approve a Special Land Use Permit to allow for the outside and overnight storage of commercial vehicles / Concraft

Mr. Keenan presented the Special Land Use Permit to allow Concraft to store up to twelve commercial vehicles outside and overnight at 1171 Center Road. Concraft has the need to store on ten vans, one box truck, and one stake truck. The type of vehicles is limited to the company branded transit vans, box truck and stake truck. The vehicles will be stored in the twelve existing parking spaces behind the building with nine spaces next to the existing six-foot four inch screened wall and three spaces close to the building. This location was found to be ideal due to the stored vehicles will be screened from Center Road by the building. The SLUP was approved for Concraft in 2005 to allow the storage and overnight vehicles of four vehicles. Concraft has experienced growth in their business which necessitates this request. This permit will be for one year with annual renewal by Planning Commission and City Council for compliance. Concraft may seek annual extension directly from City Council via application with Community Development.

Mr. Athony Crimando was present.

Mr. Keenan shared that the City has patrolled the Center Court area for compliance and found some businesses that were out of compliance and these actions are bringing them into compliance.

Moved by Kittle, Seconded by Carrier.

RESOLVED: To accept the Planning Commission's recommendation and approve a one (1) year Special Land Use Permit to allow for the outside and overnight storage of twelve (12) commercial vehicles subject to the representations made by Concraft and the conditions of the City's Administrative Review Team. Concraft may seek annual extensions directly from the City Council

via an application with the Community Development Department. The City Council may grant annual extensions, provided it finds the company has complied with the conditions of the Special Land Use Permit. This permit is a revision to the Special Land Use Permit previously approved by the Auburn Hills City Council on December 19, 2005.

VOTE: Yes: Carrier, Hawkins, Kittle, Knight, Marzolf, McDaniel

No: None

Resolution No. 22.02.37

Motion Carried (6 - 0)



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

February 9, 2022

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

ROLL CALL: Present: Sam Beidoun, Brian Marzolf, Bob Pierce, Carlene Pederson, Carolyn Shearer, Chauncey Hitchcock, Ray Saelens, Greg Ouellette
Absent: Laura Ochs
Also Present: City Planner Keenan
Guests: 4

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

5. PETITIONERS

5c. Concraft (7:19 p.m.)
Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit approval to allow for the outside and overnight storage of commercial vehicles.

Mr. Keenan explained that Concraft is seeking Special Land Use Permit approval to allow for the outside and overnight storage of up to twelve (12) commercial vehicles on the property located at 1171 Centre Road. The 17,973 square foot building is located on the 1.25-acre parcel that is zoned I-1, Light Industrial District.

At this time Concraft has the need to store ten (10) vans, one (1) box truck, and one (1) stake truck. The type of vehicles stored by Concraft will be limited to company-branded vans/transit vans, box trucks, and stake trucks. The storage of trailers, equipment, or any other type of commercial/construction vehicles and equipment will be prohibited.

The vehicles will be stored in the twelve (12) existing parking spaces located behind the building, with nine (9) spaces located next to the existing 6'-4" tall screen wall and three (3) spaces close to the building. This location was found to be ideal because the stored vehicles will be screened from Centre Road by the building.

A Special Land Use Permit was approved for Concraft in 2005 to allow for the outdoor and overnight parking of four (4) work vehicles. Concraft has experienced growth in their business since their initial Special Land Use Permit approval that necessitates their request to store an additional eight (8) work vehicles on site for a total of twelve (12) vehicles.

Staff recommends the approval of a one-year Special Land Use Permit for Concraft, to allow the Planning Commission and City Council the opportunity to follow up and monitor the company's compliance with the SLU permit conditions. Concraft may seek annual extensions directly from the City Council via an application with the Community Development Department. The City Council may grant annual extensions, provided it finds the company has complied with the conditions of the Special Land Use.

Anthony Crimando, Concraft, Inc., 1171 Centre Road, Auburn Hills, MI 48326 was available to answer any questions of the Commission.

Mr. Ouellette asked what type of business Concraft is. Mr. Crimando explained that it's a twenty-four-hour emergency services restoration company for incidents such as fire, water, storm, etc.

Mr. Saelens asked if anything will be stored in the vans. Mr. Crimando stated that the vans will be empty.

Mr. Hitchcock congratulated Mr. Crimando on the company's thirty-six years in business.

Mr. Ouellette opened the public hearing at 7:23 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:23 p.m.

Moved by Hitchcock to recommend to City Council the approval of a one (1) year Special Land Use Permit for Concraft, to allow for the outside and overnight storage of twelve (12) commercial vehicles subject to the representations made by Concraft and the conditions of the City's Administrative Review Team. Concraft may seek annual extensions directly from the City Council via an application with the Community Development Department. The City Council may grant annual extensions, provided it finds the company has complied with the conditions of the Special Land Use Permit. This permit is a revision to the Special Land Use Permit previously approved by the Auburn Hills City Council on December 19, 2005.

Second by Shearer.

VOTE: Yes: Hitchcock, Shearer, Pederson, Pierce, Marzolf, Beidoun, Ouellette

No: Saelens

Motion Carried (7-1)



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 20, 2023

AGENDA ITEM NO 7L

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development; and Shawn Keenan, AICP, City Planner
Submitted: February 10, 2023
Subject: Motion – To approve a one-year Special Land Use Permit extension to allow the outside and overnight storage of commercial vehicles / TMG Event Marketing

INTRODUCTION AND HISTORY

TMG Event Marketing is seeking a one-year extension of its Special Land Use Permit approval to allow for the outside and overnight storage of up to six commercial vehicles on the property located at 1092 Centre Road. The 28,797 square-foot building is situated on a 1.90-acre parcel zoned I-1, Light Industrial District. The original one-year SLU permit was granted by the City Council on June 20, 2022.

TMG produces 15 large-scale events, including Autorama and World of Wheels, that attract almost a million spectators annually. They have also toured displays at thousands of events around the country for their customers for over 25 years. TMG Event Marketing has the approval to store the two permitted semi-trucks with associated trailers, an additional two fifth-wheel trailers, and two “tag” trailers. The outside storage of any other type of commercial vehicle, equipment, and materials will be prohibited. The vehicles shall be stored in the northeast area of the northern parking lot.



Type of vehicles to be stored outside and overnight and permitted location

STAFF RECOMMENDATION

Staff has conducted several inspections of the property over the past year and has found that the applicant has substantially complied with the conditions of the Special Land Use Permit, with the last after-hours inspection of the property occurring on February 6, 2023. Thus, staff recommends that the City Council grant a one-year extension of the Special Land Use Permit.

MOTION

“Move to approve a one-year Special Land Use Permit extension for TMG Event Marketing for the outside and overnight storage of six (6) commercial vehicles subject to the representations made by TMG Event Marketing and the conditions of the City’s Administrative Review Team at the time of the June 20, 2022 approval. The vehicles shall be stored in the designated area on the north side of the property. The type of vehicles stored outside and overnight is limited to two semi-trucks with trailers, two fifth-wheel trailers, and two “Tag” trailers. The outside storage area shall be clearly outlined with striping. When the semi-truck/trailers are stored on the site, they shall be parked in the front of each row (west side), with the remaining trailers parked behind. Vehicles shall be stored within the designated area as far to the east as possible. TMG Event Marketing may seek annual extensions directly from the City Council via an application with the Community Development Department. The City Council may grant annual extensions, provided it finds the company has complied with the conditions of the Special Land Use Permit.”

I CONCUR:



BRANDON SKOPEK, ASSISTANT CITY MANAGER



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
MINUTES - EXCERPT

JUNE 20, 2022

CALL TO ORDER: Mayor McDaniel at 7:00 PM

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

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

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, Deputy Clerk Klassen, Police Chief Gagnon, Fire Chief Massingill, DPW Director Baldante, Mgr of Roads and Fleet Hefner, City Planner Keenan, Assessor Griffin, Finance Director Schulz

22 Guests

9. NEW BUSINESS

9a. Motion – To approve the Special Land Use Permit / TMG Event Marketing.

Mr. Keenan presented the Special Land Use Permit to allow for outdoor storage and overnight storage of six commercial vehicles. The outdoor storage would be 22 x 148 feet and located on the north side of the property located at 1092 Centre Road. Proper notification was sent, and no concerns have been raised.

Mr. Peter Toundas, owner of TMG Event Marketing, Champion Auto Shows and Prographics, was present. He stated that his intent is to not have a building but to use the rigs as display vehicles. There is no concern for noise due to the soft idle that comes from the rigs and there is plenty of shading already in place.

Moved by Carrier, Seconded by Knight

RESOLVED: To accept the Planning Commission's recommendation and approve a one (1) year Special Land Use Permit to allow for the outside and overnight storage of six (6) commercial vehicles within the defined storage area as depicted in this report subject to the representations made by TMG Event Marketing and the conditions of the City's Administrative Review Team. TMG Event Marketing may seek annual extensions directly from the City Council via an application with the Community Development Department. The City Council may grant annual extensions, provided it finds the company has complied with the conditions of the Special Land Use Permit. This permit is a revision to the Special Land Use Permit previously approved by the Auburn Hills City Council on September 9, 2002.

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

No: None

Resolution No. 22.06.93

Motion Carried (7 -0)



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

June 8, 2022

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

ROLL CALL: Present: **Sam Beidoun, Ray Saelens, Chauncey Hitchcock, Carolyn Shearer, Brian Marzolf, Bob Pierce, Greg Ouellette**
Absent: Laura Ochs, Carlene Pederson
Also Present: Director of Community Development Steve Cohen, City Planner Shawn Keenan, Senior Services Director Karen Adcock
Guests: 14

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

5. PETITIONERS

5a. TMG Event Marketing (7:05 p.m.)

Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit approval to allow for the outside and overnight storage of commercial vehicles.

Mr. Keenan stated that TMG Event Marketing is seeking Special Land Use Permit approval to allow for the outside and overnight storage of up to six commercial vehicles on the property located at 1092 Centre Road. The 28,797 square foot building is located on a 1.90-acre parcel zoned I-1, Light Industrial District.

TMG produces 15 large-scale events, including Autorama and World of Wheels, that attract almost a million spectators annually.

At this time, TMG Event Marketing has the need to store the two permitted semi-trucks with trailers, plus two fifth-wheel trailers, and two “tag” trailers. The outside storage of any other type of commercial vehicles, equipment, and materials will be prohibited. The outdoor storage area is 22-feet by 148-feet in size and is located along the north property line and does not extend beyond the front of the building’s west facade. The storage area shall be clearly outlined with striping to assure all vehicles stay within the designated storage area. The size of the storage area allows for the storage of two rows of vehicles, three deep, with the semi-truck/trailers parked in the front of each row. The vehicles shall be stored in the northeast area of the northern parking lot.

Mr. Peter Toundas, TMG Event Marketing, 1092 Centre Road, Auburn Hills, MI 48326 was available to answer any questions of the Commission.

Mr. Beidoun asked if all the vehicles utilizing this space will be as pictured or smaller. Mr. Toundas explained that all their larger vehicles are on the road. Periodically, trucks need to be changed out, but the larger vehicles are traveling.

Mr. Hitchcock asked about the weight of the trucks. Mr. Toundas stated that the semi-trucks and trailers are capable of in excess of 80,000 pounds. They weigh 20,000-25,000 pounds if not full. Each truck/trailer is custom aluminum and costs up to \$1 million.

Mr. Hitchcock asked if there was any concern regarding the structural integrity of the surface holding the trucks.

Mr. Toundas stated that the parking lot is a black top surface and is in great shape.

Mr. Saelens asked about the length of the vehicles. Mr. Toundas stated that the smaller trailers are 45' in length, the semis are 80' in length and the smaller tag trailer is 25-30'. They are proposing storage space for six vehicles that will not exceed the footprint. It will be rare that there are actually six vehicles there at the same time.

Mr. Ouellette opened the public hearing at 7:09 p.m.

Mable Lynch, 500 Kuhn Street, Pontiac, MI 48342, stated that the neighbors have expressed concern with the noise, etc. She asked that the applicant be considerate of the neighbors. Chairman Ouellette stated that there is a building between the subdivision and the site where the vehicles will be parked. Mr. Toundas stated that the noise will be minimal, as these are all newer vehicles.

Mr. Hitchcock stated that the footprint area seems small. Mr. Keenan explained that the fire department provided input on the location and size for the purposes of access.

There being no further public comments, Mr. Ouellette closed the public hearing at 7:15 p.m.

Moved by Beidoun to recommend to City Council the approval of a one (1) year Special Land Use Permit to allow for the outside and overnight storage of six (6) commercial vehicles subject to the representations made by TMG Event Marketing and the conditions of the City's Administrative Review Team. TMG Event Marketing may seek annual extensions directly from the City Council via an application with the Community Development Department. The City Council may grant annual extensions, provided it finds the company has complied with the conditions of the Special Land Use Permit. This permit is a revision to the Special Land Use Permit previously approved by the Auburn Hills City Council on September 9, 2002.

Second by Pierce.

VOTE: Yes: Pierce, Shearer, Marzolf, Hitchcock, Beidoun, Saelens, Ouellette

No: None

Motion Carried (7-0)



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: FEBRUARY 20, 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; Shawn Keenan, AICP, City Planner
Submitted: February 10, 2023
Subject: UL Solutions
Motion – Approval of Site Plan and Tree Removal Permit to construct a high-tech research and testing facility

INTRODUCTION

This is a request from Cunningham-Limp Company to construct an 83,061-square-foot high-tech research and testing facility on the 12.75-acre parcel located at the southeast corner of Dutton Road and Bald Mountain Road. The property is zoned T&R, Technology and Research District. Access to the site from Dutton Road will provide by way of the new private road named New Energy Way.

UL Solutions is a global leader in applied safety science, development testing, inspections, and certification services that support product innovation and business growth for customers in more than 100 countries. The proposed state-of-the-art facility will support the testing and certification of electric vehicles and industrial batteries. UL Solutions is a global company with 150 locations in more than 40 countries, six of which are in Michigan.



Aerial View

The new facility will provide safety compliance and performance services to automotive and industrial manufacturers and suppliers. Approximately 12,600 square feet of the new building will be used for office space, 50,000 square feet will be used for research and development, 10,394 square feet will be used for a warehouse, and the remaining 10,067 square feet will be used for testing.

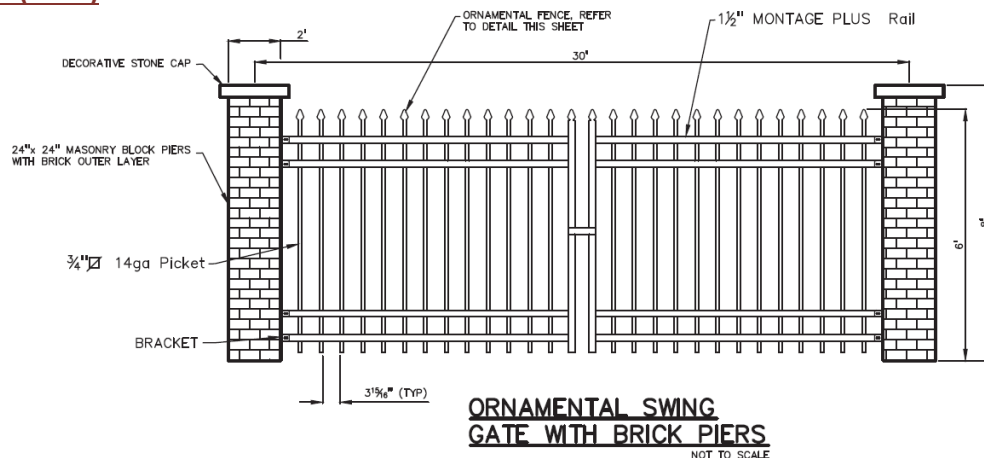
Cunningham-Limp plans to sell the land to UL Solutions and build the facility. UL Solutions will own the building and land. The total investment in the project is estimated at \$73 million. The new facility is expected to create approximately 40 new jobs, with future growth expected. Cunningham-Limp Company intends to begin construction in April 2023, with completion anticipated in May 2024.

KEY ISSUES

1. **Emergency Vehicle Only Access to Bald Mountain Road.** The plan includes a gated emergency vehicle access drive from Bald Mountain Road to the site. The Auburn Hills Fire Department believes the proposed emergency access drive will improve access, especially in the event of a fire. Two gates to the site are proposed along the access drive. The gate closest to the pathway is an ornamental swing gate designed to give a more residential “estate-like” appearance. **The gated access drive shall be deed restricted for emergency vehicle use only.**
Note: The Northeast Corner Neighborhood Master Plan Update, adopted on September 14, 2016, indicates that no vehicular access would be permitted to Bald Mountain Road for any future development on the subject site. Staff believes that restricting access to Bald Mountain Road to emergency vehicles only balances public safety with the vision of the Master Plan to keep non-residential traffic off the roadway.



Illustrated Site Plan

KEY ISSUES (cont.)

The emergency vehicle only access gate closest to the pathway is an ornamental swing gate designed to give a more residential “estate-like” appearance from Bald Mountain Road

2. **Private Road.** Cunningham-Limp Company is extending the existing private road with outlets to Dutton Road to service both TÜV SÜD currently under construction and UL Solutions. The road, named New Energy Way, was approved as part of the TÜV SÜD project and is designed to provide sufficient vehicular access to both sites.



Rendering of the proposed building looking southwest from New Energy Way

3. **Buffers and Landscape Screening.**

Along Bald Mountain Road - A 100-foot wide landscaped buffer is being maintained along Bald Mountain Road to provide screening per the Northeast Corner Neighborhood Master Plan. The buffer was enhanced, as part of the TÜV SÜD, with the planting of a mixture of deciduous and evergreen trees designed to help maintain the more rural character of the Bald Mountain Road neighborhood. The landscape plan calls for the planting of 17 additional trees in the areas between the buffer and drive-lane and next to the building to further ensure that the rural character of the Bald Mountain Road neighborhood is preserved.

Along South Property Line - The tree plantings along the site’s southern property line that were installed to provide screening for adjacent residential property (Heilbrun property) will be preserved. The landscape plan calls for planting nine additional evergreen trees along the northwest area of the detention pond to provide additional screening of the truck well.

KEY ISSUES (cont.)**4. Detention Pond.**

The existing detention pond located along the south property line will remain. The 50-foot wide natural buffer between the pond and the south property line will also remain.

STAFF RECOMMENDATION

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

We recommend Conditional Approval of the Site Plan 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 Dutton Road via an extension of the private road (New Energy Way).
 - 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 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 project's total square footage, 128 parking spaces are required, and 128 parking spaces are depicted.
4. The parking layout will meet minimum requirements and barrier-free parking spaces (Five spaces are required, and five spaces are provided). One space is 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 be taller than the proposed height of 32 feet measured from 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 there will be no pallet storage, overnight vehicles, or trailer storage.
13. A Tree Removal Permit is required. Twenty-one existing landscape trees are identified to be removed and transplanted on site.
14. An eight-foot-wide pathway will be constructed along Bald Mountain Road. Complete Streets considerations were discussed, and it was determined that the security fence and grades made it impractical to install a sidewalk connection from the building to the new eight-foot wide pathway along Bald Mountain Road.
15. The developer plans to install ten dual charging stations to service the 20 EV parking spaces.

Conditions:

1. The developer shall draft a deed restriction for the property, restricting the emergency access drive off Bald Mountain Road for emergency vehicle use only. A copy of the deed restriction shall be provided to the City for review and approval. Once the City approves, the developer shall record the deed restriction at the Oakland County Register of Deeds to memorialize and provide a copy of the recorded document to the City.
2. The developer shall screen any above-ground storage tanks and the raised platform. The method and type of screening shall be reviewed and approved by the Community Development Department.

STAFF RECOMMENDATION (cont.)

3. The developer shall replace any regulated trees identified as being in close proximity to the grading limits if damaged or removed.
4. The developer shall meet the requirements of Article XX Administration and Enforcement, Section 2007. Performance Guarantees.
5. No construction-related vehicles shall be permitted to access the site from Bald Mountain Road. All construction vehicles shall utilize New Energy Way.
6. Site plan approval shall be based on the representations made by the developer as documented in this report, packet, and public meeting minutes.

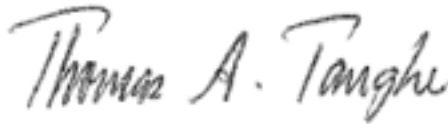
PLANNING COMMISSION RECOMMENDATION

Recommended Approval on February 8, 2023 (9-0 vote)

MOTION

"Move to accept the Planning Commission's recommendation and approve the Site Plan and Tree Removal Permit for UL Solutions subject to the conditions of the City's Administrative Review Team."

I CONCUR:



THOMAS A. TANGHE, CITY MANAGER



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

February 8, 2023

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

ROLL CALL: Present: **Sam Beidoun, Dominick Tringali, Carolyn Shearer, Laura Ochs, Cynthia Pavlich, Chauncey Hitchcock, Brian Marzolf, Ray Saelens, Greg Ouellette**
Absent: None
Also Present: Director of Community Development Steve Cohen, City Planner Shawn Keenan
Guests: 9

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

6. PETITIONERS – None.

6a. UL Solutions (7:06 p.m.)
Public Hearing/Motion – Recommendation to City Council for Site Plan and Tree Removal Permit approval to construct a technology and research building.

Mr. Keenan explained that this is a request from Cunningham-Limp Company to construct an 83,061 square-foot high-tech research and testing facility on the 12.75-acre parcel located at the southeast corner of Dutton Road and Bald Mountain Road. The property is zoned T&R, Technology and Research District. Access to the site from Dutton Road will be provided through the new private road named New Energy Way.

UL Solutions is a global company with 150 locations in more than forty countries, six of which are in Michigan. The proposed state-of-the-art facility will support the testing and certification of electric vehicles and industrial batteries and provide safety compliance and performance services to automotive and industrial manufacturers and suppliers.

Approximately 12,600 square feet of the new building will be used for office space. Approximately 50,000 square feet will be used for research and development, and approximately 10,394 square feet will be used for a warehouse. The remaining 10,067 square feet will be used for testing. Cunningham-Limp plans to build the facility and then will sell the land and building to UL Solutions. UL Solutions will own the building and land.

There are a couple of key issues to consider. The Auburn Hills Fire Department believes the proposed emergency access drive will improve access, especially in the event of a fire. Two gates to the site are proposed along the access drive. The gate closest to the pathway is an ornamental swing gate designed to give a more residential “estate-like” appearance. The gated access drive shall be deed restricted for emergency vehicle use only. Staff believes that restricting access to Bald Mountain Road to emergency vehicles only balances public safety with the vision of the Master Plan to keep non-residential traffic off the roadway. Vehicle access for employees, deliveries, and customers (including construction vehicles) shall access the site from New Energy Way, which connects to Dutton Road.

The second item relates to buffers and landscape screening. The 100-foot-wide landscaped buffer along Bald Mountain Road is being maintained. Also, seventeen trees between the buffer and drive lane will be added. The trees along the site’s southern property line are being preserved. Nine additional evergreen trees along the northwest area of the detention pond will provide additional screening.

The total investment in the project is estimated at \$73 million. Cunningham-Limp Company intends to begin construction in April 2023, with completion anticipated in May 2024.

Sam Ashley, Cunningham-Limp, 28970 Cabot Drive, Suite 100, Novi, MI 48377 and Jim Butler, PEA Group, 1849 Pond Run Road, Auburn Hills, MI 48326 were available to answer any questions of the Commission.

Mr. Ashley stated that UL Solutions is a well-respected organization. The facility will be owned and operated by UL Solutions. They have worked with city staff regarding the placement of the building in order to maximize the distance from the residential property line.

The perimeter of the property is heavily vegetated, and the bike path will be diverted into the property in order to maintain the large trees.

Mr. Saelens asked what type of batteries will be tested. Mr. Ashley explained that the facility will be involved in electric vehicle battery testing, which will meet all local, state and federal safety guidelines.

Mr. Hitchcock asked about the fire suppression system in the building. Mr. Ashley stated that the primary system is a wet sprinkler system, supported by a fire pump system to boost the municipal source. The testing area will also have a deluge system and a water misting system. The primary fire suppression system will be throughout the whole facility.

Mr. Hitchcock asked if the proposed footprint of the building had been decreased. Mr. Ashley explained that any discrepancy is likely due to the equipment platforms not being included in the calculations.

Mr. Hitchcock asked if there is a cross-access and maintenance agreement for New Energy Way. Mr. Ashley stated that there is a cross-access agreement, as well as a shared maintenance agreement, which has been filed and recorded at Oakland County.

Ms. Ochs expressed concern about the secondary emergency access. Mr. Ashley explained that when TÜV SÜD was developed, the project footprint and grading changed. He explained that the emergency access is use restricted by deed, and will only be used by the fire department who will hold the key to the knox box.

Ms. Ochs asked about the design of the gate. Mr. Ashley stated that it will be two masonry piers designed to have a residential estate appearance.

Ms. Ochs asked about the frequency of fires in these facilities. **Kirk Ulmer, UL Solutions**, will be the lab manager in this new facility. He explained that fires are part of the testing process, and occur on a semi-regular basis. This is why there are multiple levels of suppression. The system is designed to suppress any fires in-house. The only time the fire department would be alerted to respond would be if the primary system for the whole facility were to engage.

Ms. Ochs expressed concern with fire trucks frequently utilizing the emergency access near the residential area. Mr. Ashley further explained that the emergency drive is to be used only if New Energy Way is not able to be accessed by emergency vehicles for some reason. Mr. Keenan acknowledged that the fire department is aware that the primary access to the property is to be via New Energy Way.

Ms. Pavlich asked who is responsible to maintain the gate. Mr. Ashley stated that the owner of the property will be responsible for the maintenance of the gate.

Mr. Beidoun asked if UL Solutions tests multiple types of batteries and what is done with the testing results. Mr. Ulmer explained that multiple types of batteries will be tested. The data will be the proprietary property of the organization ordering the testing.

Mr. Beidoun asked if hydrogen cell batteries will be tested. Mr. Ulmer explained that those are energy storing units, rather than batteries. UL Solutions does not test those at this time, though that could change in the future.

Mr. Saelens asked if chemical suppression had been considered for fire suppression. Mr. Ashley stated that there will be an additional chemical treatment component.

Mr. Tringali asked how many people will be employed at the facility. Mr. Ashley explained that initially there will be approximately 40 employees and growth is projected to double beyond that.

Mr. Marzolf stated that he appreciates the sensitivity to the natural areas. He stated that the amount of provided parking seems excessive. Mr. Keenan explained that the proposal meets what is required by the ordinance.

Ms. Ochs stated that the city has been sensitive to the residents on Bald Mountain Road regarding the volume of traffic. Mr. Ashley explained that traditional traffic will be coming from Lapeer Road to Dutton Road. He does not anticipate a high volume along Bald Mountain Road. Mr. Ashley further explained that there will be approximately

1-2 semis per day and 2-3 box trucks/van per day.

Mr. Ouellette opened the public hearing at 7:44 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:44 p.m.

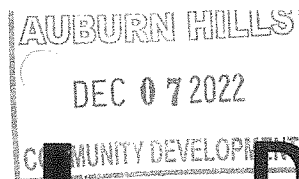
Moved by Hitchcock to recommend to City Council approval of the Site Plan and Tree Removal Permit for UL Solutions, subject to the conditions of the City's Administrative Review Team.

Second by Ochs.

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

No: None

Motion Carried (9-0)



Development Application

Project Name: Project Altilium

General Project Location: SE Dutton/Bald Mountain
Access via New Energy Way

Parcel Size: 12.66 Acres Zoning: T&R, Lt. Ind.

Sidwell Number(s): 14-01-100-031

Project Description: _____
New Construction of Office and Lab Space

Building Size (sq. ft.): _____
Office: 12,500
Lab: 60,000
Testing: 10,215
Total: 82,715

Check requested review(s)

- ☒ Site Plan
- ☒ Tree Removal Permit
- ☒ Special Land Use Permit(s) _____
Landbank Parking
- ☐ Land Division
- ☐ Land Exchange

- ☐ Subdivision
- ☐ Planned Unit Development - Step 1/Step 2/Combined
- ☐ Rezoning _____ to _____
- ☐ ZBA Variance or Interpretation
(see supplemental application)
- ☐ Other _____

City Use Only

Address: _____

Date Received: 12-7-22

Fees Paid: \$6,210.00

SP #: 220019

SLU #(s): 220006

LD/LE/SUB #: _____

RZ #: _____

PUD #: _____

ZBA #: _____

Applicant

Name: Cunningham-Limp, Nick Devlin Signature: _____
Cunningham-Limp
Business Name and Address: 28970 Cabot Drive, Suite 100
City: Novi State: MI Zip Code: 48377 Phone Number: 248-318-7438

Fax Number: N/A Alt. Phone Number(s): 248-489-2300
C-L Bald Mountain Associates, LLC

Name: Sam Ashley Signature: _____
C-L Bald Mountain Associates, LLC
Business Name and Address: 39400 Woodward Ave, Suite 250

City: Bloomfield Hills State: MI Zip Code: 48304 Phone Number: 248-318-7438

(Provide additional sheet if necessary for multiple property owners)

Property Owner(s)

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

INV 64185 \$4450.00
64186 \$600.00
64187 \$1160.00

N Devlin @ cle.build

2-14-18 Version

Feb 2nd, 2023

Steven J. Cohen, AICP
Director of Community Development
1827 N. Squirrel Road,
Auburn Hills, MI 48326

Dear Steven,

Ref: Emergency Access Lane from UL Solutions Lab to Bald Mountain Road

As you are aware, UL Solutions is engaging Cunningham Limp to build a new lab in the property at the intersection of Bald Mountain Road and Dutton Road. While the primary access to the premises will be through New Energy Way, as part of the site plan review, the Engineer of Record has stated in his professional and licensed duty, it is their firm position that an emergency access drive be included as part of the project Bald Mountain Road to be used in the case of an emergency. UL Solutions is a global leader in applied safety science and promoting the safety of our employees, customers, operations, and our adjacent neighbors is of paramount importance to us. This secondary access lane is a critical part of our focus on safety.

Further to this point, given the designation as an emergency access drive, with a gated access point, control of this gate will be facilitated via a knox box key way. A knox box key is only issued to life safety personnel, such as the Fire Department. This is the same requirement for all commercial buildings in Auburn Hills and the State of Michigan per the NFPA code.

Sincerely,



Rohit Jacob,
Global Head of Real Estate and Facilities,
UL Solutions,
333 Pfingsten Road, Northbrook, IL 60062

February 2, 2023

Mr. Shawn Keenan, AICP
City Planner
CITY OF AUBURN HILLS
1827 North Squirrel Road
Auburn Hills, Michigan 48326

RE: UL Solutions
Site Plan 1st Review

Dear Mr. Keenan:

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 January 25, 2023, was prepared by PEA Group. 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.
- Storm water maintenance agreement for regional detention pond
- Recorded deed restriction for emergency access drive on Bald Mountain

GENERAL:

The site is located at New Energy Way, south of Dutton Road and East of Bald Mountain Road in Section 1 of the City of Auburn Hills. The applicant is proposing to construct an 83,061 sq. ft. building that will consist of 12,600 sq. ft. of office space, 50,000 sq. ft. of research and development, 10,394 sq. ft. of warehouse, and 10,067 sq. ft. of testing. The new facility will provide testing and certification of electric vehicles and industrial batteries while also providing safety compliance and performance services to automotive and industrial manufacturers as well as their suppliers. The proposed facility will span a 12.75 acre parcel zoned Technology & Research (T&R). Adjacent parcels to the east and west are zoned Technology and Research (T&R) and the parcel to the south is zoned One Family Residential (R-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. 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 engineering review.

MUNICIPAL UTILITIES:

There is an existing 12-inch water main that extends south on Bald Mountain Road along the west side of the parcel. The applicant is proposing to tap the existing 12-inch water main on the west side of the site and loop new 12-inch Ductile Iron water main around the property connecting to a water main stub in the northeast corner of



the parcel that was previously installed by the adjacent parcel to the north. Six (6) fire hydrant assemblies are proposed to provide adequate coverage for the site. Fire suppression and domestic service lines are proposed to extend from the new 12-inch water main located on the north side of the site, south to the north side of the proposed building.

There is an existing 10-inch sanitary sewer that extends through the south end of the parcel and crosses Bald Mountain Road to the west. New 10-inch sanitary sewer was previously installed along the west side of the parcel to provide service to the adjacent parcel to the north. The applicant is proposing to connect to the 10-inch sanitary sewer on the west side of the site and extend a new 6-inch PVC SDR 23.5 sanitary sewer lead to the south side of the proposed building. Additional details, such as pipe slope, will be needed 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. Storm water runoff for the site will be collected via catch basins and routed to an existing detention basin located on the south end of the parcel. A storm water detention note was included on the plans stating that the existing detention basin was designed to handle improved runoff from the site. The existing detention basin is based upon a 'C' value of 0.65 as shown in the Sedimentation Outlet Design and Detention Calculations for the West Basin provided on the plans. The 'C' value of the proposed site is 0.50, therefore the existing detention basin has enough capacity for the proposed development. Preliminary detention calculations have been provided on the plan. Additional details of the stormwater management system will be needed for the engineering review including storm sewer calculations, profiles, and hydraulic grade lines. A water quality unit has been provided on the plans prior to the storm water entering the detention basin. Additional details of the water quality unit will be needed for the engineering review.

TRAFFIC/PAVING:

Access to the site is proposed by an existing private drive connection in the northeast corner of the site that outlets to the south side of Dutton Road. An emergency vehicle access drive is provided connecting to Bald Mountain Road on the west side of the site. The drive is for emergency vehicle access only and will have an ornamental swing gate and a Knox Box located at the entrance. The swing gate will need to be located out of the influence of the sanitary sewer and water main. The plans indicate concrete curb and gutter throughout the site with standard duty asphalt pavement proposed for the parking spaces and heavy duty asphalt pavement for the drive aisles. Pavement cross-sections for the site have been provided on the plan and appear to meet City standards.

The applicant is proposing 128 parking spaces including 5 barrier free accessible parking spaces. A trash compactor is proposed at the most western point on the south side of the building. A loading area with high truck docks and a maneuvering area is also provided adjacent to the trash compactor. A 7-foot-wide concrete sidewalk has been provided along the south and east side of the building providing access to the parking lot and truck docks. An 8-foot-wide pathway is also proposed along Bald Mountain Road on the west side of the site. The pathway extends along the entire west side of the parcel and extends in and out of the right-of-way. For those areas in which the pathway crosses onto the parcel, an easement will be required. An auto turn analysis for the Auburn Hills Fire 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 south side of the parcel and drains towards the existing detention basin. Perimeter site slopes appear to meet the requirement of 1:4 max and match into existing contours prior to all abutting property lines. 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. It should be noted that the slope of the emergency access currently exceeds the City's design standards due to grades of the site and Bald Mountain Road. Given the constraints and that the access drive is for



limited emergency vehicle use only, the applicant is comfortable with the current design. Sidewalk and pathway grades shall meet ADA requirements.

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

Hannah Driesenga, P.E.

Transmitted via e-mail to Shawn Keenan: February 2, 2023
cc: File

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REV#1_APP.DOCX



AUBURN HILLS FIRE DEPARTMENT



Official Memorandum

To: Shawn Keenan, City Planner
From: Fred Solomon, Fire Inspector
Date: January 27, 2023
Re: Site Plan Review

PROJECT: UL Solutions, New Energy Way

XXX	Approved	
	Approved	Subject to the following revisions:
	Denied	

The Auburn Hills Fire Department believes that the emergency access drive to the site from Bald Mountain Road for emergency vehicles is warranted and, therefore, supported by the Department.

Fred Solomon
Fire Inspector
Auburn Hills Fire Department



The City of Auburn Hills

City Council Meeting

Minutes - Excerpt

November 28, 2016

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

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

Present: Mayor Pro Tem Mitchell, Council Members Burmeister, Hammond, Kittle, Knight, Verbeke
Absent: McDaniel

Also Present: City Manager Tanghe, Assistant City Manager Grice, Police Chief Olko, Fire Chief Manning, Assistant Fire Chief Macias, City Clerk Kowal, City Attorney Beckerleg, Finance Director Schulz, Manager of Roads & Fleet Brisson, Director of Public Works Melchert, Director of Community Development Cohen, Management Assistant Harris, City Engineers Juidici and Stevens.

10 Guests

9. NEW BUSINESS

9a. Motion – Approve Rezoning from R-1A, One-Family Residential District to T&R, Technology & Research District / Kensington Church

Mr. Cohen explained the request to rezone the 19.5 acre parcel, located at southeast corner of Dutton Road and Bald Mountain Road from R-1A, One-Family Residential District to T&R, Technology and Research District. He noted that the request is consistent with the City's adopted Northeast Corner Neighborhood Master Plan Study.

Rick Rattner, 380 N. Old Woodward, Birmingham, representing the applicant, noted that this has been thoroughly reviewed by the Planning Department and Planning Commission.

Moved by Knight; Seconded by Kittle.

RESOLVED: To accept the Planning Commission's recommendation and approve the rezoning of Sidwell No. 14-01-100-028 from R-1A, One-Family Residential District to T&R, Technology & Research District. The rezoning shall be referenced as Ordinance No. 16-883.

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

No: None

Resolution No. 16.11.217

Motion Carried (6 - 0)



CITY OF AUBURN HILLS PLANNING COMMISSION MINUTES - EXCERPT

November 16, 2016

1. **CALL TO ORDER:** Planning Commission Chairperson Ouellette called the meeting to order at 7:20 p.m.

2. **ROLL CALL OF PLANNING COMMISSION:**

Present: Beidoun, Ochs, Ouellette, Pierce, Shearer
Absent: Burmeister, Hitchcock, Mendieta
Also Present: Assistant City Planner Keenan
Guests: 10

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

5. **PETITIONERS**

5a. Public Hearing / Motion - Rezoning from R-1A, One-Family Residential District to T&R, Technology & Research District / Kensington Church (7:21 p.m.)

Mr. Keenan introduced the request from Kensington Church to rezone a 19.5 acre parcel of land, located at southeast corner of Dutton Road and Bald Mountain Road from R-1A, One-Family Residential District to T&R, Technology and Research District.

Mr. Keenan noted that the parcels to the east and south are zoned R-1A, One Family Residential. Parcels on the west side of Bald Mountain Road are zoned PUD / T&R Technology and Research and the parcels on the north side of Dutton Road, in Orion Township are zoned SP-2, Special Purpose. He explained that the T&R, Technology and Research district designation for this site reflects the City's long range plan for the area as identified in the City's Northeast Corner Neighborhood Master Plan, which characterizes the use classification as Non-Residential Transitional, which is for uses such as Technology and Office Development. He also mentioned the rezoning of the parcel to T&R, Technology and Research district will help fill the demand for additional high-tech land.

Mr. Keenan indicated the City Adopted Northeast Corner Neighborhood Master Plan depicts the subject parcel as non-residential transitional, which is why staff is recommending approval of the rezoning from R-1A, One Family Residential to T&R, Technology and Research district.

Mr. Rick Rattner, Kensington Church, 1825 E. Square Lake Road, Troy, MI 48085, had nothing to add as he knows the issue has already been discussed in depth during the Master Plan discussions.

Ms. Shearer asked if the environmental concerns referred to in the petition were about methane gas and Mr. Rattner responded that they were, along with some other concerns.

Mr. Ochs wanted to know if there had been any other communications from the surrounding properties recently and Mr. Keenan stated that the City did not receive any calls or correspondence from anyone regarding the proposed rezoning.

Mr. Ouellette opened the public hearing at 7:26 p.m.

Mr. Ouellette closed the public hearing at 7:26 p.m.

**Moved by Mr. Pierce to recommend to City Council approval of the rezoning of sidwell No. 14-01-100-028 from R-1A, One-Family Residential District to T&R, Technology & Research District.
Supported by Mr. Beidoun.**

**VOTE: YES: Beidoun, Ochs, Ouellette, Pierce, Shearer
NO: None**

Motion Carried (5-0)



Amendment to the City of Auburn Hills Master Land Use Plan *Northeast Corner Neighborhood Master Plan*

Back in July 2000, a planning process for the Northeast Corner Neighborhood was initiated by the City due to the community's dissatisfaction with the housing density permitted under the zoning at the time.

The Northeast Corner Neighborhood is the area bounded to the north by Dutton Road, south by Walton Boulevard, west by M-24, and east by the City of Rochester Hills border.

The planning study came on the heels of the City's approval of a single-family subdivision that met all ordinance requirements. Many property owners and City officials expressed two primary concerns about that project: 1) it was too dense for the area; and 2) the mass grading needed to level the site required the removal of hundreds of trees.

The main concern back then was that the Northeast Corner Neighborhood was one of the few natural or "rural" areas left in the City and that the atmosphere of the area would be destroyed if the City did not alter its existing land use policy. As a result, the City held workshops to determine what the community wanted the area to look like in the future. Property owners were encouraged to express their opinions throughout the planning process.

In the end, it was clear to City officials that the majority of those involved in the process wanted the housing density lowered to preserve the neighborhood's open space and natural features. In April 2001, the Planning Commission adopted a new master plan which accomplished those goals. Upon adoption, the majority of the property in the neighborhood was rezoned to implement the new policy. *It is noted that changes to both the master plan and zoning ordinance included provisions allowing the clustering of housing units and increased density, as a financial incentive for home builders to permanently preserve open space.*

Fast forward 15 years. On January 19, 2016, the City held a visioning meeting with the neighborhood at a local church to discuss some potential tweaks envisioned to the original plan.

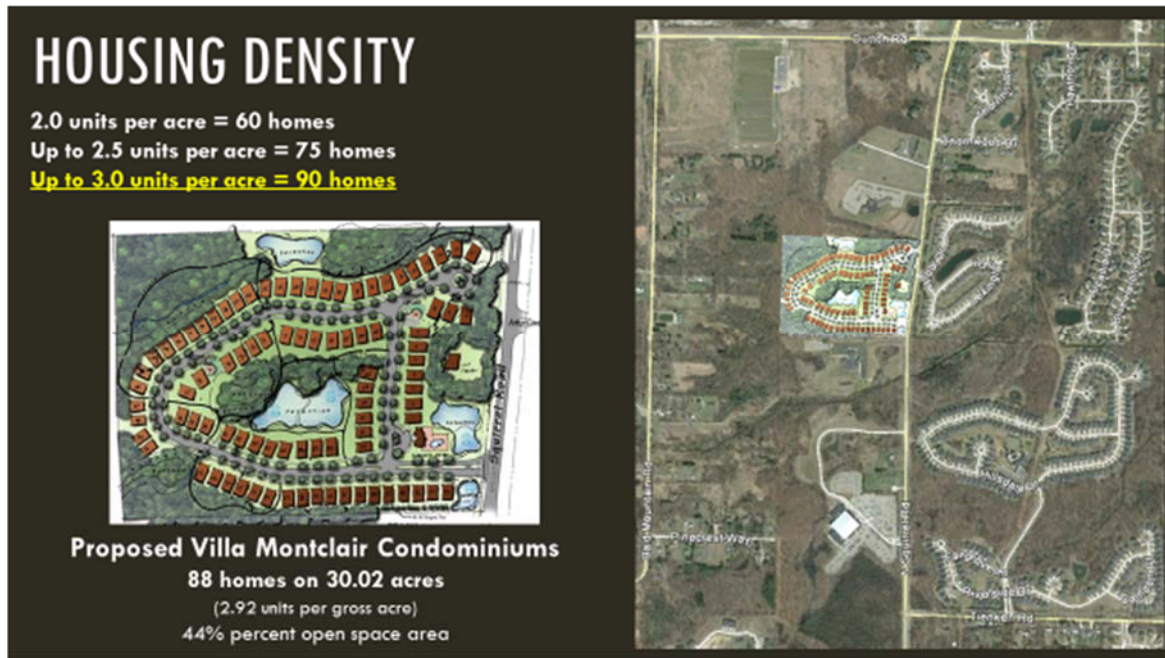


Photo taken at the neighborhood visioning meeting held on January 19, 2016

This process to update the plan follows a parcel specific change to the neighborhood plan in November 2015 that facilitated a density increase for a housing development proposed by Mocerri Companies called Villa Montclair.

As a result of the input received at public meetings held on January 19, 2016, February 16, 2016, and March 16, 2016, the Planning Commission drafted the following amendments to the Northeast Corner Neighborhood Master Plan:

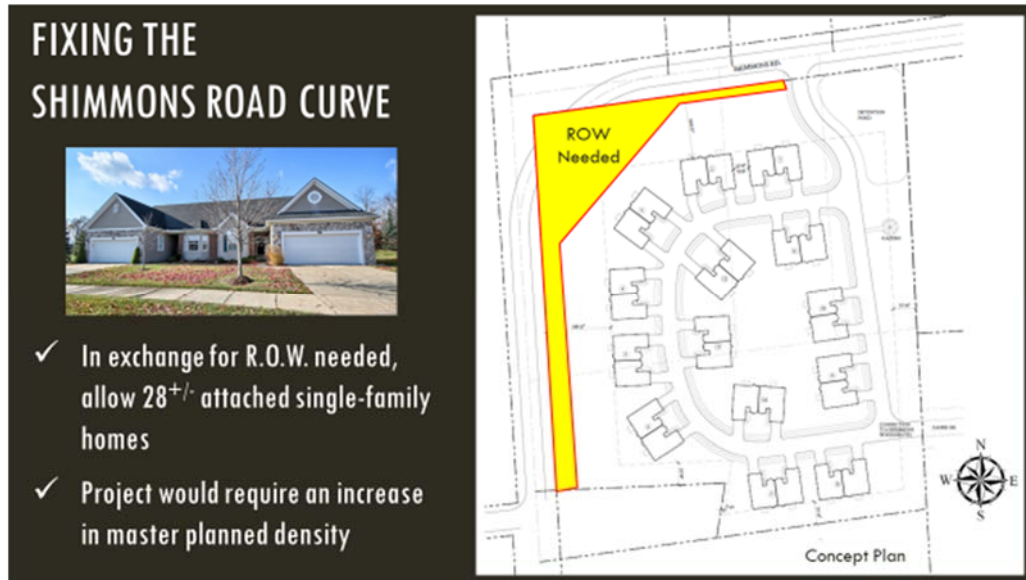
First, allow a slight increase in the housing density incentive to encourage developers to save open space, woodlands, and other natural features. It works by allowing the clustering of homes, which leaves excess land as permanently preserved open space. An increase from 2.5 to 3.0 homes per acre is proposed to the current policy to help make the open space development option more attractive to home builders, as shown below. The existing requirement that caps conventional developments at 2.0 homes per acre would remain in place.



Second, allow attached duplex-style units in only open space developments similar to those constructed in the Arbor Cove and Auburn Grove condominium projects, as shown below.



Third, change the master plan designation from “single family residential” to “single family residential transitional” for the properties adjacent to the Simmons Road curve, near the Oakland Christian School in the location shown below. The amendment will allow an open space development with attached duplex-style units and an increase in housing density from 2.5 to 3.5 homes per acre (not to exceed 28 homes). The increase in density is being provided as a financial incentive for the property owners to dedicate their land, at no cost to the City, so that the City may improve the curvature of that portion of the road in the future.

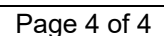


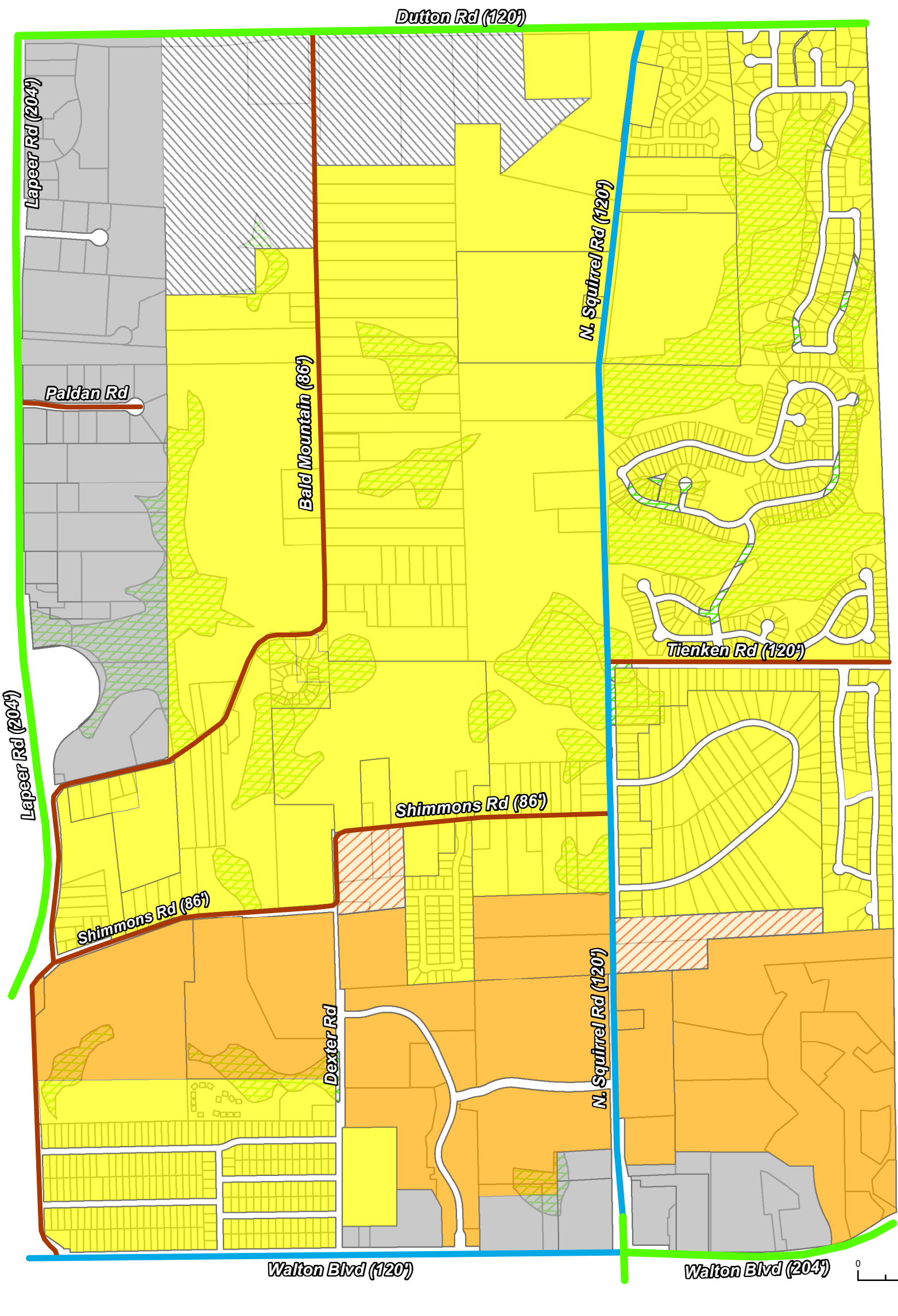
Fourth, change the master plan designation from “single family residential” to “non-residential transitional” for the Kensington Community Church (KCC) and Rochester Soccer Club (RSC) properties, which are located east of Bald Mountain Road and south of Dutton Road (shown below).

- A. KCC has requested the amendment due to the results of methane testing on the site, reports of a closed landfill on the property, and consideration of adjacent industrial land uses. This change would allow “clean industrial” development on the property similar to the VAST building located across the street, west of Bald Mountain Road. No vehicular access would be permitted to Bald Mountain Road and high quality development with extensive landscape greenbelts would be required.
- B. RSC has requested the amendment to allow an anticipated expansion of their soccer facility on the east side of their existing parking lot. The master plan designation would allow “clean industrial” development if RSC were to decide to vacate the site in the future.



Computer rendering created which shows how the properties could be redeveloped





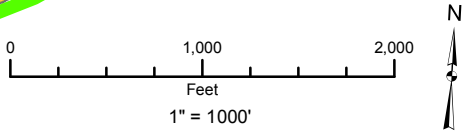
This plan is intended to show generalized land use and is not intended to indicate precise size, shape or dimension, These proposals reflect future land use recommendations and do not necessarily imply short range zoning proposals.

Wetlands are also not precisely shown, final boundary determinations require field analysis and determination.

This illustration of the Master Plan, together with other descriptive matter, was duly adopted by Planning Commission Resolution on September 14, 2016

Ang Ouelletty
Chairperson

Edie Walter
Secretary



Planned Land Use Classification

- Single Family Residential
(2.0 Units Per Gross Acre - Conventional Development)
(3.0 Units Per Gross Acre - Open Space Development)
- Multiple Family Residential
- Single Family Residential Transitional
- Non-Residential
- Non-Residential Transitional
(Technology / Office Development)
- Wetlands

Planned Road R.O.W.

- Major Thoroughfare
(150'-204' R.O.W.) 5 Lanes or Boulevard
- Thoroughfare
(100'-120' R.O.W.) 3-5 Lanes
- Major Collector
(86'-100' R.O.W) 2 -3 Lanes
- Collector
(60'-80' R.O.W) 2 Lanes
- Other Roads

Northeast Corner Neighborhood Master Plan

City of Auburn Hills

Oakland County Michigan

City of Auburn Hills Planning Commission



In coordination with the Community Development Department

Map Published: September 14, 2016

888.522.6711 | ohm-advisors.com

SITE PLANS

UL SOLUTIONS

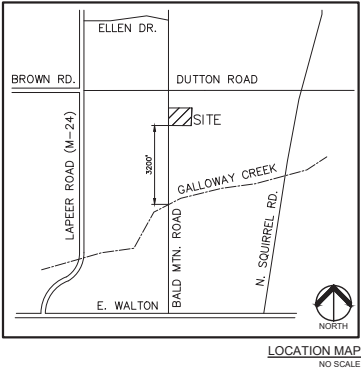
NEW ENERGY WAY

AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

PROJECT DESCRIPTION:

A 83,061 SQ. FT. BUILDING IS PROPOSED AT NEW ENERGY WAY, SOUTH OF DUTTON RD AND EAST OF BALD MOUNTAIN RD. THE SITE IS ZONED TECHNOLOGY AND RESEARCH.

UL SOLUTIONS IS A GLOBAL LEADER IN APPLIED SAFETY SCIENCE, DELIVERING TESTING, INSPECTION, AND CERTIFICATION SERVICES THAT SUPPORT PRODUCT INNOVATION AND BUSINESS GROWTH FOR CUSTOMERS IN MORE THAN 100 COUNTRIES. UL SOLUTIONS PROUDLY MAINTAINS OPERATIONS IN MICHIGAN ACROSS 6 LOCATIONS AND IS NOW ADDING A STATE-OF-THE-ART FACILITY IN AUBURN HILLS TO SUPPORT TESTING AND CERTIFICATION OF ELECTRIC VEHICLE (EV) AND INDUSTRIAL BATTERIES. THE NEW LABORATORY WILL PROVIDE SAFETY COMPLIANCE AND PERFORMANCE SERVICES TO AUTOMOTIVE AND INDUSTRIAL MANUFACTURERS AS WELL AS THEIR SUPPLIERS. UL SOLUTIONS IS AN INDUSTRY LEADER WITH MORE THAN 15,000 EMPLOYEES WORLDWIDE AND 150 LOCATIONS IN MORE THAN 40 COUNTRIES.



INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	DIMENSIONAL SITE PLAN
C-4.1	PRELIMINARY GRADING PLAN - NORTH
C-4.2	PRELIMINARY GRADING PLAN - SOUTH
C-6.0	ENGINEERING SITE PLAN
C-6.1	DRAINAGE PLAN
C-9.1	NOTES AND DETAILS
C-9.2	NOTES AND DETAILS
C-10.0	FIRE TRUCK TURNING PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN
	ARCHITECTURAL PLANS (FA STUDIO)
FPF-4	PROPOSED FLOOR PLAN
PE-1	PROPOSED ELEVATIONS
PS-1	PROPOSED SITE CROSS SECTIONS

DESIGN TEAM

APPLICANT

CUNNINGHAM-LIMP COMPANY
28970 CABOT DR., SUITE 100
NOVI, MI 48377
CONTACT: NICK DEVLIN
PHONE: 248.318.7438
EMAIL: NDEVLIN@CLC.BUILD

ARCHITECT

F.A. STUDIO
26261 EVERGREEN RD., SUITE 123
SOUTHFIELD, MI 48076
CONTACT: BRIAN LIMING, AIA
PHONE: 248.619.2354
EMAIL: BLIMING@FA.STUDIO

CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: JAMES P. BUTLER, PE
PHONE: 844.813.2949
EMAIL: JBUTLER@PEAGROUP.COM

LANDSCAPE ARCHITECT

PEA GROUP
7927 NEMCO WAY, STE. 115
BRIGHTON, MI 48116
CONTACT: JANET EVANS, PLA
PHONE: 844.813.2949
EMAIL: JEVANS@PEAGROUP.COM

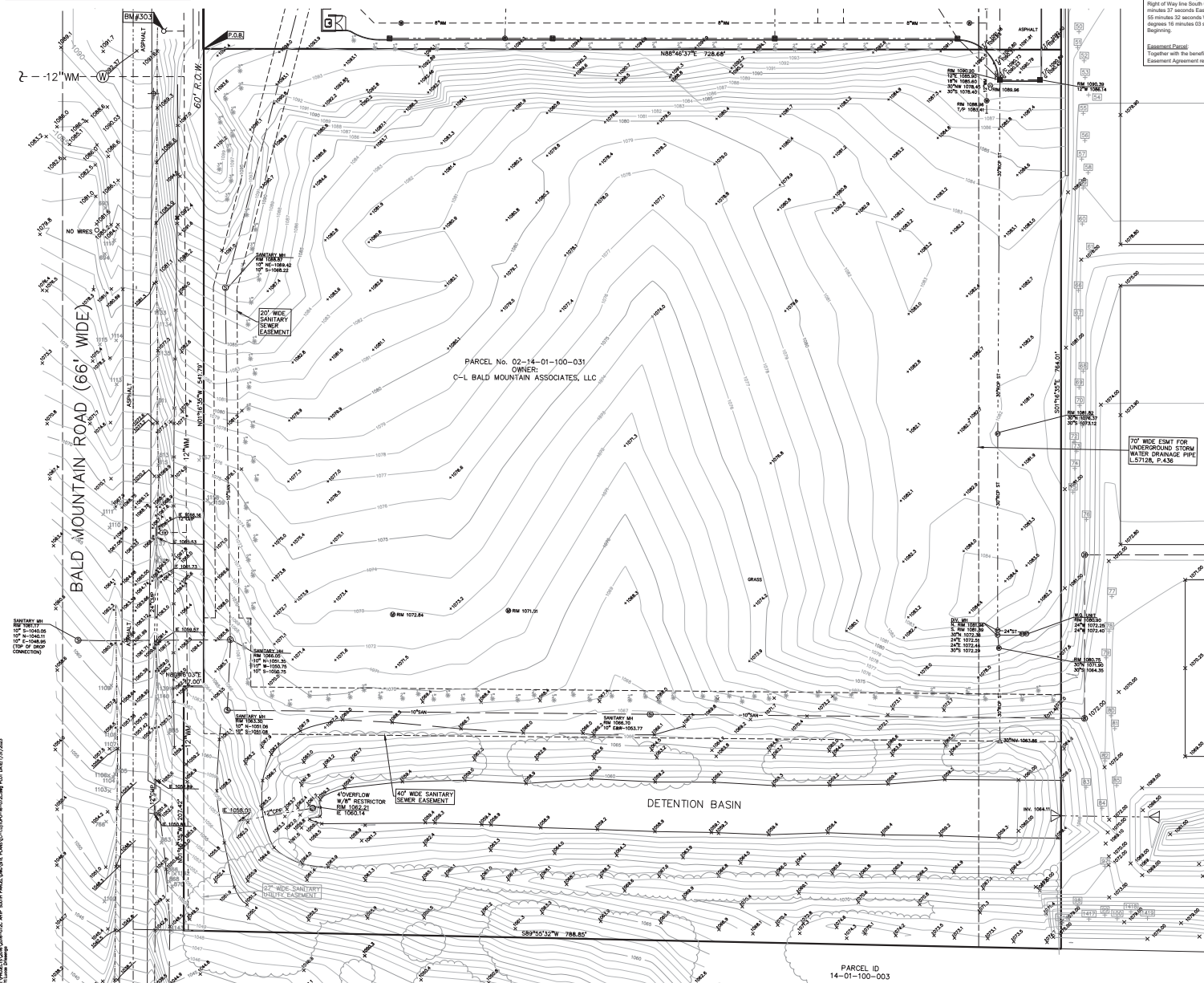


REVISIONS	
DESCRIPTION	DATE
SPA SUBMITTAL	1/19/2023



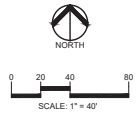
SIDWELL #14-01-100-031
NOT FOR CONSTRUCTION

BENCHMARKS
DATUM NAVD83
BM #303
ARROW ON HYDRANT ON THE EAST SIDE OF BALD Mtn. ROAD
440' SOUTH OF THE CENTERLINE OF DUTTON ROAD.
ELEVATION 1095.20'
BM #304
ARROW ON HYDRANT AT THE SOUTHEAST CORNER OF BALD
Mtn. ROAD AND DUTTON ROAD.
ELEVATIONS 1117.25'

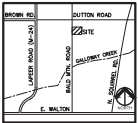


LEGAL DESCRIPTION:
Per ATA National Title Group Commitment File No. 63-22854713-SCM, Commitment Date October 06, 2022.)
The land referred to in this commitment is described as follows: City of Auburn Hills, County of Oakland, State of Michigan:
Easements:
Land in a part of the Northwest 1/4 of Section 1, Town 3 North, Range 10 East, described as follows: Commencing at the Northwest corner of said Section 1; thence along the West line of said Section 1 South 01 degrees 16 minutes 35 seconds East 60.00 feet; thence North 88 degrees 46 minutes 27 seconds East 60.00 feet to a point at the intersection of the South Right of Way Line of Dutton Road (60 feet half-width) and the East Right of Way line of Bald Mountain Road (width varies); thence along said East Right of Way line South 01 degrees 16 minutes 35 seconds East 362.00 feet to the Point of Beginning; thence North 88 degrees 46 minutes 27 seconds East 728.00 feet; thence South 01 degrees 16 minutes 35 seconds East 784.00 feet; thence South 88 degrees 55 minutes 32 seconds West 745.84 feet; thence North 01 degrees 16 minutes 35 seconds West 207.42 feet; thence North 88 degrees 16 minutes 03 seconds East 17.00 feet; thence North 01 degrees 16 minutes 35 seconds West 41.79 feet to the Point of Beginning.
Easement Details:
Together with the benefits of the Easements as created, limited and defined by Declaration of Access, Sign and Drainage Easement Agreement recorded in Liber 57128, Page 436, Oakland County Records, (Schedule B Item 19)

PEA
GROUP
t: 844.813.2949
www.peagroup.com



CAUTION!
This drawing was prepared by a professional engineer or geotechnical engineer. It is not to be used for any purpose other than that for which it was prepared. No guarantee is made by the engineer for the accuracy of the information provided by others. The engineer is not responsible for the actions of others. The engineer is not responsible for the actions of others.



CLIENT
CUNNINGHAM LIMP
COMPANY
20700 CANTY DRIVE, STE 100
AUBURN HILLS, MI 48003

PROJECT TITLE
UL SOLUTIONS
AUBURN HILLS, MICHIGAN

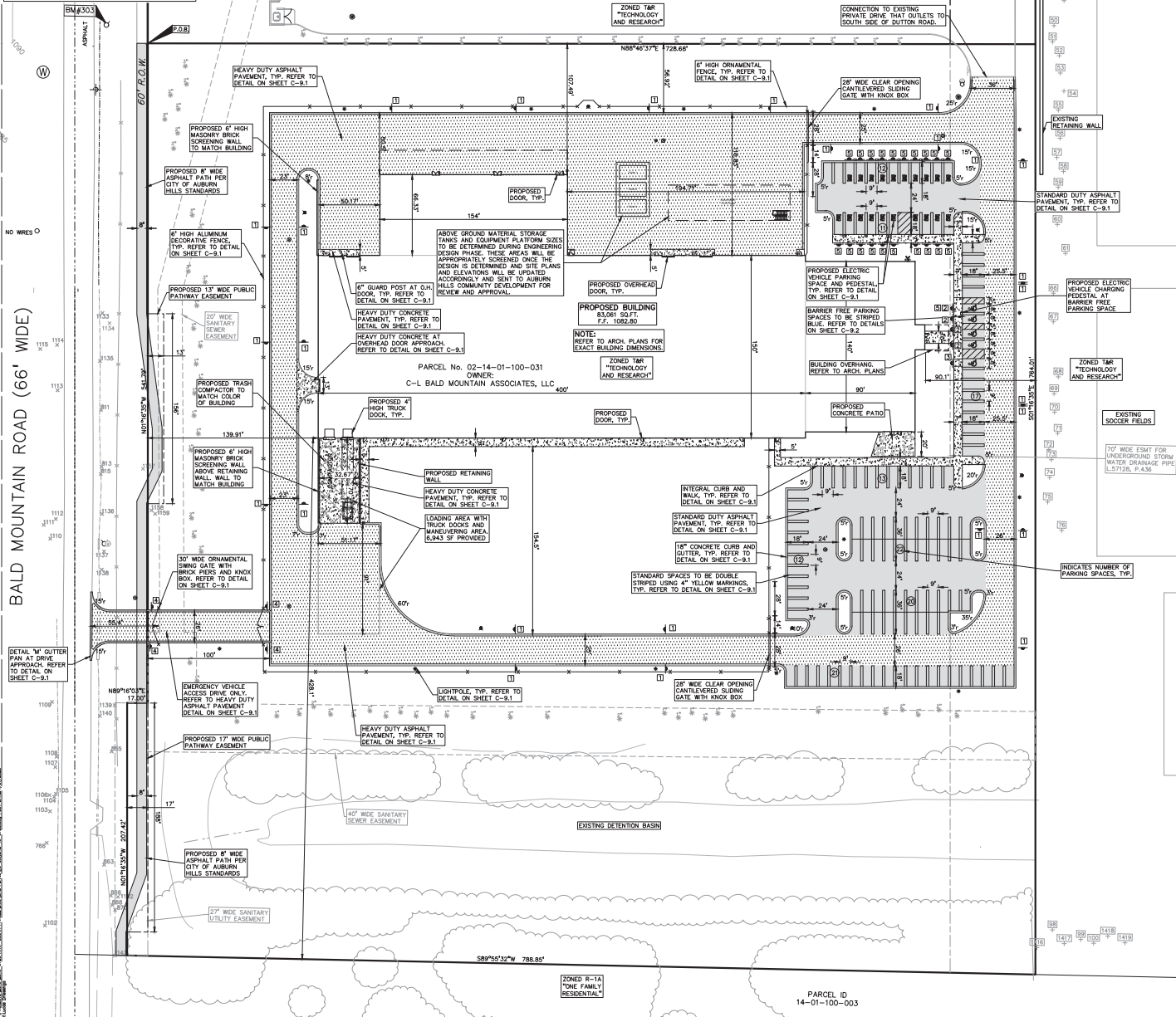
REVISIONS	
DPA SUBMITTAL	1/31/23

ORIGINAL ISSUE DATE:
JANUARY 31, 2023
DRAWING TITLE
TOPOGRAPHIC
SURVEY

PEA JOB NO. 2016-072C
P.M. JPS
D.N. LGD
DES. LGD
DRAWING NUMBER

NOT FOR CONSTRUCTION
SIDWELL # 02-14-01-100-031
C-1.0

BENCHMARKS
DUTON ROAD
BM #303
ARROW ON HYDRANT ON THE EAST SIDE OF BALD Mtn. ROAD
440' SOUTH OF THE CENTERLINE OF DUTTON ROAD.
ELEVATION 1095.20'
BM #304
ARROW ON HYDRANT AT THE SOUTHEAST CORNER OF BALD
Mtn. ROAD AND DUTTON ROAD.
ELEVATION 1117.25'



LEGAL DESCRIPTION:
Per ATA National Title Group Commitment File No. 63-2854713-SCM, Commitment Date October 06, 2022.)
The land referred to in this commitment is described as follows: City of Auburn Hills, County of Oakland, State of Michigan:

Site Data Table:
SITE AREA: 12.75 ACRES NET AND GROSS
ZONING: T & R (TECHNOLOGY AND RESEARCH)
PROPOSED USE: OFFICE (12,000 SF) / R&D (50,000 SF) / WAREHOUSE (10,394 SF) / TESTING (10,067 SF)
BUILDING INFORMATION:
MAXIMUM ALLOWABLE BUILDING HEIGHT: 4 STORIES
PROPOSED BUILDING HEIGHT: 54'-0"
BUILDING FOOTPRINT AREA: 83,061 SQ. FT.
BUILDING LOT COVERAGE: 15.0%

REQUIREMENTS:
FROM (WEST): 129.91'
SIDE (NORTH): 107.49'
SIDE (SOUTH): 80'
REAR (EAST): 90.10'
PARKING CALCULATIONS:
OFFICE = 1 SPACE PER 500 SF OF USABLE FLOOR AREA
WAREHOUSE = 1 SPACE PER 1,700 SF OF USABLE FLOOR AREA
REQUIRED PARKING:
OFFICE = (12,000 / 500) / 250 = 96 SPACES
WAREHOUSE = (50,000 / 1,700) / 150 = 73 SPACES
TOTAL REQUIRED PARKING = 169 SPACES
TOTAL PROPOSED PARKING SPACES = 129 SPACES INC. 5 SF SPACES
LOADING CALCULATIONS:
LOADING REQUIRED = 15 SF PER 1,000 SF OF BUILDING FRONTAGE FOR 24,333 LF OF FRONTAGE ALONG BALD MOUNTAIN RD = 3,650 SF OF LOADING AREA REQUIRED
LOADING PROVIDED = 6,343 SF AT BACK OF BUILDING WITH 2 TRUCK DOCKS
PERMITS:
SUPERVISOR AREA ON SITE = 4.81 ACRES
GREENSPACE ON SITE = 7.94 ACRES
PERCENT GREENSPACE ON SITE = 62.3%

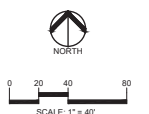
ADDITIONAL NOTES:
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. NO PARKING FIRE LANE SIGNS SHALL BE POSTED ALONG ALL FIRE LINES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.

LEGEND:
CONCRETE PAVEMENT
ASPHALT PAVEMENT
CONCRETE CURB AND GUTTER
SIGN
LIGHTPOLE
FENCE

SIGN LEGEND:
NO PARKING FIRE LANE SIGN
BARRIER FREE PARKING SIGN
VAN ACCESSIBLE SIGN
EMERGENCY VEHICLES ONLY SIGN
ELECTRIC VEHICLE PARKING SIGN
REFER TO DETAIL SHEET FOR SIGN DETAILS

GENERAL NOTES (CITY OF AUBURN HILLS):
1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
2. SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
3. NO OUTSIDE STORAGE WILL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE.
4. GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
5. PARKING SPACES SHALL BE DOUBLE STRIPED PER ZONING ORDINANCE NO. 372.
6. ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED AS PROPOSED DISTURBANCE FOR THIS WORK IS LESS THAN 20 ACRES.
7. LAND DIVISION OR COMBINATION IS NOT REQUIRED.
8. SPECIAL LAND USE PERMIT NOT REQUIRED FOR LAND-BANKED PARKING.
9. THE DEVELOPER HAS AGREED TO PREPARE THE PARKING LOT WITH THE INSTALLATION OF ELECTRIC STUBS FOR ELECTRIC VEHICLE CHARGING STATION LOCATIONS ADJACENT TO THE BARRIER FREE PARKING SPACES AND RUN CONDUIT FROM THE POWER SOURCE TO THE STUBS TO SUPPORT INSTALLATION. THE SPACES ARE DESIGNED WITH EV ON THE PLAN.

PEA GROUP
t: 844.813.2949
www.peagroup.com



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CUNNINGHAM LIMP COMPANY
2010 CUMMINS DRIVE, STE 100
AUBURN HILLS, MI 48003

PROJECT TITLE:
UL SOLUTIONS
AUBURN HILLS, MICHIGAN

REVISIONS
DPA SUBMITTAL 1/31/23

ORIGINAL ISSUE DATE:
JANUARY 31, 2023

DRAWING TITLE
DIMENSIONAL SITE PLAN

PEA JOB NO. 2016-072C
P.M. JPS
L.C.D. L.C.D.
DES. L.C.D.
DRAWING NUMBER:

NOT FOR CONSTRUCTION
SIDWELL # 02-14-01-100-031
C-3.0

BENCHMARKS
DATUM NAVD83
BM #303
ARROW ON HYDRANT ON THE EAST SIDE OF BALD Mtn. ROAD
440' SOUTH OF THE CENTERLINE OF DUTTON ROAD.
ELEVATION 1095.20'
BM #304
ARROW ON HYDRANT AT THE SOUTHEAST CORNER OF BALD
Mtn. ROAD AND DUTTON ROAD.
ELEVATIONS 1117.25'

GRADING LEGEND:

EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
TYPICALLY TOP OF PAVEMENT
IN PAVED AREAS, GUTTER GRADE
IN CURB LINES, ADD 1.000 TO THE
4-DIGIT LABEL, TO GET ELEVATION

EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED REVERSE GUTTER PAN
PROPOSED RIDGE LINE
PROPOSED SWALE/SLOTT

ABBREVIATIONS

T/C = TOP OF CURB
T/P = TOP OF PAVEMENT
T/S = TOP OF SIDEWALK
T/W = TOP OF WALL

G = GUTTER GRADE
FG = FINISH GRADE
RM = RIM ELEVATION
BW = BOTTOM OF WALL

RETAINING WALL NOTE:
TOP OF WALL (T/W) AND BOTTOM OF WALL (BW)
GRADES ARE THE FINISH GRADE AT THE TOP AND
BOTTOM OF THE RETAINING WALL, NOT ACTUAL TOP
AND BOTTOM OF THE WALL STRUCTURE.

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 15 30 60
SCALE: 1" = 30'

811

CAUTION!
UNDERGROUND UTILITIES MAY BE LOCATED OR DAMAGED BY EXCAVATION OR DRILLING. CALL 811 BEFORE ANY EXCAVATION OR DRILLING. APPROVED BY: CUNNINGHAM LIMP COMPANY, 2016 CASH DRIVE, STE 100, BIRMINGHAM, AL 35202

CLIENT
CUNNINGHAM LIMP COMPANY
2016 CASH DRIVE, STE 100
BIRMINGHAM, AL 35202

PROJECT TITLE
UL SOLUTIONS
ADAMSVILLE, MICHIGAN

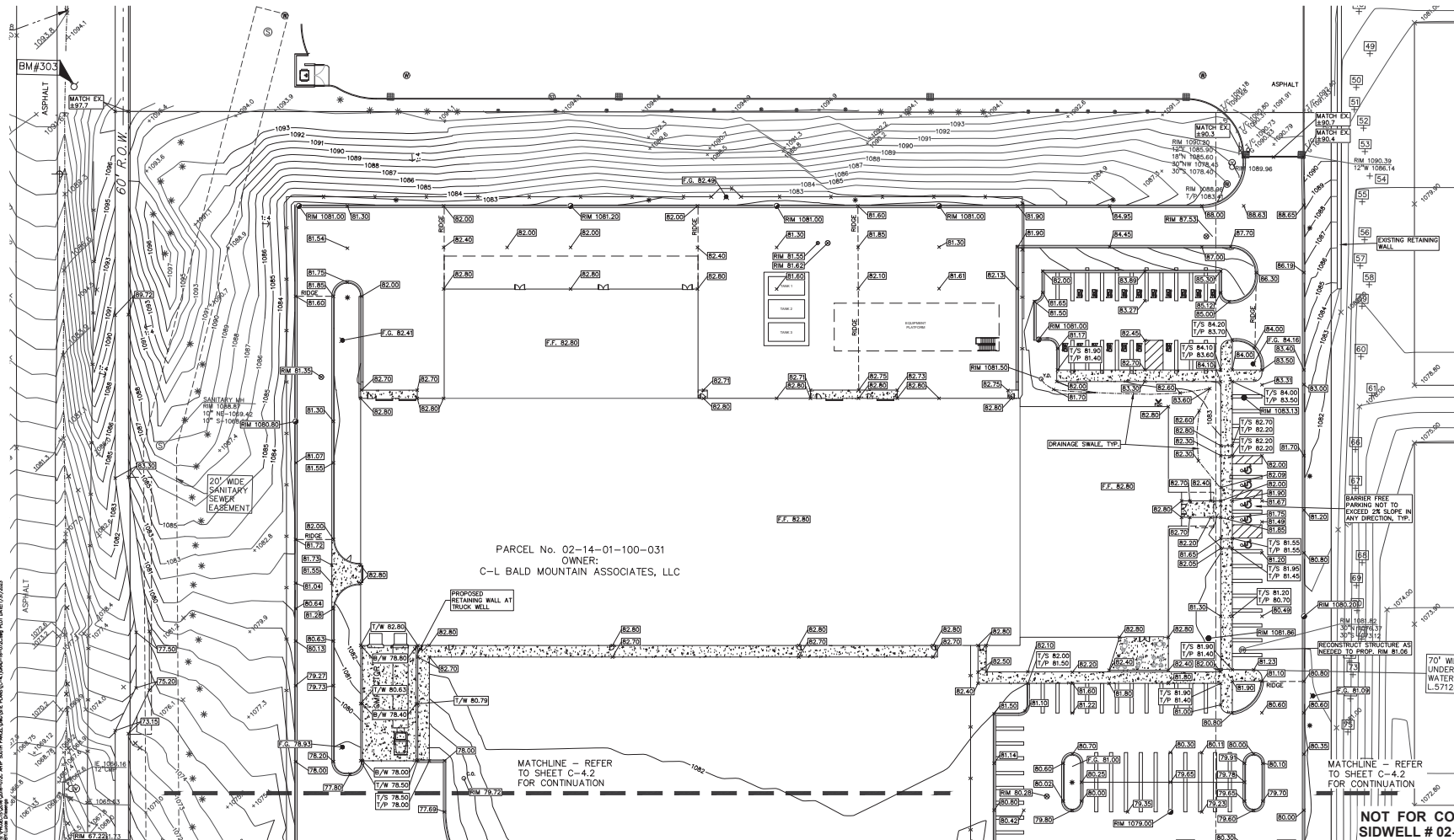
REVISIONS

NO.	DESCRIPTION	DATE
1	DPA SUBMITTAL	1/31/23

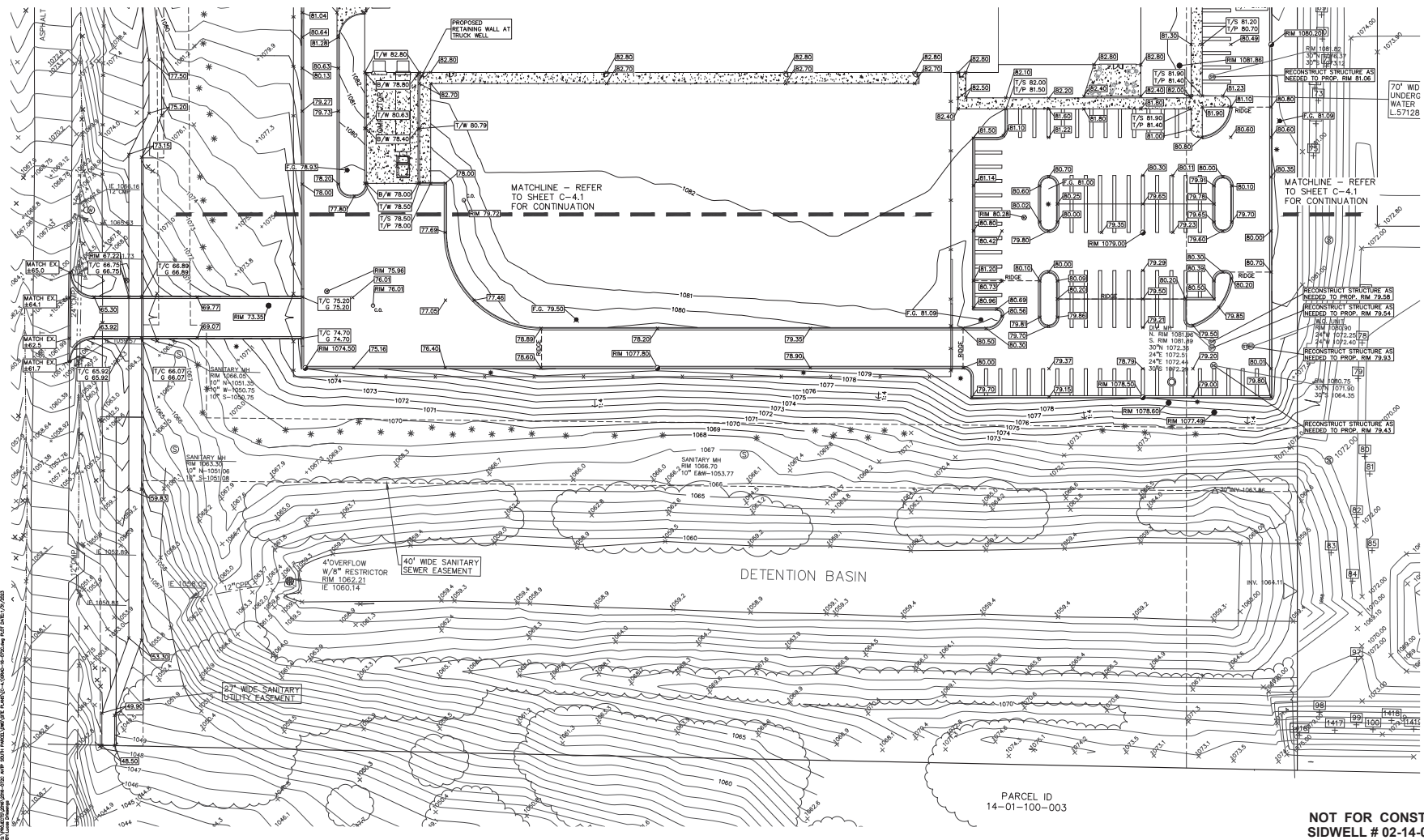
ORIGINAL ISSUE DATE:
JANUARY 31, 2023
DRAWING TITLE
PRELIMINARY GRADING PLAN - NORTH

PEA JOB NO. 2016-072C
P.M. JPS
D.N. LGD
DES. LGD

DRAWING NUMBER:
C-4.1

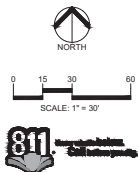


NOT FOR CONSTRUCTION
SIDWELL # 02-14-01-100-031



PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JAMES E. ANDERSON
No. 0000000000
Professional Engineer



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
**CUNNINGHAM LIMP
COMPANY**
28790 CABOT DRIVE, STE 100
NOVI, MICHIGAN 48377

PROJECT TITLE
UL SOLUTIONS

[illegible]

ORIGINAL ISSUE DATE:
JANUARY 31, 2023

DRAWING TITLE

**PRELIMINARY
GRADING PLAN
- SOUTH**

PEA JOB NO.	2016-072C
P.M.	JPB
DN.	LGD
DES.	LGD
DRAWING NUMBER:	

NOT FOR CONSTRUCTION
SIDWELL # 02-14-01-100-031

ARROW ON HYDRANT ON THE EAST SIDE OF BALD MTN. ROAD
440' SOUTH OF THE CENTERLINE OF DUTTON ROAD.
ELEVATION 1095.20'

BM #304
ARROW ON HYDRANT AT THE SOUTHEAST CORNER OF BALD
MTN. ROAD AND DUTTON ROAD.
ELEVATIONS 1117.25'

1. ALL UTILITY LINE STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF AUSTIN.
2. NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE CITY.
3. ALL WATER MAINS AND FITTINGS OF DIAMETER AND LARGER SHALL BE DUCTILE IRON PIPE OR DUCTILE IRON PIPE EQUIVALENT TO A MINIMUM OF 150 PSI.
4. FIRE HYDRANTS SHALL BE LHM "WATERMASTER" K8BR MODEL K005 PER CITY STANDARDS.
5. ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
6. ALL NECESSARY FITTINGS, THRUST BOLTS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE CITY.
7. THE WATER MAIN CONTRACTOR SHALL NOTIFY THE CONSTRUCTION DEPARTMENT OF CMAA AT (784) 486-5237 AT LEAST THREE WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION.

8. ALL SANITARY SEWER 10" OR LARGER SHALL BE P.V. TRUSS PIPE (ASTM D2080) AND FITTINGS, WITH ELASTOMERIC GASKETS JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
9. ALL SANITARY SEWER LEADS SHALL BE POLY(VINYL CHLORIDE) PIPE (PVC) SDR 25 PIPE AND FITTINGS ALL JOINTS TO BE ELASTOMERIC GASKETS JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
10. SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY CHANGE IN SIZE. ALL CLEANOUTS TO BE PROVIDED WITH 2" I.D. #1665 GUN OR EQUAL.
11. ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP) C-40'S CLASS IV WITH SPECIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS OTHERWISE NOTED (ASTM C443).
12. ALL STORM SEWER 10" OR LESS AND LARGER SHALL BE SDN 26.
13. PIPE LENGTH ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END BECAUSE OF THE FLARE.
14. THE CITY OF ALBURN HAS STANDARD DETAIL SHEETS WILL BE INCORPORATED INTO AND MADE A PART OF THESE PLANS DURING THE ENGINEERING DRAWINGS PHASE. CONTRACTOR TO REFER TO THE CITY OF ALBURN HAS STANDARD DETAIL SHEETS FOR ALL PIPE STRUCTURE, PIPE MATERIALS, BEDDING, TESTING, ETC. NOTES AND DETAILS.

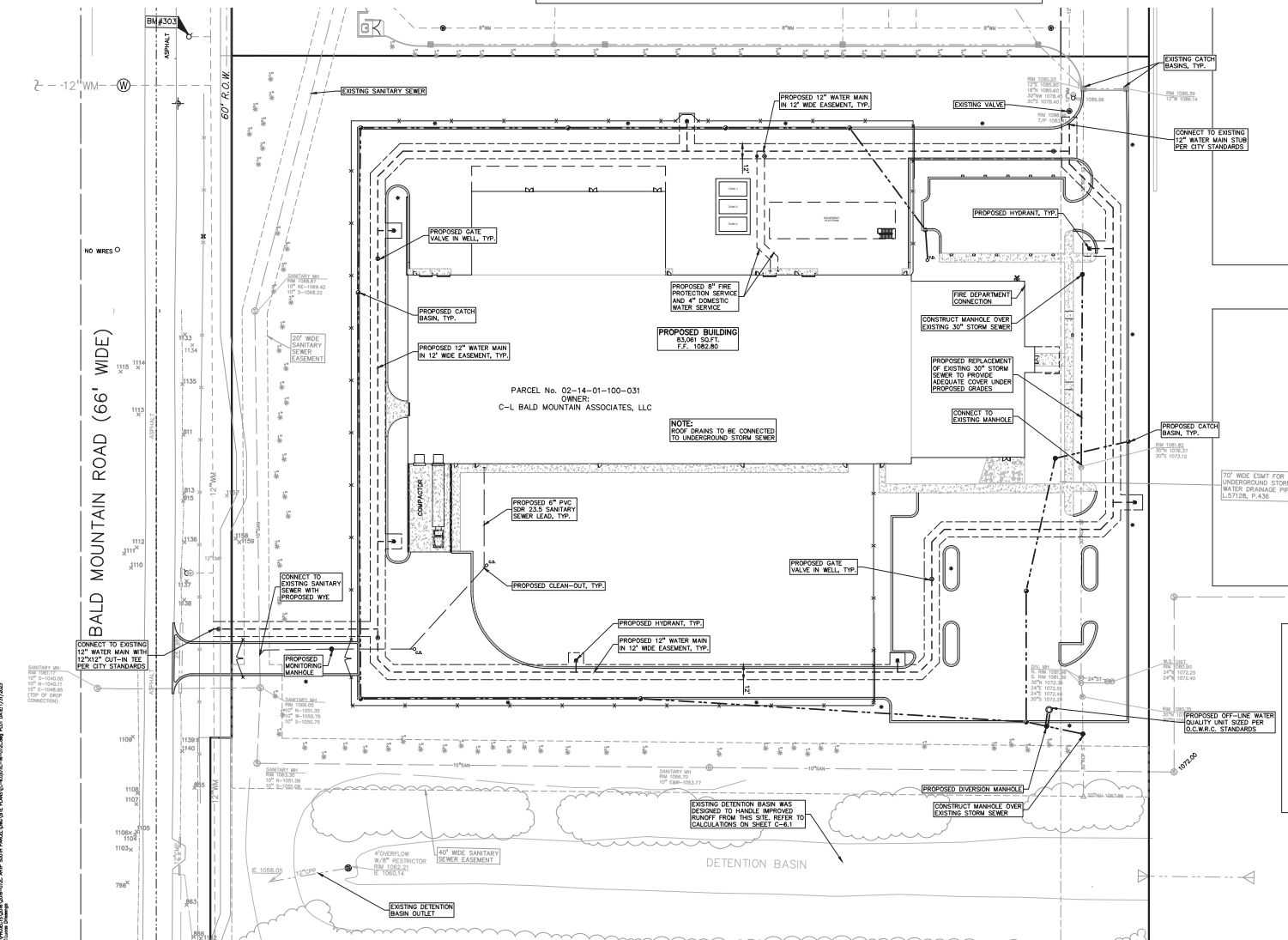
1. 12" WIDE PUBLIC EASEMENT SHALL BE PROVIDED FOR THE PUBLIC SECTION OF WATER MAIN ON AND OFF SITE.
2. ALL PROPOSED GRADE ELEVATIONS INDICATED ARE AT TOP OF PAVEMENT OR GUTTER UNLESS NOTED OTHERWISE; ADD 0.52' TO ALL PROPOSED ELEVATIONS TO OBTAIN TOP OF CURB GRADES.
3. PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN EASEMENT.
4. 5.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATER MAINS.
5. 2.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL STORM SEWER.
6. 4.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL SANITARY SEWER.
7. 10' (MINIMUM) OF VERTICAL CLEARANCE IS REQUIRED BETWEEN UTILITIES.

1. THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS SHALL BE PAINTED ACCORDING TO THE FOLLOWING:
 - WHITE ON 4" MAINS
 - RED ON 6" MAINS
 - ORANGE ON 8" MAINS
 - GREEN ON 10" MAINS
 - BLUE ON 12" MAINS OR LARGER
2. NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR OBSTRUCTED WITHIN FIFTY (50) FEET OF ANY HYDRANT OR FIRE DEPARTMENT CONNECTION OR PRIVATE.
3. THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF THE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM TWENTY (20) FOOT WIDE PAVED DRIVEWAY.
4. GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICES, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR ON THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.
5. ALL DRIVE AWAYS MUST BE POSTED AS FIRE LINES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL SIGNS MUST BE ERRECTED ON BOTH SIDES OF THE FIRE LINES WITH SPACING BETWEEN SIGNS NOT EXCEEDING ONE HUNDRED (100) FEET.
6. DESIGNATED EXIT DOORS OR/TO DRIVE OR PARKING AREAS MUST BE PROTECTED WITH "EXIT" OR "PARKING" SIGNS.
7. A WHITE HYDRANT IDENTIFICATION STRIPE SHALL BE PAINTED ON THE UPPER PLANE OF ALL FIRE HYDRANTS.

1. CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF ALBUQUERQUE STANDARDS.
2. NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.
3. A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY OF ALBUQUERQUE DEVELOPED AREAS.
4. ALL CITY STREET MUST BE MAINTAINED DURING CONSTRUCTION. STREET SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS AND SOIL. IF IT IS NOT POSSIBLE TO MAINTAIN THE STREET, THE CONTRACTOR SHALL NOTIFY THE CITY. THE CITY RESERVES THE RIGHT TO PERFORM THE WORK TO MAINTAIN THE DEVELOPED AREAS.
5. WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH THURSDAY, 7:00 AM TO 7:00 PM. SUNDAY THROUGH THURSDAY, 7:00 AM TO 7:00 PM. CONSTRUCTION OPERATIONS DURING THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED. ONLY 40 HOURS PER WEEK.
6. ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD TESTS.
7. UTILITY LOCATIONS SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN THE STREET.
8. THE CONTRACTOR SHALL NOTIFY ALL CITY UTILITIES IN ACCORDANCE WITH 82-1-1.01. THE CITY OF ALBUQUERQUE OPERATIONS DEPARTMENT HAS THE UTILITY LOCATION INFORMATION (MMS (DO 1-800-443-7171)) THREE DAYS BEFORE THE START OF ANY CONSTRUCTION.
9. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO ALL UTILITIES AND TO PROTECT IT. THE CONTRACTOR SHALL BE PLACED PRIOR TO STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.
10. ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE. THE CONTRACTOR SHALL FOLLOW ALL LOCAL, RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROLS. FOR ALL MATERIALS THAT ARE DISPOSED OF OUT OF THE PROJECT SITE.
11. ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO CONSTRUCTION OF ANY STRUCTURE.
12. FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTION ON SITE, WHO WILL DETERMINE WHETHER THE CHANGES ARE PERMITTED. ANY CHANGES TO THE APPROVED PLAN SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY WILL REVIEW THE CHANGES AND APPROVE OR DISAPPROVE. ANY CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.
13. WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER THE CONSTRUCTION OF ANY STRUCTURE. IF PLACEMENT OF UTILITIES IS NECESSARY, PUBLIC UTILITIES SHALL BE PLACED UNDER THE CONSTRUCTION OF ANY STRUCTURE. IF PLACEMENT OF UTILITIES IS NECESSARY, PUBLIC UTILITIES SHALL BE PLACED UNDER THE CONSTRUCTION OF ANY STRUCTURE. IF PLACEMENT OF UTILITIES IS NECESSARY, PUBLIC UTILITIES SHALL BE PLACED UNDER THE CONSTRUCTION OF ANY STRUCTURE.
14. 3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HAZEL & MCMILLAN, INC. AT: 2025 N. GARDEN AVENUE, SUITE 100, ALBUQUERQUE, NM 87102. FOR ANY IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CITY OF ALBUQUERQUE, ALBUQUERQUE, NEW MEXICO, AND FEDERAL PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CITY OF ALBUQUERQUE, ALBUQUERQUE, NEW MEXICO, AND FEDERAL PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL CITY OF ALBUQUERQUE, ALBUQUERQUE, NEW MEXICO, AND FEDERAL PERMITS.
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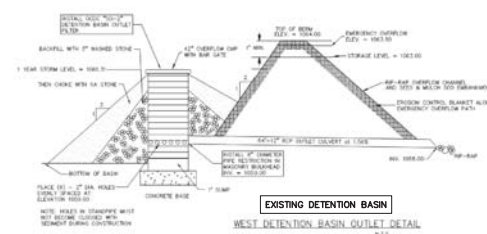
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ARROW ON HYDRANT ON THE EAST SIDE OF BALD MTN. ROAD
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ELEVATION 1095.20'

BM #304
ARROW ON HYDRANT AT THE SOUTHEAST CORNER OF BALD
MTN. ROAD AND DUTTON ROAD.
ELEVATIONS 1117.25'



UTILITY LEGEND:

- E— ELECTRICITY
- G— GAS
- C— CATHODIC PROTECTION
- U— ULS. RADIATION
- L— LIQUID
- A— AIR
- V— VACUUM
- S— STEAM
- F— FUEL
- O— OIL
- W— WATER
- P— PRESSURE
- M— MECHANICAL
- H— HEAT
- D— DRAINAGE
- R— RADIATION
- T— THERMAL
- N— NITROGEN
- O₂— OXYGEN
- H₂— HYDROGEN
- CO₂— CARBON DIOXIDE
- CH₄— METHANE
- NH₃— AMMONIA
- H₂O— WATER
- H₂O₂— HYDROGEN PEROXIDE
- H₂SO₄— SULFURIC ACID
- H₂CO₃— CARBONIC ACID
- H₂PO₄— PHOSPHORIC ACID
- H₂PO₃— PHOSPHONIC ACID
- H₂PO₂— PHOSPHONIC ACID
- H₂PO₁— PHOSPHONIC ACID
- H₂PO₀— PHOSPHONIC ACID
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SEDIMENTATION OUTLET DESIGN: (WEST BASIN)

Designed per the OGC "Salinized Basin Design" procedure as outlined in the OGC "Treation Control Manual", dated 1-1-80)

Recall Coefficient (C) = 0.65

Contributing Area (A) = 31.90 acres

Depth of Storage (H) = 1961.31 - 1059.00 = 2.31'

Required Storage Volume (V) = 4,320 x C x A x H

$V = (4,320)(0.65)(31.90) = 89,744 \text{ cu ft}$

Median Surface Area (Am) = V/H

$Am = (89,744 / 2.31) = 38,850 \text{ sq ft}$

Office Area Required (Aa) = $(0.30Am) / (\sqrt{72}) = 172.80 \text{ sq ft}$

$a = (0.30)(38,850) / (\sqrt{72}) = 1,772.80 = 0.126 \text{ sq ft}$

Install (6) - 2" diameter lines

One Year Duration Design = 1061.31

DETENTION CALCULATIONS FOR WEST BASIN:
 AREA TO BE COVERED = 0.96 acres
 Average Rainfall Coefficient = 0.85
 Allowable Detention = $(3.58 \text{ in./hr}) \times (3.09 \text{ cu ft/in.}) = 2.88 \text{ hrs.}$
 Detention requirement (Doddard Co. Formula)
 $\text{ft} = \text{Allowable discharge / acreage (turnout)}$
 $= 2.88 \text{ ft.} / (2.88 \text{ cu ft/in.} \times 0.85) = 0.18 \text{ in./acre of imperviousness}$
 $T = -25 + (0.0542 \times 3,000)^{0.75}$
 $= 192.71$
STORAGE VOLUME REQUIRED:
 $V = (100,000 / T) \times (2.22) = 400(T)$
 $= 82,635 \text{ cu ft. (acre)}$
 $V = V_0 (\text{average runoff coef.}) = (82,635 \times 0.85) (0.85)$
 $= 170,000 \text{ cu ft.}$

DETENTION PROVIDED:

CONTOUR	AREA	VOLUME	TOTAL VOLUME
1006	2935	0	0
1007	1020	0	0
1008	1375	0	0
1009	3604	32510	32510
1001	40397	41530	74040
1002	55198	56717	126757
1003	65462	66842	185599
1004	74054	75586	261185

Outlet Invert Elevation = 1059.00, storage Volume Elevation = 1063.00
 Area of Storage of Maximum Water Surface = 155500 cu ft.

RESTRICTION CALCULATION: (WEST BASIN)

$$A = \frac{0 \times 149}{0.42 \times 3.09 \times 0.85} = 2.88 \text{ in./hr.}$$

$$A = \frac{0 \times 149}{0.42 \times 3.09 \times 0.85} = 7.23 \text{ in./hr. requiring use of detention}$$

ORIGINAL ISSUE DATE:
JANUARY 31, 2023

DRAWING TITLE
DRAINAGE PLAN

DRAWING NUMBER:
C-6.1

NOT FOR CONSTRUCTION
SIDWELL # 02-14-01-100-031

C-6.1

D-Series Size 1 LED Area Luminaire



Specifications

- Size: 12" x 12"
- Length: 12"
- Width: 12"
- Height: 12"
- Weight: 12 lbs

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometric side in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: D5X1 LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
D5X1	LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD	D5X1	LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD	D5X1	LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD

Ordering Information

EXAMPLE: D5X1 LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
D5X1	LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD	D5X1	LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD	D5X1	LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD

Ordering Information

EXAMPLE: D5X1 LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
D5X1	LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD	D5X1	LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD	D5X1	LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD

Ordering Information

EXAMPLE: D5X1 LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
D5X1	LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD	D5X1	LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD	D5X1	LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD

Ordering Information

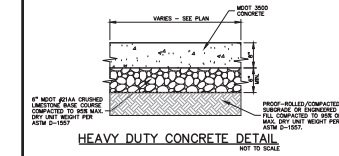
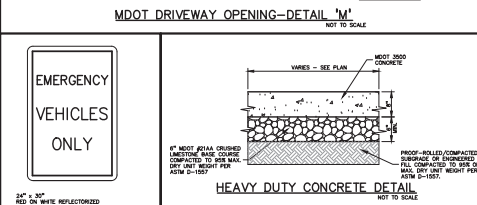
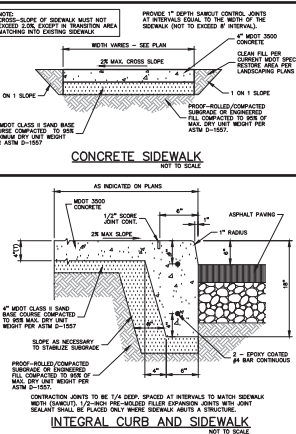
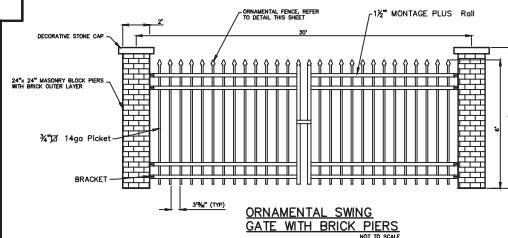
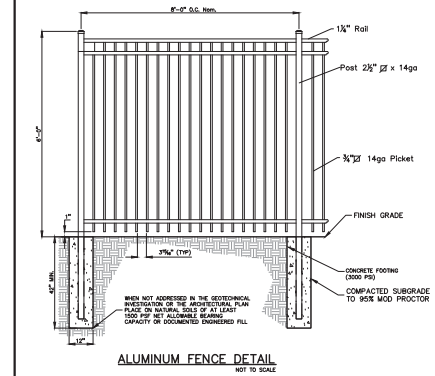
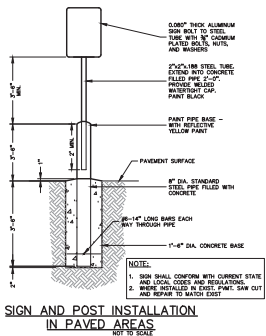
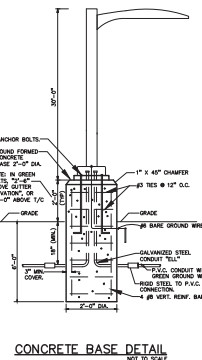
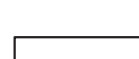
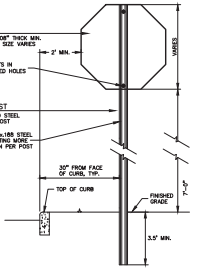
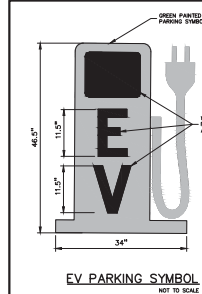
EXAMPLE: D5X1 LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
D5X1	LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD	D5X1	LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD	D5X1	LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD

Ordering Information

EXAMPLE: D5X1 LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
D5X1	LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD	D5X1	LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD	D5X1	LED P7 40K 700H T3M MVOLT SPA PLATE PRIN DRXD



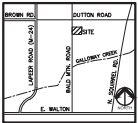
PEA GROUP

t: 844.813.2949
www.peagroup.com



CAUTION!

Call 811 before digging. Digging without calling 811 can result in injury or death. Call 811 to locate underground utilities before digging.



CUNNINGHAM LIMP COMPANY

3010 CABOT DRIVE, STE 100
ANN ARBOR, MI 48106

PROJECT TITLE

UL SOLUTIONS

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	1/31/23

ORIGINAL ISSUE DATE:
JANUARY 31, 2023

DRAWING TITLE

NOTES AND DETAILS

PEA JOB NO. 2016-072C
P.M. JPS
D.N. L.G.D.
DES. L.G.D.

DRAWING NUMBER

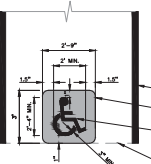
C-9.1

NOT FOR CONSTRUCTION
SIDWELL # 02-14-01-100-031

THE FOLLOWING NOTES PROVIDE AN OUTLINE OF SOME OF THE REQUIREMENTS CONTAINED WITHIN THE "STANDARDS FOR ACCESSIBLE DESIGN - AMERICANS WITH DISABILITIES ACT 2010", AND "ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES" ICC/ANSI A117.1-2009. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE REQUIREMENTS PRESENTED WITHIN THESE DOCUMENTS, WHICH ARE AVAILABLE IN FULL UPON REQUEST.

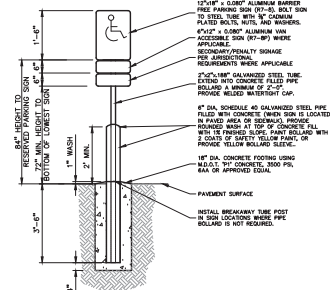
-

ET 6 ALTERNATE BARRIER FREE PARKING STALL DETAIL NOT TO SCALE



BARRIER FREE PARKING SYMBOL DETAIL
(INTERNATIONAL SYMBOL OF ACCESSIBILITY)

1. ONE SIGN IS REQUIRED AT EACH BARRIER FREE PARKING SPACE.
2. ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. WHEN A BARRIER IS USED AS A PLACEMENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED ON THE SAME POST.
4. SIGN POSTS SHALL BE 2" NOM. SQUARE 14-GAUGE GALVANIZED STEEL TUBE WITH 7/16" DIA. ANCHOR BOLTS. SQUARE SHALL TELESCOPE INTO ANCHOR POSTS A MINIMUM OF 12".
5. ANCHOR POSTS SHALL BE 2.25" NOM. SQUARE 12-GAUGE GALVANIZED STEEL POST, WITH 3/4" DIA. ANCHOR BOLTS.
6. IF THESE NOTES AND DETAILS CONFLICT WITH LOCAL CODES AND ORDINANCES, THE STRICTER REQUIREMENT SHALL BE USED.
7. ALTERNATE MATERIALS MAY BE USED IF IN COMPLIANCE WITH A.S.A. GUIDELINES AND LOCAL REQUIREMENTS.



DET 1 BARRIER FREE SIGN AND POST DETAIL



GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND,
REFLECTORIZED

DET
2

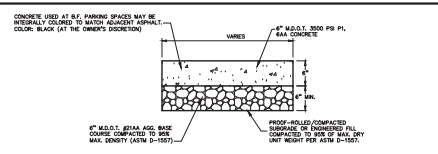
BARRIER FREE
PARKING SIGN DETAIL



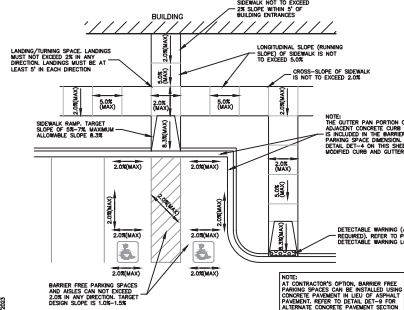

VAN ACCESSIBLE
 PARKING SIGN DETAIL



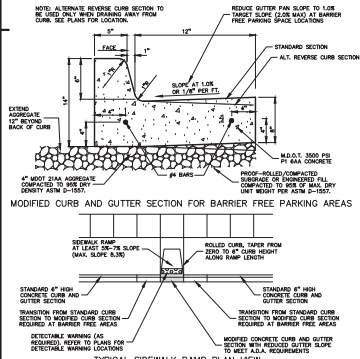
8 BARRIER FREE SURFACE
CHANGE IN LEVEL TOLERANCE



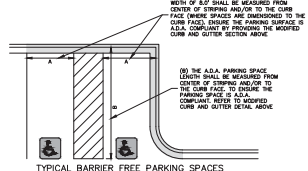
9 BARRIER FREE PARKING SPACE
ALTERNATE CONCRETE PAVEMENT DETAIL
NOT TO SCALE



DET 42 PARKING SPACE GRADING INFORMATION

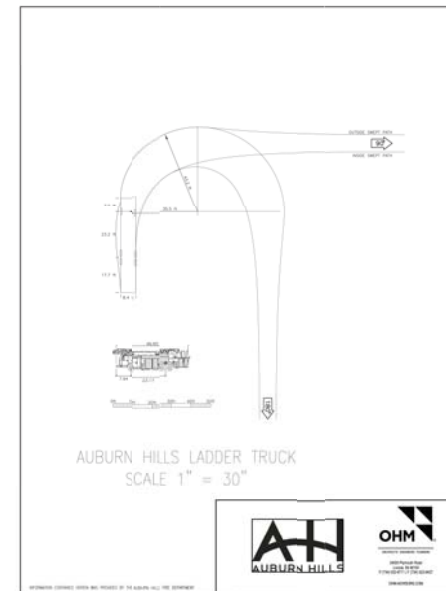
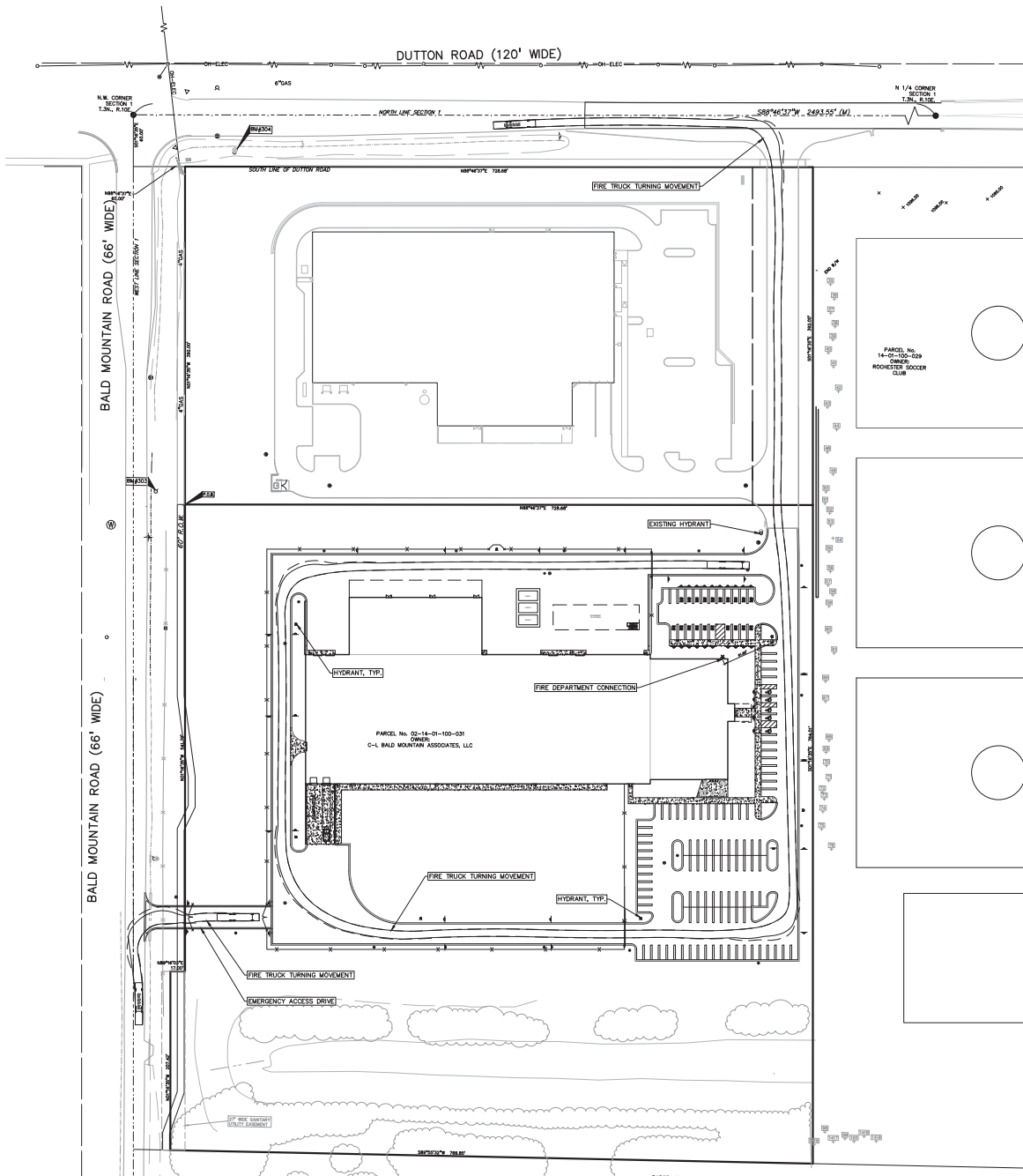


TYPICAL SIDEWALK RAMP PLAN VIEW



MODIFIED 18"x6" CONCRETE CURB AND GUTTER
DETAIL TO BE USED IN BARRIER FREE AREAS

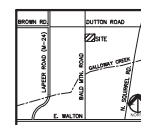




0 30 60 120
SCALE: 1" = 60'



CAUTION!
This drawing was prepared by the design professional named on the title block. It is not to be used for any other project without the written consent of the design professional. The design professional is not responsible for any errors or omissions in this drawing.



CLIENT
CUNNINGHAM LIMP COMPANY
26700 CUMBY DRIVE, STE 100
AUBURN HILLS, MI 48003

PROJECT TITLE
UL SOLUTIONS
AUBURN HILLS, MICHIGAN

REVISIONS	
DPA SUBMITTAL	1/31/23

ORIGINAL ISSUE DATE:
JANUARY 31, 2023

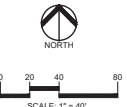
DRAWING TITLE
FIRE TRUCK TURNING PLAN

PEA JOB NO.	2016-072C
P.M.	JPS
D.N.	LGD
DES.	LGD

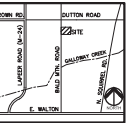
DRAWING NUMBER:

NOT FOR CONSTRUCTION
SIDWELL # 02-14-01-100-031

C-10.0



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CLIENT
CUNNINGHAM LIMP COMPANY
2016 CADD DRIVE, STE 100
2016 WOODLAND AVE

PROJECT TITLE
UL SOLUTIONS
AUBURN HILLS, MICHIGAN

REVISIONS
DPA SUBMITTAL 1/31/23

ORIGINAL ISSUE DATE:
JANUARY 31, 2023

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO. 2016-072C

P.M. JPS
D.N. JLE
DES. JLE

DRAWING NUMBER:

- KEY:**
- NEW GENERAL SITE TREES
 - NEW FRONTAGE TREES
 - NEW PARKING INTERIOR ISLAND TREES AND TREES END OF PARKING ROWS PER CITY REQUEST
 - NEW TREES AT BUILDING FRONT PER CITY REQUEST
 - EXISTING, PREVIOUSLY INSTALLED TREES TO BE RELOCATED
 - RELOCATED TREE, NEW LOCATION (21 COUNT AS GENERAL SITE TREES)
 - IRRIGATED SEED LAWN
 - NON-IRRIGATED SEED RESTORATION WITH EROSION MAT TYP
 - PLANTINGS BY OWNER, NOT SITE PLAN REQUIRED TO BE DETAILED DURING CONSTRUCTION DWGS
 - EXISTING TREES TO REMAIN (19 COUNT AS FRONTAGE TREES AT BALD MT. RD.)
 - EXISTING LANDMARK TREES TO REMAIN (3 COUNT AS FRONTAGE TREES AT BALD MT. RD.)
 - EXISTING, PREVIOUSLY INSTALLED TREES TO REMAIN (60 COUNT AS GENERAL SITE TREES)
 - TREE PROTECTION FENCE EXTENDING TO DRIP LINE OF TREE, TYP.
 - APPROXIMATE LIMITS OF EARTH DISTURBANCE

SEE SHEET L-1 FOR GENERAL PLANT NOTES, CITY LANDSCAPE NOTES AND LANDSCAPE DETAILS
SEE SHEET L-1.0 FOR TREE PROTECTION PLAN, DETAIL, AND NOTES
LAWN AND PLANT SEEDS TO BE IRRIGATED WITH AN IN-GROUND SYSTEM. NO TREES TO BE PLANTED IN BOWLS
LAWN SEED SHOULD BE A VARIETY NORMALLY FOUND GROWING IN OAKLAND COUNTY

FOR TRANSPLANTED TREES: TRANSPLANTING SHALL BE DONE WITH BEST MANAGEMENT PRACTICES, FOLLOWING GUIDELINES IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANHS 2001-2004 OR LATER)

NOTE: PREVIOUSLY INSTALLED EVERGREENS SHALL BE REVIEWED IN THE SPRING 2023 TO DETERMINE FINAL TREE HEALTH AND CONDITION. IF THE TREE TO BE RELOCATED OR THOSE TO REMAIN ARE IN POOR CONDITION IT MUST BE REPLACED IN LIKE AT MIN. 8" HT. EVG. TREES TO BE REVIEWED BY CITY OF AUBURN HILLS' WOODLAND TREE CONSULTANT.

LANDSCAPE CALCULATIONS PER CITY OF AUBURN HILLS: ZONED T & R-TECHNOLOGY AND RESEARCH

TOTAL SITE AREA	12.75 ACRES (555,390 S.F.) GROSS AND NET	
REQUIREMENT	REQUIRED	PROVIDED
NET LANDSCAPE AREA	555,390 x .2 = 111,078 SQ. FT. REQ.	345,866.4 SF PROVIDED (7.94 AC) (62.3 %)
GENERAL SITE TREES	111,078 SQ. FT. / 1,000 = 111 TREES REQ.	31 EXIST. TREES, WEST SIDE (PREVIOUSLY INSTALLED) 4 RELOCATED EVG. WEST SIDE (PREVIOUSLY INSTALLED) 74 NEW TREES PROVIDED (INCLUDING 15 EVG. NORTH SIDE OF SITE PER CITY REQUEST)
FRONTAGE LANDSCAPE	BALD MOUNTAIN RD.: 748 LF / 30 = 25 TREES REQ.	21 EXISTING TREES 4 NEW TREES PROVIDED
PARKING INTERIOR ISLANDS	1 TREE PER ISLAND = 4 TREES REQ. AND 1 TREE AT THE END OF PARKING ROWS, OR LOW SHRUBS IF TREE NOT POSSIBLE. PER CITY REQUEST = 5 TREES REQ. (4 SHRUBS)	4 NEW ISLAND TREES PROVIDED 5 NEW END OF PARKING ROW TREES PROVIDED (AND 28 SHRUBS)
RESIDENTIAL EVERGREEN BUFFER	MIN. 25' WIDE GREENWELL WITH STAGGERED 8" HT. EVG. REQ. WHEN T-8 ADJ. TO RES. 1 TREE / 20 LF SOUTH PROPERTY LINE 789' / 20 = 40 TREES REQ.	20 EXISTING EVG. 15 RELOCATED EVG. = TOTAL OF 44 (EXISTING OR RELOCATED TREES, SOUTH SIDE)
TREES AT BUILDING FRONT	ADDITIONAL TREES / LANDSCAPE AT BUILDING FRONT PER CITY REQUEST = 4 TREES REQUIRED	4 NEW TREES PROVIDED AT BUILDING FRONT (SHRUBS AT BUILDING TO BE DETAILED DURING CONSTRUCTION DWGS)
TOTAL LANDSCAPE TREES	181 TOTAL TREES REQUIRED	= 91 NEW TREES PROVIDED
TREE RELOCATION	21 PREVIOUSLY INSTALLED EVG. TREES TO BE RELOCATED PER PLAN (6 COUNT TOWARDS GENERAL SITE TREES) (15 COUNT TOWARDS RES. EVG. BUFFER TREES) NOTE: IF ANY EXISTING TREE OR PREVIOUSLY INSTALLED TO REMAIN TREE IS IN POOR CONDITION, IS REMOVED OR DIES DURING CONSTRUCTION OR RELOCATION, IT MUST BE REPLACED IN LIKE, (8" HT MIN. EVG) TYP.	= 193 TOTAL TREES PROVIDED (21 RELOCATED TREES + 81 EXISTING TREES + 91 NEW TREES = 193 TREES)
TOTAL REPLACEMENT TREES	0 REPLACEMENT TREES REQUIRED	NOTE: IF TRANSFORMERS AND DUMPSTERS ARE ADDED, THEY MUST BE SCREENED WITH EVERGREENS

NOTE: PER THE CITY WOODLAND (ARBORIST) FOR OAKS, SPECIFICALLY THE COLLIMAR OAKS, IT IS SUGGESTED TO APPLY AN APPLICATION OF MEDICIDOPAD AT PLANTING, JUST AFTER THE TREES ARE BACKFILLED.

OVERALL PLANT LIST (FOR 191 TREES OR MORE FOR TOTAL REQUIRED TREE AMOUNT)

One species to contribute no more than 10% of the Trees (81 Trees x 0.1 = 8.1 Trees)
One genus to contribute no more than 20% of the Trees (81 Trees x 0.20 = 16.2 Trees)

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC.	SPECIES 10%	GENUS 20%
4	AGS	Princess Diana Serviceberry	<i>Amelanchier grandifolia</i> 'Princess Diana'	8-10' Ht.	SAB	4%	4%
7	AR2.5	Scarlet Sentinel Maple	<i>Acer rubrum</i> 'Scarlet'	2.5" Cal.	SAB	8%	8%
8	GB2.5	Majesty Maple	<i>Acer glabrum</i> 'Majesty'	2.5" Cal.	SAB	10%	10%
7	LT2.5	Tulip Tree	<i>Liriodendron tulipifera</i>	2.5" Cal.	SAB	8%	8%
8	GB2.5	Shenandoah Oak	<i>Quercus alba</i> 'JFS-KWIK'	2.5" Cal.	SAB	7%	14%
7	GR2.5	Road Oak	<i>Quercus rubra</i>	2.5" Cal.	SAB	8%	8%
4	TA2.5	Starling Linden	<i>Tilia tomentosa</i> 'Starling'	2.5" Cal.	SAB	4%	4%
44		TOTAL DECIDUOUS TREES					

EVERGREEN PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC.	SPECIES 10%	GENUS 20%
8	AC8	Concolor Fir	<i>Abies concolor</i>	7-8' Ht.	SAB	7%	7%
8	PA8	Norway Spruce	<i>Picea abies</i>	8' Ht.	SAB	7%	19%
8	PO8	White Spruce	<i>Picea glauca</i>	8' Ht.	SAB	9%	9%
8	PO8	Douglas Fir	<i>Pseudotsuga menziesii</i>	8' Ht.	SAB	9%	9%
7	PO8	Asiatic Pine	<i>Picea aspera</i>	8' Ht.	SAB	8%	8%
8	PO8	Eastern White Pine	<i>Pine strobus</i>	8' Ht.	SAB	7%	14%
8	TC8	Canadian Hemlock	<i>Tsuga canadensis</i>	8' Ht.	SAB	7%	7%
47		TOTAL EVERGREEN TREES					
91		TOTAL TREES					

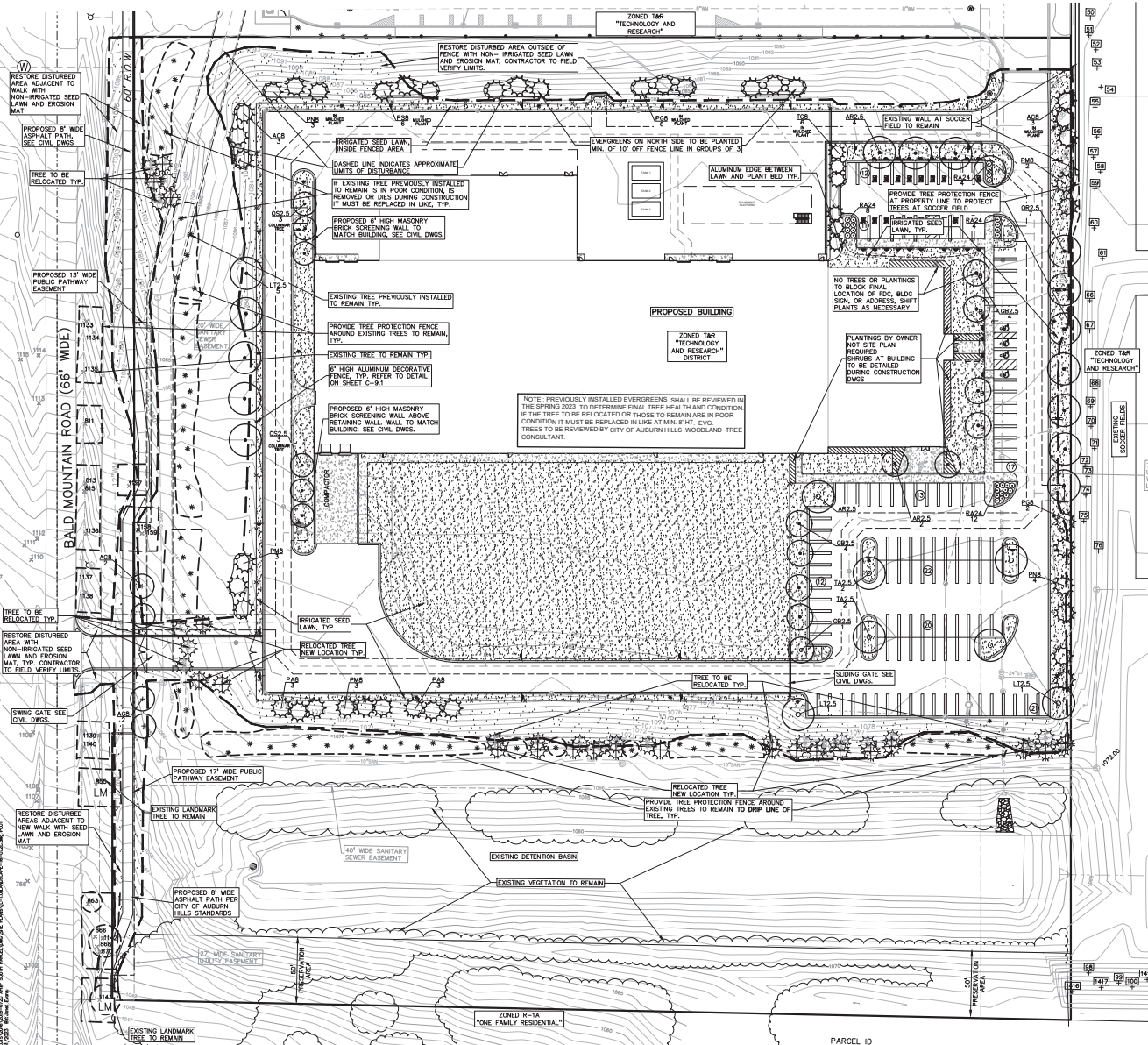
SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC.
28	RA24	Gr. Low Sumac	<i>Rhus aromatica</i> 'Gr. Low'	24" Ht.	Cont.
28		TOTAL SHRUBS			

NOT FOR CONSTRUCTION
SIDWELL # 02-14-01-100-031

L-1.0

PARCEL ID
14-01-100-003



GENERAL PLANTING NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-485-7771. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSEWORK STANDARDS FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1, GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN THE DRP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH FINE EXISTING, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANGS AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.

PER CITY OF AUBURN HILLS:

- ALL INSTALLED TREES ARE TO HAVE A STRAIGHT TRUNK.
- ALL INSTALLED TREES ARE TO BE NORTHERN GROWN.
- ALL INSTALLED TREES ARE TO BE STATE DEPARTMENT OF AGRICULTURE NURSERY GRADE NO. 1 OR BETTER.
- ALL REPLACEMENT TREES ARE CONSIDERED PROTECTED REGARDLESS OF SIZE.
- ALL TREES SHALL BE GUARANTEED FOR A MINIMUM OF TWO YEARS.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM.
- IF EVERGREEN TREES ARE IN MULCHED BEDS, PROVIDE SEPARATE ZONE FROM LAWN, AVOID OVERHEAD SPRAY.

FOR TRANSPLANTED TREES: TRANSPLANTING SHALL BE DONE WITH BEST MANAGEMENT PRACTICES, FOLLOWING GUIDELINE IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANS Z60.1-2008 OR LATER).

9 AUBURN HILLS LANDSCAPE NOTES

SCALE: 1" = 1'-0"

6 AUBURN HILLS TREE PROTECTION NOTE

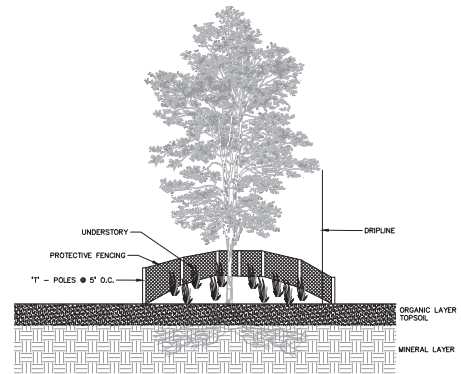
NOT TO SCALE

PER CITY OF AUBURN HILLS:

- IDENTIFY ON SITE ALL TREES OR AREAS OF TREES WHICH ARE BEING PROPOSED TO BE PRESERVED WITH FLUORESCENT ORANGE SPRAY PAINT (CHALK BASE) OR BY RED FLAGGING TIES.
- ERECT BARRIERS OF FOUR (4) FOOT HIGH FENCING STAKED WITH METAL "T-POSTS" FIVE (5) FEET ON CENTER OF ALL SUCH TREES OR GROUPS OF TREES PROPOSED TO REMAIN.
- PROTECTIVE BARRIERS ARE TO BE ERECTED PRIOR TO ANY 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.
- KEEP CLEAR ALL DEBRIS OR FILL, EQUIPMENT, AND MATERIAL FROM WITHIN THE REQUIRED PROTECTIVE BARRIER.
- DURING CONSTRUCTION, THE OWNER, DEVELOPER, OR AGENT SHALL NOT CAUSE OR PERMIT ANY ACTIVITY WITHIN THE FENCE LINE OF ANY PROTECTED TREE OR GROUP OF TREES INCLUDING, BUT NOT LIMITED TO: THE STORAGE OF EQUIPMENT, DUMPSTERS, BOLLERS, DIRT, AND EXCAVATED MATERIAL, BUILDING OR WASTE MATERIAL, OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE.
- NO DAMAGING ATTACHMENT, WIRES (OTHER THAN CABLE WIRES FOR TREES), SIGNS, OR PERMITS MAY BE FASTENED TO ANY TREE PROTECTED BY THIS ORDINANCE.

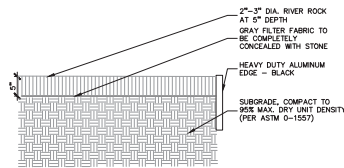
3 TREE PROTECTION DETAIL

SCALE: 1" = 3'-0"



8 RIVER ROCK EDGE DETAIL

SCALE: 1 1/2" = 1'-0"



5 AUBURN HILLS MAINTENANCE NOTES

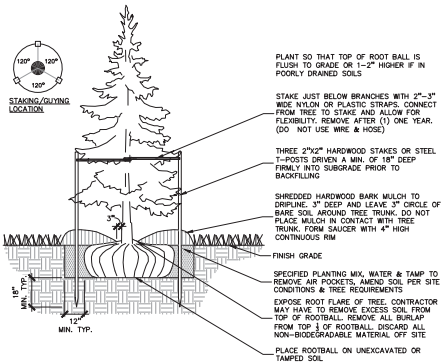
SCALE: 1" = 1'-0"

PER CITY OF AUBURN HILLS:
SECTION 138-12.109 MAINTENANCE:

- THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SITE LANDSCAPING AS FOLLOWS:
- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
 - PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVED DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
 - ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. FOR PURPOSES OF THIS SECTION, THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL. IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.
 - THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL, UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFORESAID PROCEDURES. ANY REVISIONS TO OR REMOVAL OF PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION 138-12.109 WILL PLACE THE PARCEL IN NON CONFORMITY WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THIS ORDINANCE.
 - IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH-BY-INCH BASIS AT A MONETARY RATE AS DETERMINED BY THE FORESTRY DEPARTMENT.

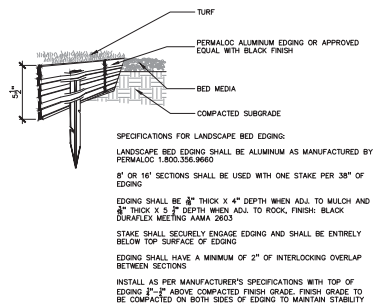
2 EVERGREEN TREE PLANTING DETAIL

SCALE: 1" = 3'-0"



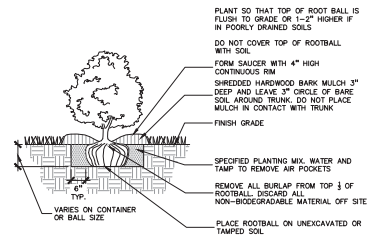
7 ALUMINUM EDGE DETAIL

SCALE: 1/2" = 1'-0"



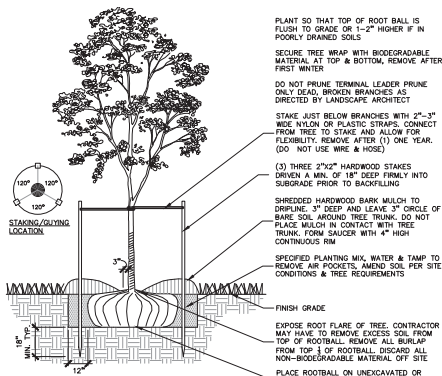
4 SHRUB PLANTING DETAIL

SCALE: 1" = 2'-0"



1 DECIDUOUS TREE PLANTING DETAIL

SCALE: 1" = 3'-0"

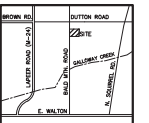


NOT FOR CONSTRUCTION
SIDWELL # 02-14-01-100-031

PEA
GROUP
t: 844.813.2949
www.peagroup.com



CAUTION!
THE INFORMATION ON THIS DRAWING IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOLLOWING ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING UTILITY LOCATION AND PROTECTION.



CLIENT
CUNNINGHAM LIMP
COMPANY
2870 CABOT DRIVE, STE 100
WILM, MICHIGAN 48182

PROJECT TITLE
UL SOLUTIONS
AUBURN HILLS, MICHIGAN

REVISIONS
SFA SUBMITTAL 1/31/23

ORIGINAL ISSUE DATE:
JANUARY 31, 2023

DRAWING TITLE
LANDSCAPE
DETAILS

PEA JOB NO. 2016-072C
P.M. JPB
DN. AEH
DES. JLE
DRAWING NUMBER

L-1.1

APPLICABLE CODES:

- OCCUPANCY CLASSIFICATION:**

USE GROUP 'B' (BUSINESS)

CONSTRUCTION CLASSIFICATION:

TYPE IIB (MRC 602.2)

FIRE SUPPRESSION:

BUILDING WILL BE COMPLETELY PROTECTED BY AN APPROVED
AUTOMATIC FIRE SUPPRESSION SYSTEM (MBC 903.2)

BUILDING AREA:

FIRST FLOOR = 82,979 S.F.

ALLOWABLE BUILDING AREA:

- BUILDING IS CLASSIFIED AS AN UNLIMITED AREA BUILDING PER MBC 507

ALLOWABLE BUILDING HEIGHT:

- ALLOWABLE BUILDING HEIGHT = 75'-0"; 4-STORIES
- PROPOSED BUILDING HEIGHT = 54'-0"

OCCUPANCY:

FIRST FLOOR: 82,979 S.F. GROSS MINUS 1,125 S.F. PERIMETER WALL THICKNESS = 81,854 S.F.

- GENERAL OFFICE/LAB AREAS: 81,854 S.F. / 100 S.F. PER OCC. = 819 OCC.

TOTAL BUILDING OCCUPANCY: = 819 OCC.

MINIMUM NUMBER OF EXITS:

- 819 OCCUPANTS = 3 EXITS REQUIRED (MBC TABLE 1006.2.1)
16 EXITS PROVIDED



SCALE: 1/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

1	8" SPLIT-FACE CMU MANUFACTURER: TBD COLOR: TBD	11	9x10' INSULATED SECTIONAL TRUCK DOCK DOOR w/ DOCK LEVEL AND SHELTER SEAL
2	SPLIT-FACE CMU VENEER	12	10x12' SECTIONAL INSULATED OVERHEAD GRADE DOOR w/ MOTOR OPERATED OPENER
3	UTILITY BRICK MANUFACTURER: TBD COLOR: TBD	13	6" DIA. CONC. FILLED STEEL GUARD POSTS
4	ALUMINUM COMPOSITE METAL PANEL SYSTEM (A.C.M.) SEE EXTERIOR COLOR SCHEDULE FOR MORE INFO.	14	1/2" dia. PAINTED STEEL PIPE GUARDRAIL
5	INSULATED METAL PANEL SEE EXTERIOR COLOR SCHEDULE FOR MORE INFO.	15	FLUSH METAL PANEL SIDING (ROOF SCREENING)
6	PRE-FINISHED METAL CORING	16	CONC. TRENCH FOOTING BELOW
7	DEFLAGRATION WALL PANEL SYSTEM BY MANUFACTURER	17	3'-6" CLEAR ANOD. ALUM. ENTRY DOOR w/ GRAY TINTED TEMPERED GLAZING
8	3'-0" 7'-0" H.M. DOOR AND FRAME. PAINT TO MATCH ADJACENT WALL COLOR.	18	6'-6" CLEAR ANOD. ALUM. ENTRY DOOR w/ GRAY TINTED TEMPERED GLAZING
9	1" GRAY TINTED LOW 'E' INSUL. SPANDREL GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES.	19	LOCATION OF BUILDING SIGNAGE.
10	1" TINTED LOW 'E' INSUL. SPANDREL GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES.		

TEMPERED GLAZING NOTES

*T DENOTES AREAS ON ELEVATIONS

- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION & WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE TEMPERED.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHICH MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE TEMPERED:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
 - EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
 - EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
- ALL GLAZING IN SWINGING DOORS IS TO BE TEMPERED.

AUBURN HILLS ZONING ORDINANCE

SECTION 1811. SIGNS- SECTION 3D, ITEM e-2

SIGNAGE CALCULATIONS

ALLOWABLE SIGNAGE AREA:

TOTAL SIGNAGE TO NOT EXCEED EIGHT (8) S.F. FOR EACH TEN (10) FEET OR FRACTION THEREOF OF LOT FRONTAGE, OR 60 S.F. PER NET ACRE FOR SITE LARGER THAN ONE (1) ACRE.

BASED ON FRONTAGE:

728 L.F. NORTH SIDE DUTTON ROAD FRONTAGE
+ 767 L.F. WEST SIDE BALD MOUNTAIN ROAD FRONTAGE
1,495 L.F. TOTAL FRONTAGE

1,495 L.F. x 8 S.F. = 1,196 S.F. ALLOWABLE

10 FEET

1,196 S.F. TOTAL ALLOWABLE SIGNAGE AREA

PROPOSED SIGNAGE AREA:

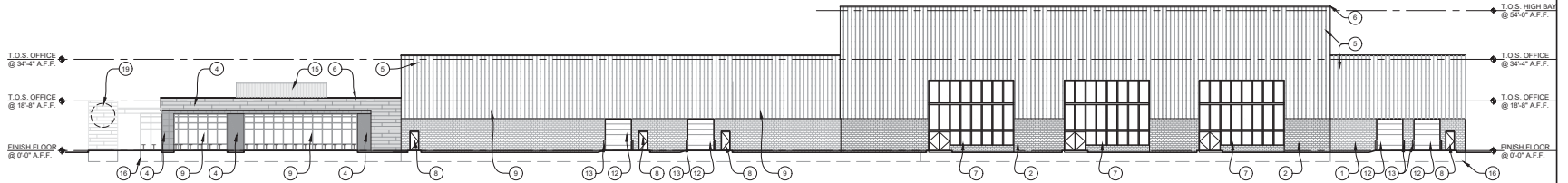
NO ONE SIGN CAN EXCEED 150 S.F. IN SIZE

(2) TOTAL SIGNS PROPOSED = 150 x 2 = 300 S.F.

300 S.F. PROPOSED < 1,196 S.F. ALLOWABLE

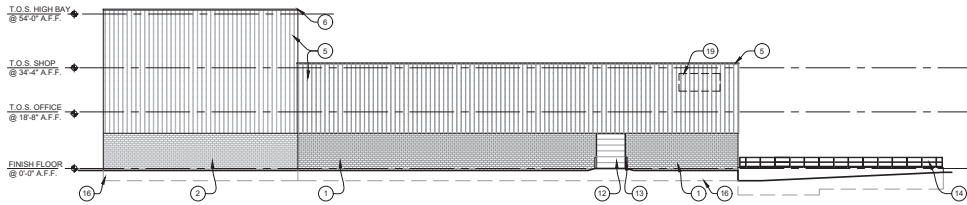
"ANY MODIFICATIONS TO THE FACADE PLAN (INCLUDING COLOR) MUST BE RESUBMITTED TO THE CITY OF AUBURN HILLS FOR REVISED APPROVAL. THE USE OF NEON, FLAGS, OR ANY OTHER TYPE OF UNAPPROVED SIGNAGE SHALL BE PROHIBITED PER SITE PLAN REVIEW" FROM CITY OF AUBURN HILLS SITE PLAN CHECKLIST

ABOVE GROUND MATERIAL STORAGE TANKS AND EQUIPMENT PLATFORM SIZES TO BE DETERMINED DURING ENGINEERING DESIGN PHASE. THESE AREAS WILL BE APPROPRIATELY SCREENED ONCE THE DESIGN IS DETERMINED AND SITE PLANS AND ELEVATIONS WILL BE UPDATED ACCORDINGLY AND SENT TO AUBURN HILLS COMMUNITY DEVELOPMENT FOR REVIEW AND APPROVAL.



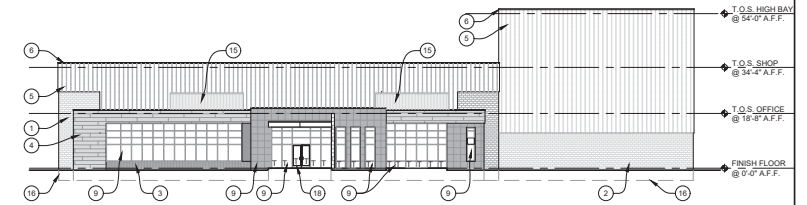
PROPOSED NORTH ELEVATION

SCALE: 1/20



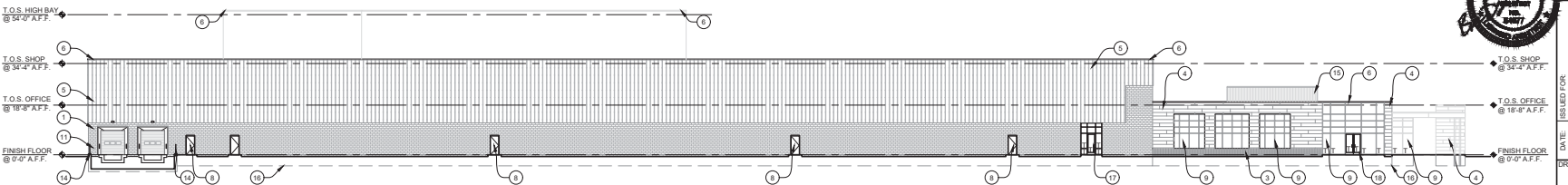
PROPOSED WEST ELEVATION

SCALE: 1/20



PROPOSED EAST ELEVATION

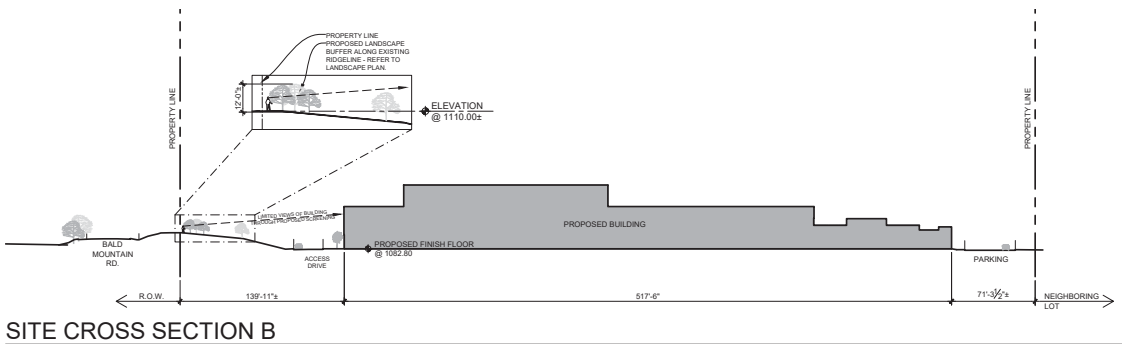
SCALE: 1/20



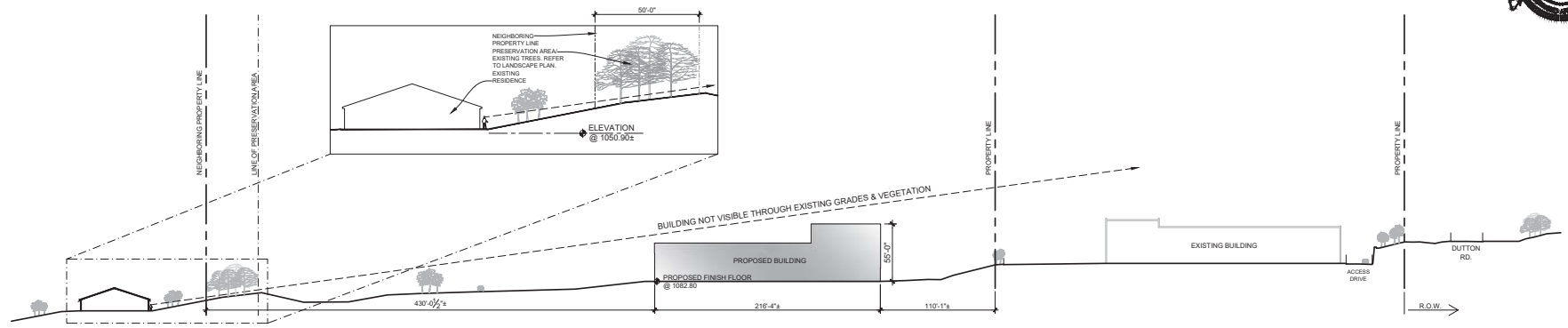
PROPOSED SOUTH ELEVATION

SCALE: 1/20

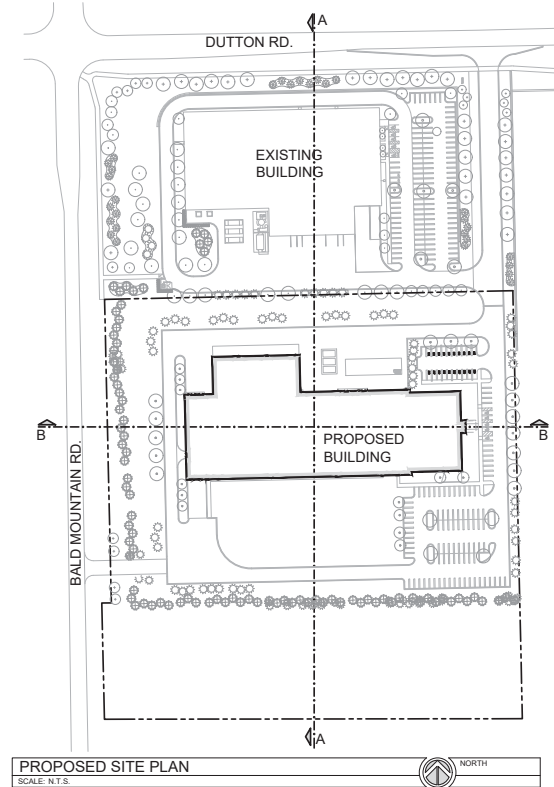




SITE CROSS SECTION B
SCALE: 1" = 50'-0"



SITE CROSS SECTION A
SCALE: 1" = 50'-0"



PROPOSED SITE PLAN
SCALE: N.T.S.



Proposed Exterior Renderings for:





Proposed Exterior Renderings for:



CHECK LIST

PROJECT NAME

UL Solutions

(Check all that apply)

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

The following items have not 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
Police Department Approval Letter
Woodland Consultant Approval Letter
Road Commission for Oakland County 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: FEBRUARY 20, 2023

AGENDA ITEM NO 13A

13. CLOSED SESSION

No Electronic Information Available

MOTION

Move to meet in closed session to discuss a written attorney's opinion letter pursuant to MCL 15.268(1)(h) of the Open Meetings Act.



MEMORANDUM

To: Thomas A. Tanghe, City Manager
CC: Steven J. Cohen, Director of Community Development
From: Shawn Keenan, City Planner
Date: February 10, 2023
Re: Clinton River Water Quality Data

Clinton River Monitoring January 2022 through December 2022

Below are the test results for E-coli.

DATE	DRY WEATHER OR WET WEATHER	RIVER LEVEL	OPDYKE BRIDGE	RIVERSIDE PARK	RIVER WOODS PARK	HAMLIN BRIDGE
1-12-22	Dry Weather	1.84'	123	94	86	71
2-1-22	Dry Weather	1.01'	435	326	411	291
3-16-22	Dry Weather	1.82'	24	20	30	33
4-28-22	Dry Weather	1.77'	81	116	102	70
5-24-22	Dry Weather	1.17'	866	219	613	299
6-22-22	Dry Weather	1.14'	219	238	210	186
7-25-22	Dry Weather	0.96'	1,733	1,414	580	921
8-15-22	Wet Weather	1.22'	261	240	435	214
9-28-22	Dry Weather	1.07'	770	579	649	649
10-11-22	Dry Weather	0.94'	525	154	163	107
11-3-22	Dry Weather	1.44'	579	488	387	548
12-14-22	Dry Weather	1.20'	313	179	91	91

Note: OCHD's standard method detection limit does not measure beyond 2,419.

Using County Health Department and EPA water quality standards, counts less than 1,000 are safe for partial body contact and counts less than 300 are safe for full body contact.

CSO/SSO LIST

Oakland Co-Pontiac WWTP	
Responsible Party Name:	Oakland County Water Resources Commissioner
Event Number:	HPG-5VPK-PWP53
Notification Date:	Mar 14, 2022, 1:38:34 PM
Site Name:	Oakland Co-Pontiac WWTP
County:	Oakland
Permit Number:	23825
Report Status:	Completed
Discharge Type:	Wastewater
Quality of Discharge:	Partially Treated
Discharge Description:	Pipe broke and discharged wastewater into Clinton River for about one hour at 100 gallons per minute. Estimated discharge 6,000 gallons.
Feature:	Clinton River
Feature Description:	Clinton River
Event Start Date:	Mar 14, 2022 10:00:00 AM
Event End Date:	Mar 14, 2022 11:00:00 AM
Receiving Waters:	Clinton River
Precipitation Type:	None
Discharge Volume:	6,000 Gallons
Actions taken by entity to minimize impact from the discharge(s):	None
Actions taken by entity, or that will be taken, to prevent this discharge event from reoccurring:	Broken pipe was replaced with new section of pipe.
Actions taken by EGLE:	Reviewed situation, authorized emergency repair, in kind.
SOC Requirements:	Consent judgement, unrelated to this issue.

Auburn Hills-based Genisys Credit Union receives national award for social responsibility efforts



Members of the Genisys Team celebrate their Dora Maxwell win. (Photo courtesy of Genisys Credit Union)

By **KATHY BLAKE** | kblake@medianewsgroup.com | The Oakland Press
February 4, 2023 at 6:00 a.m.

Auburn Hills-based Genisys Credit Union was recognized with a national award for corporate social responsibility efforts. Genisys was the first-place winner of the 2022 Dora Maxwell Social Responsibility Community Service Award in the \$1B+ in assets category.

The annual award, presented by the Credit Union National Association (CUNA), recognizes credit unions nationwide for outstanding social responsibility projects in their communities. CUNA also presents awards for commitment to financial education, and for incorporating credit union philosophy into daily operations.

Genisys received the Dora Maxwell award as a result of its partnership with Pontiac-based nonprofit, Lighthouse. Through the campaign, "One Kitchen, Unlimited Reach: Eliminating Homelessness with Genisys Credit Union & Lighthouse," the credit union team donated \$60,000 to renovate the commercial kitchen at Lighthouse, which hadn't been used in 10 years. Also team members volunteered more than 140 hours to transition a building on the campus into a family emergency shelter; and hosted a company-wide employee campaign to stock the kitchen raising more than \$8,000, according to a press release.

"Our goals for this project were rooted in advancing the mission of Lighthouse. Throughout the campaign, the credit union team came together to do good, in big ways. I want to thank each team member who made this campaign possible and successful," said Jackie Buchanan, President and CEO of Genisys Credit Union. "Receiving recognition as a nationwide leader in corporate social responsibility within the credit union movement is an awe-inspiring nod that we are honored to have received."

"We at Lighthouse are truly grateful for our multifaceted partnership with our friends at Genisys Credit Union. In addition to their very generous contribution to our kitchen project, Genisys staff have volunteered countless hours with our organization in a wide variety of areas. Genisys's support of our mission to build equitable communities that alleviate poverty, in addition to the direct impact of their own work, is a testament to their team's strong commitment to social responsibility," said Ryan Hertz, President and CEO of Lighthouse.

The Dora Maxwell Award was created in honor of Dora Maxwell, a community activist who was committed to credit union development, her community, and serving the underserved.

For more information, visit www.genisyscu.org.

Layoffs coming at Concentrix in Auburn Hills, Farmington Hills

Auburn Hills group gets minor reprieve



Hiring sign. (AP Photo/Matt Rourke, File)

By [PEG MCNICHOL](#) | pmcnichol@medianewsgroup.com |

February 15, 2023 at 5:08 a.m.

Concentrix Corp. recently announced layoffs at two Oakland County locations but will delay job cuts in Auburn Hills by one month.

In letters filed to comply with federal rules, the company announced a total of 286 people would be laid off this year. Offices at 2021 Executive Hills Drive in Auburn Hills and 34115 W. 12 Mile Road in Farmington Hills will be closed.

[Concentrix Corporation](#) designs, builds and runs customer support services.

The Auburn Hills group of 125 received a one-month reprieve when Concentrix notified the state that instead of closing that office on March 4, as planned, client needs would keep the office open until April 1, 2023.

The Farmington Hills location will close on March 31, with 161 jobs cut.

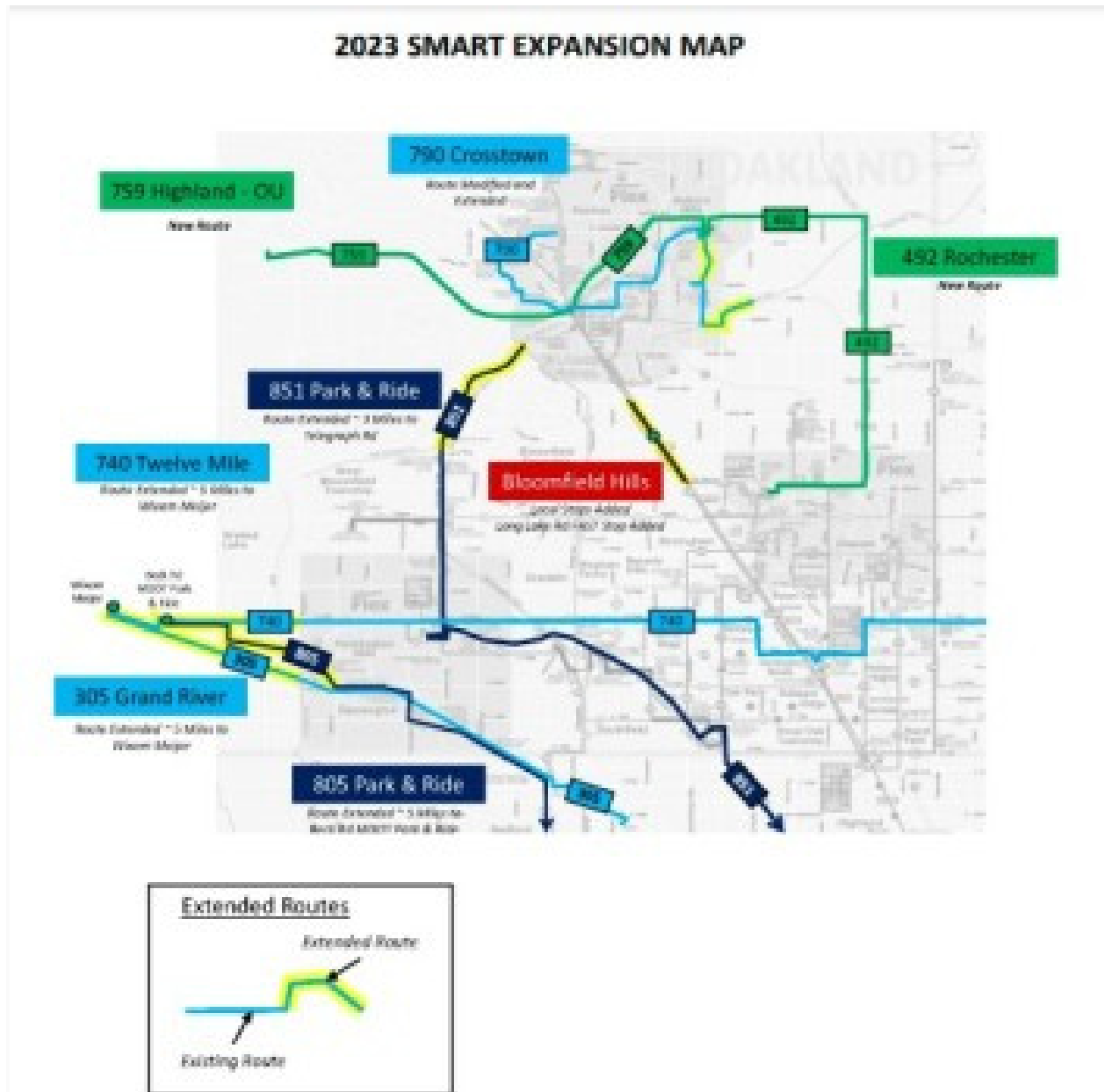
The [Worker Adjustment and Retraining Notification Act](#) ensures most people are given a formal 60-day notice of a plant or office closing.

Michigan has several programs to help people land on their feet: <https://www.michigan.gov/leo/bureaus-agencies/wd/programs-services>.

Oakland County's workforce development office also has a webpage full of resources for job hunters: <https://www.oakgov.com/workforce/education/Pages/Training-Programs.aspx>.

Oakland Co. transit plans roll ahead

Buses on order, contracts and other foundation work underway



A map of proposed routes under the new transit millage. (SMART)

By [PEG MCNICHOL](#) | pmcnichol@medianewsgroup.com |

February 16, 2023 at 5:54 a.m

The county commission will review and vote on a series of transit-related resolutions tonight.

In December, property owners started paying for the new countywide transit millage approved in November. The millage is expected to generate an estimated \$66.2 million this year.

Transitioning to an integrated system requires a series of steps, starting with contracts for current and future services, as well as setting up the process for paying the existing transit systems: SMART, North Oakland Transit Authority (NOTA), West Oakland Transit Authority (WOTA) and the Older Persons' Commission (OPC).

Three-year contracts with each agency will include first-year transitional financial support. Each document includes a scope of work and budget as well as insurance requirements and payment and reporting schedules. The county's plans include working with Downtown Development Authorities in individual communities to coordinate how they use the transit taxes they collect, and funding for individual communities that operate limited transit services, such as Independence Township.

Among the priorities is keeping existing services, especially for SMART, as plans are created showing how each system will expand routes and support services.

Smart has a \$10 million proposed expansion. Bloomfield Hills would get Woodward bus stops. The Grand River Avenue route would be expanded to Novi, Farmington Hills and Wixom. Routes for Rochester and Walton roads would extend into Troy, Auburn Hills, Rochester Hills and Rochester. The current Orchard Lake Road route would extend into Bloomfield Hills, Orchard Lake, Keego Harbor and Sylvan Lake. Route 790, which serves Pontiac and Auburn Hills would be expanded. All routes would get paratransit service required under the Americans With Disabilities Act. Some routes would operate for longer hours.

Equipment and technology will be upgraded for NOTA, WOTA and the OPC so they're ready to expand service when new vehicles arrive later this year.

The county's chief deputy executive, Hilarie Chambers, who oversees Emergency Management and Homeland Security, Health and Human Services and Public Services is coordinating the transit changes.

She told members of the commission's finance committee a transit fund account now exists to accept the millage money. Commissioners already approved a three-person transit division within the economic development office and interviews are underway.

Among the challenges to expansion: Vehicles on back order and the need for drivers.