



## AUBURN HILLS MEETING SCHEDULE

248-370-9402 | [WWW.AUBURNHILLS.ORG](http://WWW.AUBURNHILLS.ORG)

### APRIL 2024

DAY	TITLE	TIME	LOCATION
1	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
1	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
3	Planning Commission	7:00 PM	Council Chamber 1827 N. Squirrel Road
8	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
9	Tax Increment Finance Authority	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
11	Zoning Board of Appeals	7:00 PM	Council Chamber 1827 N. Squirrel Road
15	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
16	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 Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 48 hours prior to the meeting. Staff will be pleased to make the necessary arrangements. PLEASE BE ADVISED, DUE TO A LACK OF AGENDA ITEMS, SOME MEETINGS MAY BE CANCELED.



## AUBURN HILLS MEETING SCHEDULE

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### MAY 2024

DAY	TITLE	TIME	LOCATION
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	7:00 PM	Council Chamber 1827 N. Squirrel Road
13	City Council Workshop	5:30 PM	TO BE ANNOUNCED
13	Downtown Development Authority	6:00 PM	Administrative Conference Room 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 Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 48 hours prior to the meeting. Staff will be pleased to make the necessary arrangements. PLEASE BE ADVISED, DUE TO A LACK OF AGENDA ITEMS, SOME MEETINGS MAY BE CANCELED.



# CITY OF AUBURN HILLS

**MONDAY, APRIL 1, 2024**

**Workshop Session ♦ 5:30 PM**

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

**Regular City Council Meeting ♦ 7:00 PM**

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

248-370-9402 ♦ [www.auburnhills.org](http://www.auburnhills.org)

Workshop Topic: Fire Department Strategic Update

**1. MEETING CALLED TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL OF COUNCIL**

**4. APPROVAL OF MINUTES**

4a. City Council Regular Meeting Minutes, March 18, 2024.

**5. APPOINTMENTS AND PRESENTATIONS**

**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, March 12, 2024

7b. Motion – To approve the dispatch agreement with the County of Oakland for the period April 1, 2024, through March 31, 2027.

7c. Motion – To approve a dump truck upfit for a 2024 RAM 5500 Chassis.

**8. UNFINISHED BUSINESS**

**9. NEW BUSINESS**

9a. Motion – To accept the First, Second, Third, and Fourth Quarter 2023 Monitoring Network Review Summaries and the 2023 Annual Monitoring Network Review Summary of the Oakland Heights Development Landfill.

9b. Public Hearing/Motion – To adopt a Resolution declaring necessity and to proceed with the project and defray a portion of the costs of the project by special assessments upon specially benefited properties (Resolution No. 3).

9c. Public Hearing/Motion – To establish a speculative building designation for Mancini Holdings LLC.

**10. COMMENTS AND MOTIONS FROM COUNCIL**

**11. CITY ATTORNEY REPORT**

**12. CITY MANAGER REPORT**

**13. ADJOURNMENT**

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.



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 1, 2024

AGENDA ITEM NO 4A

CITY COUNCIL



## CITY OF AUBURN HILLS REGULAR CITY COUNCIL MEETING DRAFT MINUTES

MARCH 18, 2024

**CALL TO ORDER &** Mayor Marzolf at 7:00 PM.

**PLEDGE OF ALLEGIANCE:**

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

**ROLL CALL:** Present: Council Members Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel and Verbeke (arrived at 7:12 PM)

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Chief of Police Gagnon, Deputy Chief of Police McGraw, Technical Services Coordinator Marsh, Fire Chief Massingill, Director of Recreation and Senior Services Adcock, Community Development Director Cohen, Construction Coordinator Lang, DPW Director Baldante, Manager of Fleet & Roads Hefner, Assistant to the City Manager Hagge, Engineers Juidici & Driesenga

17 Guests

#### 4. APPROVAL OF MINUTES

4a. City Council Workshop Minutes, March 4, 2024.

Moved by Hawkins, Seconded by Ferguson.

**RESOLVED:** To approve the City Council Workshop Minutes of March 4, 2024.

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

No: None

**Resolution No. 24.03.44**

**Motion Carried (6 - 0)**

4b. City Council Regular Meeting Minutes, March 4, 2024.

Moved by Hawkins, Seconded by Fletcher.

**RESOLVED:** To approve the City Council Regular Meeting Minutes of March 4, 2024.

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

No: None

**Resolution No. 24.03.45**

**Motion Carried (6 - 0)**

**5. APPOINTMENTS AND PRESENTATIONS**

**5a. Presentation of Proclamation to the OU Men's Basketball Team Celebrating Their Horizon League Regular Season Championship (Attachment A)**

Proclamation was presented to the Oakland University Men's Basketball Team for their accomplishment of winning the Horizon League Championship.

**5b. Motion – To confirm the appointment of Valerie Gatton to the Downtown Development Authority.**

**Moved by Knight, Seconded by Ferguson.**

**RESOLVED: To confirm the appointment of Valerie Gatton to the Downtown Development Authority for a term ending October 31, 2024.**

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

**No: None**

**Resolution No. 24.03.46**

**Motion Carried (6 - 0)**

**6. PUBLIC COMMENT**

There was no public comment.

**7. CONSENT AGENDA**

**7a. Board and Commission Minutes**

**7a1. Downtown Development Authority Informational Meeting, February 26, 2024**

**7a2. Downtown Development Authority Regular Meeting, February 26, 2024**

**7a3. Public Safety Advisory Committee Meeting, March 5, 2024**

**7a4. Planning Commission Meeting, March 6, 2024**

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

**7b. Motion – To adopt the findings and recommendations of the downtown parking study.**

**RESOLVED: To adopt the findings and recommendations of the comprehensive downtown parking study completed by Rich & Associates. Furthermore, to authorize the City Manager to proceed with the implementation of the report's recommendations.**

**7c. Motion – To approve the 2024 Summer Maintenance Agreement with the RCOC (Street Sweeping).**

**RESOLVED: To authorize the City Manager, as Street Administrator, to accept on behalf of the City of Auburn Hills, the 2022 RCOC Summer Maintenance Agreement to provide street sweeping services on Walton Boulevard, Baldwin Road, Joslyn Road, and parts of Brown Road for an annual compensation of \$7,955.01 payable by RCOC to the City of Auburn Hills.**

**7d. Motion – To approve the repair of the Henderson Brine Maker.**

**RESOLVED: To approve of the repair quote in the amount of \$25,285.31 to Casper's Truck Equipment of Appleton, Wisconsin.**

**7e. Motion – To approve the Police uniform vendor.**

**RESOLVED: To approve the purchase of uniforms utilizing Sourcewell with On Duty Gear LLC being the vendor for a period of up to three years, at a cost not to exceed \$93,000.00 in 2024 and authorize the City Manager to convey acceptance by purchase order.**

**7f. Motion – To approve the Police vehicle changeover vendor.**

**RESOLVED: To approve Cynergy Products as the vendor for police vehicle changeovers for a period of up to three years, at a cost not to exceed \$101,000.00 in 2024 and authorize the City Manager to convey acceptance by purchase order.**

**7g. Motion – To approve the 2024 HIDTA Sub-Recipient Agreement with Oakland County.**

**RESOLVED: To approve the 2024 HIDTA Agreement between Oakland County and the City of Auburn Hills and authorize the Chief of Police to sign the agreement on behalf of the City.**

7h. Motion – To authorize work on City property to replace the River Woods Playground.

**RESOLVED: To authorize work on City property for the installation of new playground equipment in River Woods Park.**

7i. Motion - To authorize the City Manager to order and purchase road salt for the 2024/25 Season.

**RESOLVED: To authorize the City Manager to submit a road salt order of 2,500 tons to the State of Michigan for the 2024/25 season to participate in the MiDEAL bid process.**

**Moved by Hawkins, Seconded by Ferguson.**

**RESOLVED: To approve the Consent Agenda.**

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

**No: None**

**Resolution No. 24.03.47**

**Motion Carried (7 - 0)**

## **8. UNFINISHED BUSINESS**

## **9. NEW BUSINESS**

9a. Motion – To approve a Special Land Use Permit, Site Plan, and Tree Removal Permit / Chick-fil-A Restaurant.

Mr. Cohen presented the proposed Chick-fil-A Restaurant development. This development will include a Special Land Use permit, Site Plan, and a Tree Removal permit and will be located at 2111 N. Squirrel Road. The estimated cost of this investment is \$1.2 million and is scheduled to be completed in February 2025. This property meets all the zoning requirements for a restaurant with a drive-through facility. Chick-fil-A was required to provide a detailed traffic analysis to confirm the proposed restaurant would not cause traffic safety or congestion for the area.

Mr. Justin Lark, Principal Development Lead for Chick-fil-A was present to answer questions.

Mr. Juidici presented the drive-through analysis explaining that there were 2 main components for this development that was focused on, the traffic impact study and the drive-through site queuing analysis.

The traffic impact study analyzed North Squirrel and Walton Blvd., North Squirrel and University Drive as well as the corridors along the area and at 5 Points Drive. The findings show that there is not a significant impact on the overall road network. The largest focus of the traffic impact study was on the on-site traffic and the queuing of the traffic. This site is larger than other Chick-fil-A sites and would be maximized so the traffic would be drawn away from Squirrel to the back of the property. The building is orientated such that the drive-through would wrap around and utilize as much of the property as possible.

The drive-through site queuing analysis showed that the site will accommodate the demand with sufficient stacking within the site and will not exceed the current boundaries of the site. For times of peak demands, contingency plans were developed where the site can hold 67 vehicles stacked within the site and the other plan provided 96 vehicles stacked on the site. The deployment of staff throughout the site is key to the contingency plans.

Council members shared their concerns with traffic congestion and staffing as their greatest concerns. It was discussed that the Auburn Hills location was chosen after the market strategist analyzed the potential of the site. This will be one of the larger sites in the State of Michigan. Mr. Juidici indicated that the two site driveways are in the rear of the property, and there will be stop signs located at those exits. It was also discussed that

stop signs and traffic flow around this establishment would be evaluated to make sure that the traffic flow is safe since there will be an increase in traffic. It was also shared that the deliveries would be made via pallets to the back door, not causing any more noise than that of the road noise. The garbage trucks will need to adhere to the ordinance and not be emptied prior to 7:00 AM.

Mr. Lark shared the operations model and explained that in this model, the owner is on site six days a week, and that the investment towards the employees is different than other business models.

Mr. McDaniel stated his concerns about the increased traffic issues and how the stacking may impede the roadway. He shared that he is not convinced that the impact is beneficial to the potential detrimental traffic that is currently there.

**Moved by Verbeke, Seconded by Fletcher.**

**RESOLVED:** To accept the Planning Commission's recommendation and approve the Special Land Use Permit, Site Plan, and Tree Removal Permit for Chick-fil-A, Inc. to construct a restaurant with a drive-through facility and outdoor seating area subject to the conditions of the City's Administrative Review Team. The Chick-fil-A restaurant development shall not cause transportation, safety, or congestion problems per Section 1818, Item 2(C) of the Zoning Ordinance. Vehicle stacking for the drive-through facility shall be confined to the Chick-fil-A restaurant site, as outlined in Chick-fil-A's Traffic and Circulation Narrative dated February 26, 2024. Vehicle stacking for the drive-through facility shall not be permitted to occur within the private access drives of the Five Points Site Condominium, University Drive, N. Squirrel Road, or any adjoining properties. If vehicle stacking for the drive-through facility occurs within the private access drives of the Five Points Site Condominium, University Drive, N. Squirrel Road, or any adjoining properties, the Auburn Hills Police Department will notify Chick-fil-A, Inc. and the restaurant operator. Chick-fil-A, Inc. and the restaurant operator will have seven (7) days to remedy the situation upon notification. Failure to resolve the situation after the City's request may result in a public hearing and the potential revocation of the project's Special Land Use Permit by the City Council to operate the restaurant's drive-through facility.

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

No: McDaniel

**Resolution No. 24.03.48**

**Motion Carried (6 - 1)**

9b. Motion – To approve the Text Amendment to Article XII. T&R, Technology and Research Districts of the Zoning Ordinance.

Mr. Cohen presented the request from Oakland Community College (OCC) to install five new identification signs at 2900 Featherstone. A text amendment has been drafted to be concurrent with the special land use application. The proposed signs for OCC have been developed as a brand standard to be installed across all OCC campuses. OCC wishes to install two new LED signs to replace the three existing digital signs, which were approved twenty-four years ago. The text amendment will allow the new signs to be slightly taller and slightly larger than those typically allowed, all other standards would apply. OCC also proposes installing decorative roadway landscape road signs along the campus frontage located at Featherstone and North Squirrel Roads. These signs will resemble the signs that are installed on Oakland University campus frontage. OCC is also proposing a tall monument sign adjacent to M-59, taller than the stylon signs at Great Lakes Crossings Outlets. The text amendment will allow the signage to be that tall.

Mr. Mark Reeves, architect with Integrated Design Solutions was present.

Ms. Verbeke shared her concern with regard to changing the text amendment and would like to be ensured that this amendment does not open up the possibility for others to do the same. It was confirmed that this text amendment was written for this specific land use. It is unique to this facility. This amendment is only limited to Colleges, Universities and other educational institutions bound by M-59 and Featherstone Roads.

**Moved by Fletcher, Seconded by Ferguson.**

**RESOLVED:** To accept the Planning Commission's recommendation and to approve the enclosed text amendment to amend Article XII. T&R, Technology and Research Districts of the Zoning Ordinance. It shall be referenced as Ordinance No. 24-938. (Attachment B)

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

No: None

**Resolution No. 24.03.49**

**Motion Carried (7 - 0)**

9c. Motion – To approve a Special Land Use Permit / Oakland Community College.

Mr. Cohen did not add any additional information with regards to this motion.

**Moved by Ferguson, Seconded by Fletcher.**

**RESOLVED:** To accept the Planning Commission's recommendation and approve the Special Land Use Permit for Oakland Community College to construct two campus identification entry signs with LED changeable copy, two campus identification roadway wall signs, and one campus identification monument-style sign subject to the representations made by Oakland Community College and its representatives, packet materials, and conditions of Mr. Cohen's staff report.

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

No: None

**Resolution No. 24.03.50**

**Motion Carried (7 - 0)**

9d. Motion – To adopt the resolution declaring tentative necessity and tentative intent to proceed with project and setting Public Hearing (Resolution No. 2) for proposed Superior Court Special Assessment District.

Mr. Hefner presented the details that will be followed before moving forward with the resolution that was approved on February 19, 2024 for the road improvement to Superior Court. He noted that there are a few typing mistakes and clarified that the assessments should be \$67,142.86 per parcel totaling \$470,000.00, this is the estimation of what the project will cost.

**Moved by Hawkins, Seconded by Ferguson.**

**RESOLVED:** To approve Resolution No. 2, a resolution declaring tentative necessity and tentative intent to proceed with the project and setting the public hearing for April 1, 2024 at 7:00 p.m. in City Hall at 1827 North Squirrel Road, Auburn Hills, MI 48326, for the purpose of hearing statements and objections to the proposed Special Assessment District No. 9 regarding the repair of and improvements to Superior Court. (Attachment C)

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

No: None

**Resolution No. 24.03.51**

**Motion Carried (7 - 0)**

9e. Motion – To approve the purchase of Axon Body Worn Cameras, In-car Cameras, Digital Evidence Management System, and Virtual Reality Training Program.

Deputy Chief McGraw presented the request to purchase new body worn cameras, in-car cameras, digital evidence management systems and virtual reality training program equipment that they have had since 2016



and 2020. He also shared that they have outgrown the digital space they obtain for digital evidence. He stated that a proposal through the Sourcewell Cooperative Purchasing Program for Axon equipment was received. The amount for the new equipment would be \$219,913.78, a recurring amount for the first ten years. The 2023 budget approved a \$140,000.00 amount to purchase the Axon equipment and the remaining \$79,913.78 will be taken out to the State and Federal Forfeiture Funds. It was stated that the data storage is secure and is also used by the FBI.

Mr. Hawkins shared that he was pleased with the security and the retention schedule that will be taken care of through this purchase. He also shared that all the systems that are used will integrate with each other.

Mr. Tanghe provided thanks to Chuck Marsh for his dedication to this project.

**Moved by Ferguson, Seconded by Knight.**

**RESOLVED: To approve Axon as the vendor used to purchase a 10-year subscription for thirty (30) body-worn cameras, twenty-one (21) in-car cameras, two (2) Virtual Reality Training sets, and digital evidence management software for an annual amount not to exceed \$219,913.78, by utilizing \$140,000.00 in the approved 2024 Police Department budget and to amend the 2024 Police Department budget to approve the expenditure of state and federal forfeiture funds (\$21,948.93 from 265.314.977.000 and \$57,964.85 from 262-313-977.00) to cover the expense and to authorize the City Manager to convey acceptance by purchase order.**

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

**No: None**

**Resolution No. 24.03.52**

**Motion Carried (7 - 0)**

#### **10. COMMENTS AND MOTIONS FROM COUNCIL**

Mr. Knight reported that the bricks are out of the ground on the southwest corner of North Squirrel at the circle and would like DPW to follow up with it. He shared his thanks to all that showed concern for his wife's health.

Mr. McDaniel shared that he hopes Mrs. Knight has a speedy recovery.

Ms. Verbeke shared that Ann Heilbrun passed away recently and shared her condolences to the family.

Mr. Ferguson shared thanks from a resident for the wonderful experience with the Citizens Police Academy. He also thanked the people at ABB for the experience he had there. He commented that the Paint Creek Folklore Society is grateful for the staff and facilities the Parks and Recreation Department care for.

Mr. Hawkins wished Oakland University best wishes in the NCAA bid and commended staff on the hard work that goes into the presentations for City Council.

Mr. Marzolf thanked staff for reaching out to the Oakland University Basketball Team and wished them well. He also commented that the sidewalks and pathways have accumulated debris over the winter, and he looks forward to the Spring clean-up.

#### **11. CITY ATTORNEY REPORT**

**12. CITY MANAGER REPORT**

Mr. Tanghe shared that the city will be receiving a \$2 million dollar transportation grant to assist with the development of the former Palace site and an additional \$1 million dollar more will assist with the renovations to a couple of Public Safety facilities and adding additional Flock Cameras. This is funding that is coming from Congresswoman Haley Stevens office and Congressman Gary Peters office.

**13. ADJOURNMENT**

**Moved by Knight, Seconded by Ferguson.**

**RESOLVED: To adjourn the meeting.**

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

**No: None**

**Resolution No. 24.03.53**

**Motion Carried (7 - 0)**

The meeting adjourned at 8:32 PM.

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Brain W. Marzolf, Mayor

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Laura M. Pierce, City Clerk



## ATTACHMENT A

# PROCLAMATION

### PROCLAMATION IN RECOGNITION OF THE ACHIEVEMENTS OF THE 2023-24 OAKLAND UNIVERSITY MEN'S BASKETBALL SEASON

- WHEREAS,** Auburn Hills is the proud home of Oakland University, and
- WHEREAS,** the 2023-24 OU men's basketball season has been a great source of pride for the university and the greater community as the team became the regular season champions of the Horizon League with a record of 15-5, and
- WHEREAS,** the team's coach is Greg Kampe, who is in his 40<sup>th</sup> season as head coach of the Golden Grizzlies and is the longest tenured coach at one school in Division I and ranks in the top 10 coaches for most wins by an active Division I head coach, and
- WHEREAS,** the team placed a trio of players on the Horizon League Men's Basketball All-Academic Team with Trey Townsend and Blake Lampman earning first team honors and Chris Conway earning an honorable mention, and
- WHEREAS,** Trey Townsend was also named Horizon League Player of the Year and became the sixth Golden Grizzly in 15 years to earn the award, and
- WHEREAS,** OU has now had a player earn First Team All-League honors for 18 straight years, the second most amongst D-I men's basketball teams, and
- WHEREAS,** this season, the Golden Grizzlies defeated Power-6 school Xavier, 78-76, for the team's first Power-6 win in two years, and
- WHEREAS,** the culmination of all these achievements earned the team the number one seed in the Horizon League and was the only Horizon League team to win its quarterfinal game on its home floor, and went on to win the Horizon League Tournament.
- THEREFORE, BE IT RESOLVED** that the City of Auburn Hills extends its congratulations to Coach Kampe and the entire OU men's basketball team on a well-played and memorable 2023-24 season.
- BE IT FURTHER RESOLVED** that the entire Auburn Hills community continues its support now and beyond the 2023-24 season and extends its best to the players and staff of the team.

Hereby presented on this 18<sup>th</sup> day of March, 2024,  
on behalf of the Auburn Hills City Council.

Brian W. Marzolf, Mayor

## **ATTACHMENT B**

### **CITY OF AUBURN HILLS COUNTY OF OAKLAND STATE OF MICHIGAN**

#### **ORDINANCE NO. 24-938 TEXT AMENDMENT TO ZONING ORDINANCE**

AN ORDINANCE TO AMEND ARTICLE XII. T&R, TECHNOLOGY AND  
RESEARCH DISTRICTS OF THE AUBURN HILLS ZONING ORDINANCE  
NO. 372 ADDRESSING ADDITIONAL SIGN REQUIREMENTS FOR COLLEGES, UNIVERSITIES, AND OTHER SUCH  
INSTITUTIONS OF HIGHER LEARNING

THE CITY OF AUBURN HILLS ORDAINS

#### Section 1.

Section 1201, Item 13 of Article XII. T&R, Technology and Research Districts, of Auburn Hills Zoning Ordinance No. 372, as amended, is hereby amended and shall read as follows:

13. Colleges, universities, and other such institutions of higher learning, both public and private, provided the property is located on the land bounded by M-59 and Featherstone Road, between I-75 and Squirrel Road. In addition to requirements for signs permitted within Section 1811. Signs, the following additional sign standards shall apply:
  - A. Two (2) automatic changeable copy signs may be permitted and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
    1. The sign shall meet the standards of Section 1811.3(C)1 for automatic changeable copy signs, with the following exceptions:
      - a. The sign may be increased in height from ten (10) feet to twelve (12) feet and in width from twelve (12) feet to twenty (20) feet.
      - b. The LED copy area of the sign may be increased from sixty (60) to eighty (80) square feet in size.
      - c. The signs shall be setback a minimum of one (1) foot from the road right-of-way and adjacent property lines.
      - d. The total sign area on each face of the sign shall not exceed two hundred (200) square feet.
  - B. Two (2) signs incorporated in decorative landscape walls may be permitted and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
    1. The signs may only be permitted along Squirrel Road and Featherstone Road.
    2. The height of the sign shall not exceed eight (8) feet.
    3. The signs shall be setback a minimum of one (1) foot from the road right-of-way and adjacent property lines.
    4. The total sign area of each sign may not exceed two hundred (200) square feet.
  - C. One (1) accessory identification pylon sign may be permitted on the property adjacent to an interstate highway and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
    1. The height of the sign shall not exceed sixty-five (65) feet.
    2. The sign shall be setback a minimum of thirty (30) feet from the road right-of-way and adjacent property lines.
    3. The total sign area permitted on each face of the sign shall not exceed two hundred (200) square feet.
  - D. The signs described in this subsection A-C may be submitted in a single special land use permit application package or in parts.

Section 2. Repealer.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. Severability.

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

Section 4. Savings.

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

Section 5. Effective Date.

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

Section 6. Adoption.

This Ordinance is hereby declared to have been adopted by the City Council of the City of Auburn Hills at a meeting thereof duly called and held on the 18<sup>th</sup> day of March and ordered to be given publication in a manner prescribed by the Charter of the City of Auburn Hills.

AYES:	7 (Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke)
NAYES:	None
ABSTENTIONS:	None
ABSENT:	None

STATE OF MICHIGAN )

) ss.

COUNTY OF OAKLAND )

I, the undersigned, the duly qualified Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No. 24-938 adopted by the Auburn Hills City Council on the 18<sup>th</sup> day of March, 2024 the original of which is in my office.

Laura M. Pierce  
City Clerk

## **ATTACHMENT C**

### **CITY OF AUBURN HILLS**

#### **RESOLUTION DECLARING TENTATIVE NECESSITY AND TENTATIVE INTENT TO PROCEED WITH PROJECT AND SETTING PUBLIC HEARING (RESOLUTION NO. 2)**

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 18th day of March, 2024, the following resolution was offered by Councilperson Hawkins and seconded by Councilperson Ferguson:

WHEREAS, the City is considering the construction of the proposed improvement described below and the establishment of a special assessment district to defray a portion of the cost of such improvement by special assessment against the benefitted properties; and

WHEREAS, the proposed improvement (“the project”) is the repair of and improvements to Corporate Drive; and

WHEREAS, plans, specifications and cost estimates have been prepared by the City’s engineers, OHM, and have been submitted to the City and filed with the City Clerk, for construction of the project and the City is tentatively considering the establishment of a special assessment district to finance and defray a portion of the costs of the project and the City Manager has recommended that the City Council proceed with the project; and

WHEREAS, the project is designed and intended to specially benefit all of the properties in the proposed special assessment district by repairing and improving Corporate Drive, thereby allowing said property owners better and safer access and travel on said road, preserving property values and protecting said property owners’ and their invitees’ and customers’ vehicles, among other things.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council tentatively determines that the project is necessary and that it tentatively intends to proceed with the project and to establish the special assessment district to defray a portion of the costs of the project.
2. The City’s engineers, OHM, who are registered professional engineers, have prepared plans describing the project and a preliminary estimate of the cost of the project in the amount of \$940,000 has now been determined, of which \$940,000 amount it is estimated that approximately \$470,000 will be defrayed by special assessments against the properties in the special assessment district. Such plans and cost estimates have been filed with the City Clerk and the City Manager recommends proceeding with the project.
3. The City Council tentatively designates all of the properties on the list attached to this Resolution as the special assessment district against which a portion of the costs of the project is to be assessed and which will be identified as Special Assessment District No. 9 (the “district”).
4. The City Clerk shall give notice that the City Council shall conduct a public hearing on April 1, 2024 at 7:00 p.m. in the City Hall at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, for the purpose of hearing statements and objections to the project and to the tentatively established district. Notice of the public hearing shall be published twice in a newspaper published and/or circulated in the City, with the first publication being at least ten (10) days before the April 1, 2024 hearing and notice shall also be sent by first class mail to each record owner or party in interest in whose name the land in the district is to be assessed as shown on the City’s last preceding tax assessment roll for ad valorem tax purposes, with said notices to be mailed at least ten (10) days before the date of the hearing. The notices to be published and mailed by first class mail shall include the following:

- (a) The date, time and place of the public hearing;
- (b) A statement that the report, plan and estimate and the City Manager’s recommendation is on file with the City Clerk for public examination.
- (c) A statement that appearance and protest at the hearing is required in order to appeal the matters to be considered at the hearing to the Michigan Tax Tribunal and that an owner and/or party in interest, or their agent, may appear in person at the hearing to protest, or they may appear by filing their appearance or protest by letter, which shall then not require their personal appearance provided that said letter is received by the City Clerk prior to and/or at the April 1, 2024 hearing.

AYES: 7 (Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke)  
NAYES: None  
ABSTENTIONS: None  
ABSENT: None

STATE OF MICHIGAN    )  
  )ss  
COUNTY OF OAKLAND )

I, Laura M 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 18th day of March, 2024, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Laura M. Pierce  
City Clerk

Property Address	Parcel Number	Owner/Name	Mailing Address	City	State	Zip	Legal Description	Benefit	Assessment
2611 Superior Ct	02-14-02-201-001	Auburn Bus Park Unit 1 Investment	32 Journey	Aliso Viejo	CA	92656-5329	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 1 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2631 Superior Ct	02-14-02-201-002	Auburn Bus Park Unit 2 Investment	27750 Stansbury, Ste 222	Farmington Hills	MI	48334-3803	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 2 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2661 Superior Ct	02-14-02-201-003	Auburn Bus Park Unit 3 Investment	27750 Stansbury, Ste 222	Farmington Hills	MI	48334-3803	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 3 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2800 Superior Ct	02-14-02-201-004	Auburn Bus Park Unit 4 Investment	27750 Stansbury, Ste 222	Farmington Hills	MI	48334-3803	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 4 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2660 Superior Ct	02-14-02-201-005	Auburn Bus Park Unit 5 Investment	27750 Stansbury, Ste 222	Farmington Hills	MI	48334-3803	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 5 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2630 Superior Ct	02-14-02-201-006	Auburn Bus Park Unit 6 Investment	2630 Superior Ct	Auburn Hills	MI	48326	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 6 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2600 Superior Ct	02-14-02-201-007	Auburn Bus Park Unit 7 Investment	7680 Innovation Way	Mason	OH	45040-9695	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 7 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
Total Parcels Assessed 7									Grand Total \$ 470,000.00

Certification of Assessor

I, William Griffin, City Assessor, do hereby certify that the roll has been prepared by the Assessor pursuant to the \_\_\_\_\_, 2024, Resolution of City Council, and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, according to the Assessor's best judgment, conformed in all respects with the directions contained in the \_\_\_\_\_, 2024 Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.

Signed \_\_\_\_\_

Date \_\_\_\_\_

I hereby certify that on \_\_\_\_\_, 2024, the City Council of the City of Auburn Hills did confirm the attached special assessment roll.

Signed \_\_\_\_\_

Date \_\_\_\_\_





# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: APRIL 1, 2024**

**AGENDA ITEM NO 7A1**

**TAX INCREMENT FINANCE AUTHORITY**

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

**March 12, 2024**

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

**ROLL CALL:** Present: Kneffel, Goodhall, Gudmundsen, Eldredge, Fletcher, Waltenspiel, Moniz  
Absent:  
Also Present: Brandon Skopek, Assistant City Manager & TIFA Executive Director; Andrew Hagge, Assistant to the City Manager; Thomas Tanghe, City Manager; Steve Cohen, Director of Community Development; Tim Wisser, Manager of Municipal Properties; Karen Adcock, Director of Recreation & Senior Services  
Guests: Jack McInerney & Pat Chisholm of Greystone Pickleball Club, LLC

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

**PERSONS WISHING TO BE HEARD**

Mr. Skopek began the meeting with introductions from all of those in attendance at the Tax Increment Finance Authority meeting.

**APPROVAL OF MINUTES**

**A. Joint TIFA & DDA Meeting Minutes – February 13, 2024**

There was no discussion on the approval of the minutes.

**Moved by Mr. Goodhall to approve the Joint TIFA & DDA Meeting Minutes from February 13, 2024, as presented.**

**Seconded by Mr. Waltenspiel**

**Yes: Kneffel, Goodhall, Gudmundsen, Eldredge, Fletcher, Waltenspiel, Moniz**  
**No: none**

**B. TIFA Regular Meeting Minutes – February 13, 2024**

There was no discussion on the approval of the minutes.

**Moved by Mr. Goodhall to approve the TIFA Regular Meeting Minutes from February 13, 2023, as presented.**

**Seconded by Mr. Gudmundsen**

**CORRESPONDENCE & PRESENTATIONS**

None.

**CONSENT AGENDA**

**A. FY 2024 Adopted Budget and YTD Summary – February 29, 2024**

Mr. Moniz pulled the Consent Agenda item regarding the FY 2024 Adopted Budget and YTD Summary. The agenda item then becomes the first agenda item under New Business.

**B. Receive and File the 2023 TIFA Annual Report**

**Moved by Mr. Moniz to Receive and File the 2023 TIFA Annual Report.**

**Seconded by Mr. Goodhall**

**Yes: Kneffel, Goodhall, Gudmundsen, Eldredge, Fletcher, Waltenspiel, Moniz**  
**No: none**

**Motion carried**

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS****A. FY 2024 Adopted Budget and YTD Summary – February 29, 2024**

Mr. Moniz asked a question regarding the FY24 YTD Summary. Specifically, Mr. Moniz inquired about a line item that noted a “project in process.” Mr. Skopek explained that he will look further into that specific line item, but also mentioned to the Board that the “project in process” most likely refers to the kitchen renovation project that has taken place in the Auburn Hills Community Center.

**Moved by Mr. Moniz to approve the FY 2024 Adopted Budget and YTD Summary – February 29, 2024**

**Seconded by Mr. Waltenspiel**

**Yes: Kneffel, Goodhall, Gudmundsen, Eldredge, Fletcher, Waltenspiel, Moniz**  
**No: None**

**Motion Carried**

**B. Request to Approve Development Incentive Grant to Greystone Pickleball Club, LLC**

Mr. Skopek presented the agenda item related to the development incentive grant to Greystone Pickleball Club, LLC. Mr. Skopek explained that the Greystone Pickleball Club represents both an opportunity for a new development to come onto the City’s tax rolls as well as additional recreational chances for our residents. Mr. Skopek explained the several reasons for the development incentive grant, which include the parcel’s configuration making it difficult to develop, the quality and type of soils on the property, which require far more expensive footings and foundations, and the need for parking will cause the stormwater detention to be built underground instead of surface detention.

The Board inquired about the timing of the grant payments to Greystone Pickleball Club, LLC. The Board cited a potential concern that the City would award a grant before the construction has taken place. Mr. Skopek and Mr. Tanghe explained that the total grant amount would be broken out into three separate payments, which would be triggered by the progress of the construction.

Additionally, representatives of Greystone Pickleball Club, LLC, Jack McNerney and Pat Chisholm, presented the designs of the development to the Board as well as their intentions for the use of the development, which is not limited solely to the play of pickleball.

**Moved by Dr. Fletcher to adopt the attached resolution providing a grant to Greystone Pickleball Club, LLC in the amount of \$946,500 and paid in accordance with the provisions contained therein; and authorize the Chairman and Executive**

Director to sign the Resolution on behalf of the Board. As this is an incentive grant for the recruitment of the business, any funds not used specifically for the work contained in the March 4, 2024 memo from Kemp Building & Development Company may be applied by Greystone Pickleball Club, LLC toward the overall project. The incentive, and any release of it, shall be subject to Greystone Pickleball Club and the City agreeing upon a discount program for the residents of the city under similar terms and conditions that have already been discussed. Furthermore, authorize the Finance Department to make the necessary budget amendments to the 2024 TIF-B budget in support of this development incentive grant.

Seconded by Mr. Goodhall

Yes: Kneffel, Goodhall, Gudmundsen, Eldredge, Fletcher, Waltenspiel, Moniz  
No: None

**Motion Carried**

### **C. Replacement of Playground Equipment at River Woods Park**

Ms. Adcock presented to the Board the agenda item the replacement of playground equipment at River Woods Park. Ms. Adcock explained that the current playground equipment at River Woods Park was installed in 2002 and has begun to deteriorate. Additionally, city staff has determined that repairs of the current equipment is no longer worthwhile, and new playground equipment should be purchased. A staff committee was assembled to review the qualified suppliers of new equipment. Ultimately, the committee decided that a custom playground by Playworld Systems was the best fit and value for River Woods Park.

**Moved by Mr. Moniz to approve the purchase of all equipment and services needed to replace the River Woods Park playground and Midstates Recreation in an amount not to exceed \$290,474.65, as specified in the attached exhibits.**

Seconded by Mr. Gudmundsen

Yes: Kneffel, Goodhall, Gudmundsen, Eldredge, Fletcher, Waltenspiel, Moniz  
No: None

**Motion Carried**

### **EXECUTIVE DIRECTOR REPORT**

Mr. Hagge provided an update on the use and costs of the Splash Pad, located within Riverside Park. The Board had requested that city staff investigate alternative uses of the splash pad water to reduce the costs associated with operating the splash pad. Regarding the idea of creating a well designated for the Splash Pad, Mr. Hagge reported that a well will not be allowed because of the proximity of Riverside Park and Splash Pad to contamination sites along Auburn Road. Additionally, Mr. Hagge reported that through the efforts of the Department of Public Works, the costs associated with the Splash Pad have dropped dramatically. In 2019, the approximate cost of the Splash Pad was \$43,000, and in 2023 the approximate cost of operating the Splash Pad was \$15,000.

### **BOARD MEMBER COMMENTS**

None.

### **ANNOUNCEMENT OF NEXT MEETING**

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, April 9, 2024 at 4:00 p.m. in the Administrative Conference Room in City Hall at, 1827 N. Squirrel Road, Auburn Hills, Michigan 48326.

### **ADJOURNMENT**

**Moved by Mr. Waltenspiel to adjourn the TIFA Board meeting.**

Seconded by Mr. Moniz

**Yes:** Kneffel, Goodhall, Gudmundsen, Eldredge, Fletcher, Waltenspiel, Moniz  
**No:** None

**Motion Carried**

**The TIFA Board of Directors meeting adjourned at 5:23 p.m.**

Steve Goodhall  
Secretary of the Board

Andrew Hagge  
Assistant to the City Manager



# CITY OF AUBURN HILLS

## CITY COUNCIL AGENDA

**MEETING DATE: APRIL 1, 2024**

**AGENDA ITEM NO 7B**

**CITY MANAGER'S OFFICE**

**To: Mayor and City Council**  
**From: Thomas A. Tanghe, City Manager**  
**Submitted: March 21, 2024**  
**Subject: Motion – To Approve the Dispatch Agreement with the County of Oakland for the Period April 1, 2024, through March 31, 2027.**

### **INTRODUCTION AND HISTORY**

In July 2016 the City entered into an agreement with the County of Oakland to provide police and fire dispatching services to the City for an initial period expiring March 31, 2018. The contract has now been renewed on two separate occasions in March 2018 and March 2021. At this time, we are completing the current three-year contract period and a renewal agreement covering an additional three years is before City Council for consideration. Over the past eight years, the same formula has been used to establish the cost. The Fire Department dispatching fee is based on an annual average of the previous three years of calls, while the Police Department fee is based on the number of sworn full time equivalents, minus the Chief of Police. For the first time, the Oakland County Board of Commissioner's has built in a 7.3% increase in cost per fire call and per full-time sworn police officer to account for indirect expenses related to dispatch services. The proposed contract also includes a substantial increase in cost per fire department calls (13.21% increase from 2023, \$35.50 per call to 2024, \$40.19 per call). The Fire Department average call volume over the last three years has also increased by 12.9% (3721 calls used in last contract to 4200 calls used in proposed contract). The Police Department fee per sworn officer will increase by 7.9% in the first year (\$7,534.23 in 2023 to \$8,126.00 in 2024) as well as one additional full-time sworn officer added (52 to 53) to the department.

The City Administration met with Chief Gagnon and Chief Massingill to make certain that the calculations used for the proposed renewal agreement were indeed accurate and aligned with the formula used to establish costs, and we concur that they are. In addition to the increases already explained, there is also an increase factored into the agreement based on Oakland County's cost of doing business, primarily as it relates to the increase in costs for its personnel who provide dispatching services.

The proposed agreement includes a total combined (police and fire) increase for Year 1 of 13.77%, Year 2 of 3.22%, and Year 3 of 3.21%. The monthly cost for Year 1 is \$49,669.17, Year 2 is \$51,267.00, and Year 3 is \$52,914.33. To put this in perspective, if the Fire Department call volume averages remained the same and Police Department staffing remained the same (using the numbers for calculations in the last agreement) this proposal would have a 9.2% increase in Year 1, which is equivalent to the 9.53% increase that was previously approved in Year 1 of the 2021 contract.

To address these cost increases, it will be necessary to amend the 2024 budget for Department 305 (Police) and Department 336 (Fire), increasing the police dispatch budget by \$26,296 from \$404,382 to \$430,678 and increasing the fire dispatch budget by \$32,744 from \$136,054 to \$168,798.

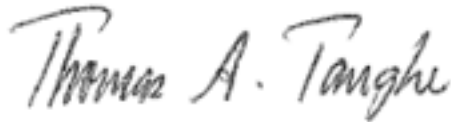
**STAFF RECOMMENDATION**

A thorough review of the cost structure has been conducted by the City Administration, Chief Gagnon, and Chief Massingill. The contract agreement has been reviewed by City Attorney Beckerleg and is in proper order for your consideration and approval. The decision to contract dispatching services nearly eight years ago has generated significant savings for the City of Auburn Hills. At the conclusion of this agreement on March 31, 2027, the City Council can expect to have saved at least \$8.6 million over the last eight years.

**MOTION**

**Move to approve the 2024-2027 Police and Fire Dispatch Service Agreement between the County of Oakland and the City of Auburn Hills for the period April 1, 2024, through March 31, 2027, under the terms and conditions contained in the agreement; and authorize the City Manager to execute the Agreement on behalf of the City. Furthermore, amend the police and fire budgets as directed herein.**

I CONCUR:



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THOMAS A. TANGHE, CITY MANAGER

**2024 – 2027 POLICE AND FIRE DISPATCH SERVICE AGREEMENT  
BETWEEN COUNTY OF OAKLAND  
AND  
CITY OF AUBURN HILLS**

**April 1, 2024 – March 31, 2027**

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This Agreement is made and entered into between the COUNTY OF OAKLAND, a Michigan Constitutional and Municipal Corporation, whose address is 1200 North Telegraph Road, Pontiac, Michigan 48341 (COUNTY), and the CITY OF AUBURN HILLS, a Michigan Constitutional and Municipal Corporation, whose address is 1827 N. Squirrel Road, Auburn Hills, Michigan 48326 (MUNICIPALITY). In this Agreement, the COUNTY shall also be represented by the OAKLAND COUNTY SHERIFF, in their official capacity as a Michigan Constitutional Officer, whose address is 1200 North Telegraph Road, Bldg. 38 E., Pontiac, Michigan 48341 (SHERIFF). In this Agreement, whenever the COUNTY and the SHERIFF are intended to be referred to jointly, they shall be referred to as the "OAKLAND COUNTY SHERIFF'S OFFICE" (O.C.S.O.).

**INTRODUCTION**

**WHEREAS**, the MUNICIPALITY is authorized by law to provide police and fire protection service for its residents; and

**WHEREAS**, to provide effective police and fire protection services for its residents, the MUNICIPALITY must also provide municipal police and fire department communication and dispatch functions; and

**WHEREAS**, the O.C.S.O. provides police and fire department communication and dispatch functions and has the capability to provide police and fire dispatch for the MUNICIPALITY but, absent this Agreement, is not obligated to provide POLICE and FIRE DISPATCH SERVICE for the MUNICIPALITY; and

**WHEREAS**, the COUNTY and the MUNICIPALITY may enter into a contract by which the O.C.S.O. would provide POLICE and FIRE DISPATCH SERVICE for the MUNICIPALITY; and

**WHEREAS**, the MUNICIPALITY has concluded that it is more cost effective for the MUNICIPALITY to contract for POLICE and FIRE DISPATCH SERVICE with the O.C.S.O. than to equip and staff its own police and fire communication and dispatch center; and

**WHEREAS**, the O.C.S.O. agrees to provide POLICE and FIRE DISPATCH SERVICE for the MUNICIPAL POLICE and FIRE PERSONNEL, under the following terms and conditions;

**NOW, THEREFORE**, it is mutually agreed as follows:

1. The COUNTY, with the cooperation and approval of the SHERIFF, shall, in conjunction with its existing O.C.S.O. police communications functions, provide POLICE and FIRE DISPATCH SERVICE to POLICE and FIRE PERSONNEL for the MUNICIPALITY.

2. For all purposes and as used throughout this Agreement, the words and expressions listed below, whether used in the singular or plural, within or without quotation marks, or possessive or non-possessive, shall be defined, read, and interpreted as follows:
- a. "POLICE DISPATCH SERVICE(S)" shall be defined to include: any emergency or non-emergency telephone call or notice, of any kind, received by the O.C.S.O., which either requests, requires or, in the sole judgment of the O.C.S.O. or designated COUNTY AGENT(S), appears to request or require the presence, attention, or services of any MUNICIPAL POLICE PERSONNEL to address, respond, or attend to any issue, event, or circumstance involving public safety, a breach of peace, public health, an accident or accidental injury, the protection of property, or any emergency (including, but not limited to criminal, medical, fire, health, civil disputes, and/or civil infractions), which results in any O.C.S.O. or designated COUNTY AGENT(S) radio communication, or any attempted radio communication, to any MUNICIPAL POLICE PERSONNEL.
  - b. "MUNICIPAL POLICE PERSONNEL" shall be defined to include: any and all uniformed, non-uniformed, civilian, command, volunteer, administrative and/or supervisory personnel employed and/or contracted by the MUNICIPALITY either to provide, supply, support, administer, or direct any MUNICIPAL police or law enforcement services and/or any persons acting by, through, under, or in concert with any of them; or any other MUNICIPAL official, officer, employee or agent whose MUNICIPAL job duties may include the receipt of any O.C.S.O. POLICE DISPATCH SERVICE(S).
  - c. "FIRE DISPATCH SERVICE(S)" shall be defined to include: any emergency or non-emergency telephone call or notice, of any kind, received by the O.C.S.O., which either requests, requires or, in the sole judgment of the O.C.S.O. or designated COUNTY AGENT(S), appears to request or require the presence, attention, or services of any MUNICIPAL FIRE PERSONNEL to address, respond, or attend to any issue, event, or circumstance involving public health or safety, an accident or accidental injury, the protection of property, any emergency (including, but not limited to medical, fire, and/or health), which results in any O.C.S.O. or designated COUNTY AGENT(S) radio communication, or any attempted radio communication to any MUNICIPAL FIRE PERSONNEL.
  - d. "MUNICIPAL FIRE PERSONNEL" shall be defined to include: any and all uniformed, non-uniformed, civilian, command, volunteer, administrative and/or supervisory personnel employed and/or contracted by the MUNICIPALITY either to provide, supply, support, administer, or direct any MUNICIPAL fire or emergency related services and/or any persons acting by, through, under, or in concert with any of them; or any other MUNICIPAL official, officer, employee or agent whose MUNICIPAL job duties may include the receipt of any O.C.S.O. FIRE DISPATCH SERVICE(S).
  - e. "COUNTY AGENT(S)" shall be defined to include the OAKLAND COUNTY SHERIFF and any and all other COUNTY elected and appointed officials, commissioners, officers, boards, committees, commissions, departments, divisions, volunteers, employees (including any SHERIFF'S DEPUTY or SHERIFF'S DEPUTIES), agents, representatives, contractors, predecessors, successors, assigns, attorneys, or auditors (whether such persons act or acted in their personal,



representative, or official capacities), and any and all persons acting by, through, under, or in concert with any of them. COUNTY AGENT(S) as defined in this Agreement shall also include any person who was a COUNTY AGENT(S) at any time during the term of this Agreement but, for any reason, is no longer employed, appointed, or elected in his/her previous capacity.

- f. "CLAIM(S)" shall be defined to include any and all losses, complaints, demands for relief or damages, lawsuits, causes of action, proceedings, judgments, deficiencies, penalties, and costs and expenses, including, but not limited to, any reimbursement for reasonable attorney fees, witness fees, court costs, investigation and/or litigation expenses, any amounts paid in settlement, or any other amount for which either party becomes legally and/or contractually obligated to pay, or any other liabilities of any kind whatsoever whether direct, indirect or consequential, whether based upon any alleged violation of the constitution (federal or state), any statute, rule, regulation, or the common law, whether in law or equity, tort, contract, or otherwise, and/or whether commenced or threatened.
3. The MUNICIPALITY agrees that under the terms of this Agreement, except for the POLICE and FIRE DISPATCH SERVICE(S) expressly contracted for herein, neither the O.C.S.O. nor any COUNTY AGENT shall not be obligated, in any other way, to provide or assist the MUNICIPALITY or any MUNICIPAL POLICE and FIRE PERSONNEL with any other direct, indirect, backup, or supplemental support or police or fire or emergency-related service or protection, of any kind or nature whatsoever, or required to send any COUNTY AGENT(S) to respond, in any way, to any call for MUNICIPAL POLICE and FIRE PERSONNEL services.
4. The MUNICIPALITY agrees that it shall, at all times and under all circumstances, remain solely and exclusively responsible for all costs and/or liabilities associated with providing available on-duty MUNICIPAL POLICE and FIRE PERSONNEL to receive and respond to any O.C.S.O. or designated COUNTY AGENT(S) POLICE and FIRE DISPATCH SERVICE(S) in a timely and professional manner.
5. The MUNICIPALITY acknowledges that there may be circumstances when, despite all reasonable O.C.S.O. or COUNTY AGENT(S) efforts, an O.C.S.O. or COUNTY AGENT(S) attempt to communicate or provide POLICE and FIRE DISPATCH SERVICE(S) for MUNICIPAL POLICE and FIRE PERSONNEL may be unsuccessful and, as a result, MUNICIPAL POLICE and FIRE PERSONNEL'S timely response to a call for MUNICIPAL POLICE and FIRE PERSONNEL assistance may not be forthcoming.
6. The MUNICIPALITY agrees that this Agreement does not, and is not intended to, include any O.C.S.O. warranty, promise, or guaranty, of any kind or nature whatsoever, concerning the provision of POLICE and FIRE DISPATCH SERVICE(S) to the MUNICIPALITY except that the COUNTY will make a reasonable effort to provide POLICE and FIRE DISPATCH SERVICE(S) for MUNICIPAL POLICE and FIRE PERSONNEL consistent with existing O.C.S.O. communication and dispatching policies, procedures, orders, and standards.
7. The MUNICIPALITY agrees that under the terms of this Agreement the MUNICIPALITY shall be solely and exclusively responsible for all fees, costs, expenses, and liabilities, including any connectivity costs, associated with the purchase, lease, operation, and/or use of any MUNICIPAL POLICE and/or FIRE PERSONNEL radio or other communication equipment, and that the O.C.S.O. shall not be obligated to provide any MUNICIPAL POLICE and/or FIRE

PERSONNEL with any radio or other communication equipment of any kind. Similarly, the COUNTY agrees that the MUNICIPALITY shall not be obligated under the terms of this Agreement to supply or provide the O.C.S.O. with any additional telephones, telephone lines, radios, or other communications equipment or property.

8. The MUNICIPALITY agrees that this Agreement does not, and is not intended to, obligate or require the O.C.S.O. to change, alter, modify, or develop any different dispatch related codes, policies, practices or procedures; purchase or use any special or additional equipment; or, alternatively, prohibit the O.C.S.O. from implementing any future communication-related changes that the O.C.S.O., in its judgment and discretion, believes to be in its best interest.
9. The MUNICIPALITY agrees that it shall be solely and exclusively responsible, during the term of this Agreement, for guaranteeing that: (a) all MUNICIPAL POLICE and FIRE PERSONNEL radios and/or other communication equipment will be properly set and adjusted to receive any POLICE and/or FIRE DISPATCH SERVICE(S) from the O.C.S.O. and/or COUNTY AGENT(S) and otherwise maintained in full and proper working order; (b) all MUNICIPAL POLICE and FIRE PERSONNEL will be adequately trained and will comply with all applicable O.C.S.O. communications codes, practices, policies and procedures, as well as any applicable state or federal (FCC) communication requirements; (c) the MUNICIPALITY and all MUNICIPAL POLICE and FIRE PERSONNEL shall, at all times, promptly and properly notify the designated COUNTY AGENT(S) of any on-duty or off-duty status and/or availability or unavailability of MUNICIPAL POLICE and FIRE PERSONNEL to receive POLICE and/or FIRE DISPATCH SERVICE(S) from the O.C.S.O.; and (d) all MUNICIPAL POLICE and FIRE PERSONNEL radio and communication equipment, policies, practices and procedures shall conform to those of the O.C.S.O. as they now exist or may be changed in the future.
10. The O.C.S.O. may, at its sole discretion and expense, inspect any MUNICIPAL PERSONNEL radio or other communication equipment to ensure that it conforms with applicable O.C.S.O. dispatching procedures, policies, standards, technical specifications, and/or state and federal law. If the inspection reveals a lack of conformance, the O.C.S.O. shall notify the MUNICIPALITY in writing of the specific violations. The MUNICIPALITY shall address and correct such violations at its own expense within thirty (30) calendar days of receiving the written notice or present a written plan to O.C.S.O. within 15 calendar days setting forth a procedure for correcting the violations. If the MUNICIPALITY fails to address and/or correct such violations within the time period set forth in this paragraph, the O.C.S.O. may terminate and/or cancel the Agreement.
11. Subject to the following Paragraph, and unless canceled as provided for in this Paragraph, this Agreement shall become effective on April 1, 2024 and shall remain in effect continuously until it expires, without any further act or notice being required of any party, at 11:59 P.M. on March 31, 2027. The COUNTY, the SHERIFF, or the MUNICIPALITY may cancel this Agreement, for any reason, including the convenience of any party, and without any penalty, before its March 31, 2027 expiration by delivering a written notice of the cancellation of this Agreement to the other signatories to this Agreement, or their successors in office. Such written notice shall provide at least a ninety (90) calendar day notice of the effective date of cancellation, and such cancellation of this Agreement shall be effective at 11:59 P.M. on the last calendar day of the calendar month following the expiration of the 90 calendar day notice period.

12. This Agreement, and any subsequent amendments, shall not become effective prior to the approval by concurrent resolutions of the COUNTY Board of Commissioners and the MUNICIPALITY's Governing Body. The approval and terms of this Agreement shall be entered into the official minutes and proceedings of the COUNTY Board of Commissioners and the MUNICIPALITY's Governing Body and also shall be filed with the Office of the Clerk for the COUNTY and the MUNICIPALITY. In addition, this Agreement, and any subsequent amendments, shall be filed by a designated COUNTY AGENT(S) with the Secretary of State for the State of Michigan and shall not become effective prior to the filing of this Agreement with the Secretary of State.
13. In consideration of the COUNTY'S promises and efforts under this Agreement, the MUNICIPALITY agrees to pay to the COUNTY
  - \$49,669.17 per month for the months of April 1, 2024 through March 31, 2025;
  - \$51,267.00 per month for the months of April 1, 2025 through March 31, 2026; and
  - \$52,914.33 per month for the months of April 1, 2026 through March 31, 2027.

Said payments shall be made as follows:

- a. The COUNTY shall send an invoice to the MUNICIPALITY each month for services rendered the previous month. The MUNICIPALITY shall have 30 days from the date of each invoice to make payment.
  - b. All Monthly payments shall be due and payable by the MUNICIPALITY without any further notice or demand from the COUNTY.
  - c. Each such payment shall clearly identify that it is a monthly payment being made pursuant to this Agreement and identify the calendar month for which the MUNICIPALITY intended the payment to apply. The MUNICIPALITY agrees that the COUNTY, in its discretion, may apply any monthly payment received from the MUNICIPALITY to any past due amount or monthly payment then due and owing to the COUNTY pursuant to this Agreement.
14. If the MUNICIPALITY fails, for any reason, to pay the COUNTY any moneys due when and as due under this Agreement, the MUNICIPALITY agrees that unless expressly prohibited by law, the COUNTY or the County Treasurer, at their sole option, shall be entitled to setoff from any other MUNICIPALITY funds that are in the COUNTY'S possession for any reason. Funds include but are not limited to the Delinquent Tax Revolving Fund (DTRF). Any setoff or retention of funds by the COUNTY shall be deemed a voluntary assignment of the amount by the MUNICIPALITY to the COUNTY. The MUNICIPALITY waives any CLAIMS against the COUNTY or its Officials for any acts related specifically to the COUNTY'S offsetting or retaining such amounts. This paragraph shall not limit the MUNICIPALITY's legal right to dispute whether the underlying amount retained by the COUNTY was actually due and owing under this Agreement. If the COUNTY chooses not to exercise its right to setoff or if any setoff is insufficient to fully pay the COUNTY any amounts due and owing the COUNTY under this Agreement, the COUNTY SHALL HAVE THE RIGHT TO CHARGE UP TO THE THEN-MAXIMUM LEGAL INTEREST ON ANY UNPAID AMOUNT. Interest charges shall be in addition to any other amounts due to the COUNTY under this Agreement. Interest charges shall be calculated using the daily unpaid balance method and accumulate until all outstanding amounts and accumulated interest are fully paid. Nothing in this paragraph shall operate to

limit the COUNTY'S right to pursue or exercise any other legal rights or remedies under this Agreement against the MUNICIPALITY to secure reimbursement of amounts due to the COUNTY under this Agreement. The remedies in this paragraph shall be available to the COUNTY on an ongoing and successive basis if the MUNICIPALITY at any time becomes delinquent in its payment. Notwithstanding any other term and condition in this Agreement, if the COUNTY pursues any legal action in any court to secure its payment under this Agreement, the MUNICIPALITY agrees to pay all costs and expenses, including attorney's fees and court costs, incurred by the COUNTY in the collection of any amount owed by the MUNICIPALITY.

15. The MUNICIPALITY agrees that all MUNICIPALITY representations, liabilities, payment obligations, and/or any other related obligations provided for in this Agreement with regard to any acts, occurrences, events, transactions, or CLAIM(S), either occurring or having their basis in any events or transactions that occurred before the cancellation or expiration of this Agreement, shall survive the cancellation or expiration of this Agreement. The parties agree that the expiration, cancellation, or termination of this Agreement shall be without prejudice to any rights or claims of either party against the other and shall not relieve either party of any obligations which, by their nature, survive expiration or termination of this Agreement.
16. Each Party shall be responsible for any CLAIM made against that Party and for the acts of its employees or agents.
17. 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 any attorney fees.
18. Except as otherwise provided in this Agreement, neither Party shall have any right under any legal principle to be indemnified by the other Party or any of its agents or employees in connection with any CLAIM.
19. 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.
20. The MUNICIPALITY and the COUNTY agree that neither the COUNTY nor any COUNTY AGENT(S), by virtue of this Agreement or otherwise, shall be considered or asserted to be employees of the MUNICIPALITY and further agree that, at all times and for all purposes under the terms of this Agreement, the COUNTY and/or any COUNTY AGENT(S) legal status and relationship to the MUNICIPALITY shall be that of an Independent Contractor. The parties also agree that no MUNICIPAL POLICE and FIRE PERSONNEL or any other MUNICIPALITY employee shall, by virtue of this Agreement or otherwise, be considered or asserted to be an employee, agent, or working under the supervision and control of the COUNTY and/or any COUNTY AGENT(S).
21. The MUNICIPALITY and the COUNTY agree that, at all times and for all purposes relevant to this Agreement, the MUNICIPALITY and the O.C.S.O. shall each remain the sole and exclusive employer of each of their respective employees. The MUNICIPALITY and the COUNTY each agree to remain solely and exclusively responsible for the payment of each of their respective employees' wages, compensation, overtime wages, expenses, fringe benefits, pension or retirement benefits, training expenses, or other allowances or reimbursements of any

- kind, including, but not limited to, workers' disability compensation, unemployment compensation, Social Security Act protection(s) and benefits, employment taxes, or any other statutory or contractual right or benefit based, in any way, upon employment of any COUNTY AGENT(S) or any MUNICIPAL POLICE and/or FIRE PERSONNEL or any other MUNICIPAL employee.
22. This Agreement does not, and is not it intended to, create, change, modify, supplement, supersede, or otherwise affect or control, in any manner, any term(s) or condition(s) of employment of any COUNTY AGENT(S), any applicable O.C.S.O. employment and/or union contract(s), any level(s) or amount(s) of supervision, any standard(s) of performance, any sequence or manner of performance, and/or any O.C.S.O. rule(s), regulation(s), training and education standard(s), hours of work, shift assignment(s), order(s), policy(ies), procedure(s), directive(s), ethical guideline(s), etc., which shall, solely and exclusively, govern and control the employment relationship between the O.C.S.O. and/or all conduct and actions of any COUNTY AGENT(S).
  23. The MUNICIPALITY agrees that neither the MUNICIPALITY nor any MUNICIPAL POLICE and FIRE PERSONNEL shall provide, furnish or assign any COUNTY AGENT(S) with any job instructions, job descriptions, job specifications, or job duties, or, in any manner, attempt to control, supervise, train, or direct any COUNTY AGENT(S) in the performance of any COUNTY or COUNTY AGENT(S) duty or obligation under the terms of this Agreement.
  24. The MUNICIPALITY agrees that it shall promptly deliver to the O.C.S.O. written notice and copies of any CLAIM(S), complaint(s), charge(s), or any other accusation(s) or allegation(s) of negligence or other wrongdoing, whether civil or criminal in nature, that the MUNICIPALITY becomes aware of which involves, in any way, the O.C.S.O. or any COUNTY AGENT(S). The MUNICIPALITY agrees to cooperate with the O.C.S.O. in any investigation conducted by the SHERIFF of any act(s) or performance of any duties by any COUNTY AGENT(S).
  25. All correspondence and written notices required or permitted by this Agreement shall be in writing and sent to each of the signatories of this Agreement, or any signatory successor in office, to the addresses shown in this Agreement. Except as otherwise provided for herein, all correspondence or written notices shall be considered effective: (a) the next business day, if personally delivered; (b) the third business day, if sent by U.S. mail, postage prepaid, return receipt requested; (c) the next business day, if sent by a nationally recognized overnight express courier with a reliable tracking system; or (d) the next business day with a written response or receipt of confirmation, if sent by e-mail or fax.
  26. This Agreement is made and entered into in the State of Michigan and shall in all respects be interpreted, enforced and governed under the laws of the State of Michigan. The language of all parts of this Agreement is intended to and, in all cases, shall be construed as a whole, according to its fair meaning, and not construed strictly for or against any party. As used in this Agreement, the singular or plural number, possessive or non-possessive, shall be deemed to include the other whenever the context so suggests or requires.
  27. Absent an express written waiver, the failure of any party to pursue any right granted under this Agreement shall not be deemed a waiver of that right regarding any existing or subsequent breach or default under this Agreement. No failure or delay on the part of any party in exercising any right, power or privilege hereunder shall operate as a waiver thereof, nor shall a

single or partial exercise of any right, power or privilege preclude any other or further exercise of any other right, power or privilege.

28. The COUNTY and the MUNICIPALITY acknowledge that this Agreement shall be binding upon each of them and, to the extent permitted by law, upon their administrators, representatives, executors, successors and assigns, and all persons acting by, through, under, or in concert with any of them.
29. The MUNICIPALITY acknowledges that it has reviewed all of its current or proposed contracts, including any and all labor or union contracts with any MUNICIPAL POLICE OR FIRE PERSONNEL, and hereby warrants that the MUNICIPALITY does not have and will not have at any time during the term of this Agreement, any other contractual agreements that will in any manner restrict, interfere with, or prohibit the MUNICIPALITY and any MUNICIPAL POLICE OR FIRE PERSONNEL, or any other person from complying with the MUNICIPALITY's obligations and duties as set forth in this Agreement and/or the MUNICIPAL POLICE OR FIRE DISPATCH SERVICES as described herein.
30. This Agreement sets forth the entire contract and understanding between the COUNTY and the MUNICIPALITY and fully supersedes any and all prior oral or written understandings, communications, or contracts between the Parties related to the subject matter hereof. It is further understood and agreed that the terms of this Agreement are contractual and are not a mere recital and that there are no other contracts, understandings, or representations between the COUNTY and the MUNICIPALITY in any way related to the subject matter hereof, except as expressly stated herein. This Agreement shall not be changed or supplemented orally. This Agreement may be amended only by concurrent resolutions of the COUNTY Board of Commissioners and the MUNICIPALITY's Governing Body in accordance with the procedures set forth herein.
31. For and in consideration of the mutual promises, acknowledgments, representations, and agreements set forth in this Agreement, and for other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the COUNTY and the MUNICIPALITY hereby agree and promise to be bound by the terms and provisions of this Agreement.

**IN WITNESS WHEREOF**, Thomas Tanghe, City Manager of the City of Auburn Hills, hereby acknowledges that he or she has been authorized by a resolution of the MUNICIPALITY's Governing Body (a certified copy of which is attached) to execute this Agreement on behalf of the MUNICIPALITY and hereby accepts and binds the MUNICIPALITY to the terms and conditions of this Agreement on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

WITNESS:

CITY OF AUBURN HILLS,  
a Michigan Municipal Corporation

BY: \_\_\_\_\_

Name:  
Title:

Thomas Tanghe  
City Manager

**IN WITNESS WHEREOF**, David T. Woodward, Chairperson, Oakland County Board of Commissioners, hereby acknowledges that he has been authorized by a resolution of the Oakland County Board of Commissioners (a certified copy of which is attached) to execute this Agreement on behalf of the COUNTY and hereby accepts and binds the COUNTY to the terms and conditions of this Agreement on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

WITNESS:

COUNTY OF OAKLAND,  
a Michigan Municipal Corporation

BY: \_\_\_\_\_

David T. Woodward  
Chairperson, Oakland County Board of  
Commissioners

\_\_\_\_\_  
Name:

Title:

**IN WITNESS WHEREOF**, Michael J. Bouchard, in his official capacity as SHERIFF, hereby concurs and accepts the terms and conditions of this Agreement on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

WITNESS:

OAKLAND COUNTY SHERIFF,  
a Michigan Constitutional Officer

BY: \_\_\_\_\_

Michael J. Bouchard,  
Oakland County Sheriff

\_\_\_\_\_  
Name:

Title:



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 1, 2024

AGENDA ITEM NO 7C

DEPARTMENT OF PUBLIC WORKS

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads  
**Submitted:** March 26, 2024  
**Subject:** Motion – To Approve a Dump Truck Upfit for a 2024 RAM 5500 Chassis

## INTRODUCTION AND HISTORY

Budgeted within the 2024 Fleet Operating Budget is \$45,000 for the dump truck upfit of a 2024 RAM 5500 cab and chassis. At the July 10, 2023 City Council meeting, the Council approved the purchase of two RAM 5500 cab and chassis replacements for the Department of Public Work's Public Utilities division. These chassis will replace a dump truck and a utility crane truck. With the chassis on order, staff has been working with Truck & Trailer Specialties to get quotes for both upfits. The dump truck is a more traditional upfit and was an easy quote to produce. For the utility crane truck, rust has been a big issue in the past. A fiberglass body is being considered to help eliminate the rust issue, but it is taking longer to price and will be brought at a later meeting.

As the City Council may recall, in 2013 the Auburn Hills DPW along with eight other communities formed a purchasing consortium to build municipal trucks. Since that time the number of members has risen to 60. The City of Rochester Hills served as lead agency and RFP-RH-13-030 was awarded to Freightliner Trucks (for large chassis) and Truck & Trailer Specialties (for chassis upfits) in November 2013. The consortium purchasing bid has been highly successful with over 300 trucks and bodies purchased by Southeastern Michigan municipalities over the past four years. In 2020, Rochester Hills re-bid the purchase of single and tandem axle dump trucks RFP-RH-20-023 and it was awarded to Freightliner Trucks and Truck & Trailer Specialties.

Attached is an equipment quotation for the dump truck upfit by Truck & Trailer Specialties of Howell, MI for a total of \$31,517.

## STAFF RECOMMENDATION

Staff recommends approving the dump truck upfit by Truck & Trailer Specialists, Howell, Michigan in the amount of \$31,517. Funding will be provided from the 2024 Fleet account number 661-594-981.000.

## MOTION

**Move to approve the dump truck upfit by Truck & Trailer Specialists, Howell, Michigan in the amount of \$31,517.**

## EXHIBITS

Exhibit 1 – Truck & Trailer Quote

I CONCUR:

A handwritten signature in cursive script that reads 'Thomas A. Tanghe'.

---

THOMAS A. TANGHE, CITY MANAGER



# TRUCK & TRAILER *Specialties, Inc.*

900 Grand Oaks Drive | Howell, MI 48843 | [www.ttspec.com](http://www.ttspec.com) | ph: (517) 552-3855 | fx: (517) 552-3666

**March 8, 2024**

City of Auburn Hills  
1500 Brown Road, Auburn Hills, MI 48326  
Attn: Jason Hefner, ph: (248) 520-1164  
HQ0004175

## Equipment Quotation

The following pricing will be based on City of Rochester Hills RFP-RH-20-023 contract awarded September 2020

### Chassis information:

2023 Ram 5500 Tradesman Cab-Chassis, Reg Cab, 4x4, 84" CA, backup alarm & brake controller

### Install Crysteel 9' S-Tipper Dump Body including the following:

108" long, 96" wide (2-3 yard capacity)

Sides: 10-gauge unpainted stainless steel, fold-down sides with rubber bumper stops, 14" high

Tailgate: 10-gauge unpainted stainless steel, 3-panel, 22" high with quick-drop manual release

Floor: 3/16" AR floor

Understructure: 7-gauge A1011 7" Western-style crossmemberless understructure

Same-sized board pockets at the front and rear of the dump

Boxed top rail

Square rear corner posts with integral tarp hooks, banjo chain slots & single 6" oval cut-out for STT lights

¼ straight integral cabshield, 10-gauge unpainted stainless steel, no punched window in bulkhead

Install three (3) shovel holders on front of bulkhead

### Install Tailgate Saver bumpers to protect tailgate when dumping with tailgate in lowered position

### Install Crysteel Lo-Boy full-subframe scissor Hoist with body prop including the following:

Model LBS-516 with double-acting hydraulics, 50-degree dump angle

Capacity: 9.8 tons

12-volt power pack with push-button hand-held control in cab

### Install Roll-Rite semi-automatic, windowshade-style Tarp Assembly including the following:

Series 6200 tarp system with durable aluminum tarp spool with aluminum housing

Mesh-type tarp material

Tarp assembly mounted on dump bulkhead

### Install Custom Lighting & Electrical including the following:

Utilize chassis switches in-cab for warning lights (if equipped)

Eight (8) SoundOff mPower (mo. EMPS2STS4F) amber/white flashers flush-mounted:

Two (2) mounted in chassis grille, recessed left & right of RAM, in C-shaped pockets

Four (4) on cabshield, two front-facing & two side-facing

Two (2) at top of rear pillar, one each side

Two (2) SoundOff 6" oval LED S/T/T in bottom cut-out of rear pillar, one each side

LED body clearance lights and reflectors

Betts junction box at rear of dump

Body-up light, in-cab with installed proximity switch

### Install Pro-Vision TV-205A Camera System including the following:

Includes infrared camera and 5" LCD screen mounted up in rearview mirror location

### Install Buyers Products (mo. BP826224) transverse behind-cab tool box including the following:

Aluminum construction, measuring 62"H x 24"D x 82"W

# TRUCK & TRAILER *Specialties, Inc.*

900 Grand Oaks Drive | Howell, MI 48843 | [www.ttspec.com](http://www.ttspec.com) | ph: (517) 552-3855 | fx: (517) 552-3666

Lower area compartments are 16.35" below floor level

Two (2) transverse shelves, two (2) folding J-hooks on curbside

Watertight automotive bulb seal, and a built-in rain channel

Doors have rubber gasket seals and stainless hinges & locking, die-cast compression latches

Gas-shocks on doors

**Install Rear Hitch Assembly including the following:**

¾" steel mounting plate

2-5/16" pintle/ball combination hitch with multi-drill holes for adjustable mounting (height TBD)

Heavy-duty ¾" D-rings for safety chains

OEM STT lights mounted on either side of hitch plate

7-way flat-pin RV plug

Wire factory electric brake controller into 7-way plug

**Install Mudflaps before and after drive tires**

**Paint Underbody, hoist and rear hitch plate painted Black**

**Above installed and non-stainless painted:                      \$31,517.00 ea.**

Minimum full 1-year warranty on parts and labor on all equipment.

**Payment Terms:** Net 30. Pricing effective for 30 days.

Pricing does not include any of the Rochester Hills RFQ discounts that may be applicable.

2% discount off total taken at invoice if payment received within 30 days.

**FOB:** City of Auburn Hills

**Delivery:** 9-10 months ARO, depending on chassis arrival

**Thank you for the opportunity to quote.**

Respectfully submitted by,

Jon Luea/Brian Bouwman



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 1, 2024

AGENDA ITEM NO 9A

COMMUNITY DEVELOPMENT

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development  
**Submitted:** March 26, 2024  
**Subject:** Motion – To Accept the First, Second, Third, and Fourth Quarter 2023 Monitoring Network Review Summaries and the 2023 Annual Monitoring Network Review Summary of the Oakland Heights Development Landfill

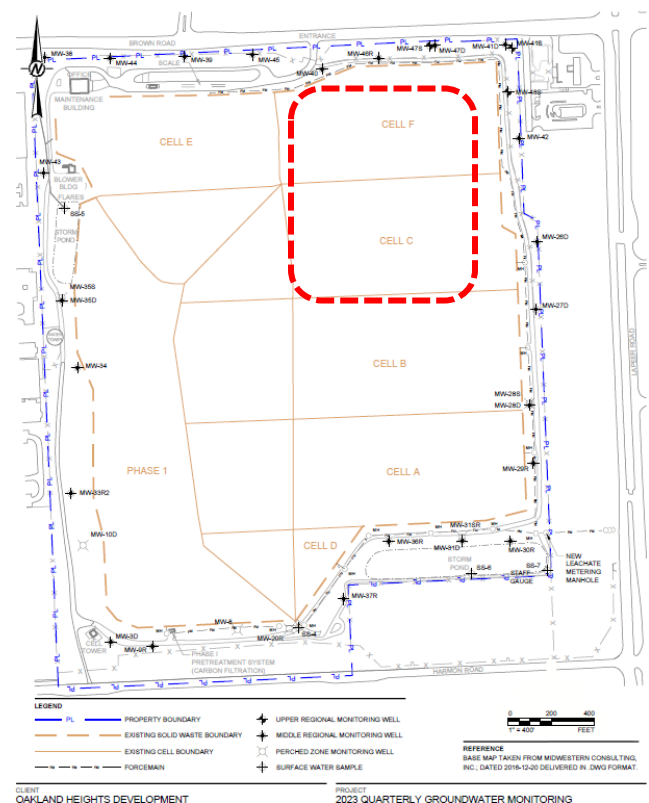
## INTRODUCTION

Attached are the First, Second, Third, and Fourth Quarter 2023 Monitoring Network Review Summaries and the 2023 Annual Monitoring Network Review Summary prepared by the City's consultant, Andy Foerg, with Environmental Consulting Solutions (ECS), for the Oakland Heights Development Landfill. The landfill's monitoring network appears to be adequate for detecting potential releases to the environment.

## STATUS OF PREVIOUS ACTION ITEMS

When monitoring the landfill's secondary collection system, test results showed average daily flow rate exceedances in one or both Cell F and Cell C in each quarter of 2023. The landfill's consulting team and Mr. Foerg monitored this issue throughout 2023. The main reason for watching these data points would be to determine if a problem had occurred associated with leachate from the primary collection system that somehow entered the secondary collection system. The landfill's consulting team and Mr. Foerg concluded that was not the case.

A review of key indicator parameters found that the observed concentrations in the landfill's secondary collection system in Cell F and Cell C were significantly lower than in the site leachate. If the liquids in the secondary collection system had been a leachate source, the concentrations observed would be similar to those in site leachate. The low inorganic indicator concentrations in the secondary collection system samples suggest that another source, such as surface water infiltration, may be responsible for the elevated flows in this cell. Under State rules, since it has been shown that the liquid in the landfill's secondary collection system in Cell F and Cell C is not indicative of leachate from the landfill unit, no further response actions are required at this time.



### **ACTION ITEMS TO WATCH**

The exceedances of the average daily flow rate noted in the landfill's secondary collection system in Cell F and C were observed in testing in 2023. The landfill's consulting team and Mr. Foerg concluded the liquid in the secondary collection system does not appear to be related to a release from the landfill. Further investigation and monitoring of the average daily flow rate in the cells is warranted.

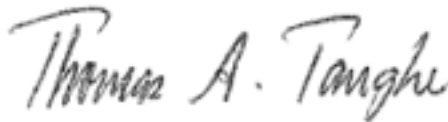
### **STAFF RECOMMENDATION**

**Staff recommend accepting the reports.** Andy Foerg from ECS and Robb Moore from the Oakland Heights Development Landfill are scheduled to attend the meeting should the City Council wish to discuss the summary reports.

### **MOTION**

**Move to accept the First, Second, Third, and Fourth Quarter 2023 Monitoring Network Review Summaries and the 2023 Annual Monitoring Network Review Summary prepared by Environmental Consulting Solutions for the Oakland Heights Development Landfill.**

I CONCUR:



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THOMAS A. TANGHE, CITY MANAGER



environmental consulting solutions  
523 W. Sunnybrook Drive, Royal Oak, Michigan 48073

February 9, 2024

Mr. Steven Cohen  
City of Auburn Hills  
1827 North Squirrel Road  
Auburn Hills, Michigan 48326

RE: Annual 2023 Monitoring Network Review Summary  
Oakland Heights Development Landfill  
ECS Project: A101-0001

Dear Mr. Cohen:

Environmental Consulting Solutions, LLC (ECS) is pleased to present this Annual 2023 Monitoring Network Review Summary for the Oakland Heights Development Landfill (OHD) in Auburn Hills, Michigan. This report summarizes notable issues identified during 2023 and provides ECS's professional opinion regarding the need for additional actions or whether the issues appear to have been resolved. ECS reviewed 2023 WSP Hydrogeologic Monitoring Reports and conducted field oversight of 2023 monitoring events.

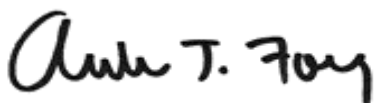
The following table provides a summary of the systems that were monitored, notable issues identified and ECS's conclusions/recommendations.

System	Notes	Conclusion
Field Observations	The condition of the monitoring system in 2023 was generally acceptable, although some repairs are required. Correspondence between Republic and EGLE regarding this issue indicated that the repairs would be made in the spring of 2024.	<b>Some repairs to monitoring wells are scheduled</b>
Groundwater Monitoring	New statistical exceedances occurred during several 2023 events. Demonstrations were prepared by WSP for each exceedance. ECS agreed that none of the exceedances appeared to be associated with leachate releases from the landfill. Third Quarter groundwater data revealed the possibility of a sampling error for two wells (i.e., incorrectly labeled). Fourth Quarter sampling results confirmed this.	Acceptable

Secondary Collection System Monitoring	<b>AFR exceedances were noted in one or both Cells F and C in each quarter of 2023. WSP concluded that another source such as surface water infiltration may be responsible for the elevated flows in these cells and ECS concurs.</b> <i>During the Third Quarter it appeared that the SCS C sample may have been taken from the Primary Collection System (i.e., leachate). Fourth Quarter results confirmed this.</i>	<b>AFR exceedances warrant further investigation and monitoring</b>
Surface Water Monitoring	Surface water sampling locations were frequently dry during 2023. When samples were collected, WSP noted that surface water concentrations were generally consistent with historical results.	Acceptable
Leachate Monitoring	According to WSP, leachate concentrations were considered typical for landfill leachate.	Acceptable

ECS is pleased to provide these services to the City of Auburn Hills. If you have any questions or desire further clarification, please contact us at (248) 763-3639.

Sincerely,  
**ENVIRONMENTAL CONSULTING SOLUTIONS, LLC**



Andrew J. Foerg, CPG  
President

cc: Mary L. Siegan, P.E. – Golder Associates Inc.  
Rachel Rubach – WSP USA Inc.  
Robb Moore – Republic Services



environmental consulting solutions  
523 W. Sunnybrook Drive, Royal Oak, Michigan 48073

February 8, 2024

Mr. Steven J. Cohen, AICP  
City of Auburn Hills  
1827 North Squirrel Road  
Auburn Hills, Michigan 48326

RE: 4th Quarter 2023 Monitoring Network Review Summary  
Oakland Heights Development Landfill  
ECS Project: A101-0001

Dear Mr. Cohen:

Environmental Consulting Solutions, LLC (ECS) is pleased to present the 4th Quarter 2023 (2023 Q4) Monitoring Network Review Summary for the Oakland Heights Development Landfill (OHD) in Auburn Hills, Michigan. ECS reviewed the January 26, 2024 WSP USA Inc. Fourth Quarter 2023 Hydrogeologic Monitoring Report for Oakland Heights Development and provided monitoring oversight.

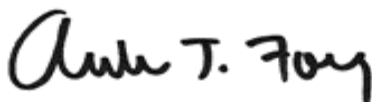
WSP USA Inc. (WSP) of Farmington Hills, Michigan is OHD's monitoring consultant and Environmental Sampling Services Inc. (ESS) of Holly, Michigan is the sampling contractor that performed the 2023 Q4 sampling. The following table provides a summary of our conclusions/recommendations.

Service	Notes	Conclusion
Field Observations	The monitoring system appeared to be in a reasonable condition, although some repairs are required. Correspondence between Republic and EGLE regarding this issue indicated that the repairs would be made in the spring of 2024.	<b>Some repairs to monitoring wells are scheduled</b>
Groundwater Monitoring	One newly verified exceedance (TOC, MW-26) was reported for this event. The Alternate Source Demonstration concluded that this was due to natural variability, ECS concurs. Third Quarter groundwater data revealed the possibility of a sampling error for two wells. Fourth Quarter sampling results confirmed this.	Acceptable

Secondary Collection System Monitoring	<p><b>The SCS daily average flow rates exceeded the specified AFR at Cells F and C for all months in the quarter. Due to the AFR exceedances, samples were collected from Cell C and Cell F. The sample data for both cells was compared to the previous quarterly sample concentrations and WSP concluded that key indicator parameters were observed at concentrations that are significantly lower than those observed in the site leachate. WSP concluded that another source such as surface water infiltration may be responsible for the elevated flows in these cells and ECS concurs. The AFR exceedances have been occurring since early 2023 and they need to be investigated.</b></p> <p><i>During the Third Quarter it appeared that the SCS C sample may have been taken from the Primary Collection System (i.e., leachate). Fourth Quarter results confirmed this.</i></p>	<b>AFR exceedances warrant further investigation and monitoring</b>
Surface Water Monitoring	No surface water samples were collected during Q4; all of the surface water sample locations were dry.	Acceptable
Leachate Monitoring	WSP concluded that the Q4 2023 leachate sample results were typical for landfill leachate.	Acceptable

ECS is pleased to provide these services to the City of Auburn Hills. If you have any questions or desire further clarification, please contact us at (248) 763-3639.

Sincerely,  
**ENVIRONMENTAL CONSULTING SOLUTIONS, LLC**



Andrew J. Foerg, CPG  
President

cc: Mary L. Siegan, P.E. – WSP USA Inc.  
Rachel Rubach – WSP USA Inc.  
Robb Moore – Republic Services





environmental consulting solutions  
523 W. Sunnybrook Drive, Royal Oak, Michigan 48073

January 29, 2024

Mr. Steven J. Cohen, AICP  
City of Auburn Hills  
1827 North Squirrel Road  
Auburn Hills, Michigan 48326

RE: 3rd Quarter 2023 Monitoring Network Review Summary  
Oakland Heights Development Landfill  
ECS Project: A101-0001

Dear Mr. Cohen:

Environmental Consulting Solutions, LLC (ECS) is pleased to present the 3rd Quarter 2023 (2023 Q3) Monitoring Network Review Summary for the Oakland Heights Development Landfill (OHD) in Auburn Hills, Michigan. ECS reviewed the October 30, 2023 WSP USA Inc. Third Quarter 2023 Hydrogeologic Monitoring Report for Oakland Heights Development and provided monitoring oversight.

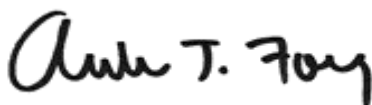
WSP USA Inc. (WSP) of Farmington Hills, Michigan is OHD's monitoring consultant and Environmental Sampling Services Inc. (ESS) of Holly, Michigan is the sampling contractor that performed the 2023 Q3 sampling. The following table provides a summary of our conclusions/recommendations.

Service	Notes	Conclusion
Field Observations	The monitoring system appeared to be in a reasonable condition, although some cement pads were missing and some erosion around monitoring wells was noted.	<b>Some repairs to monitoring wells are required</b>
Groundwater Monitoring	<p>No newly verified exceedances were reported for this event. According to WSP "A review of the Third Quarter groundwater data revealed the possibility of a sampling error for two wells. When compared to historical data, the current results for monitoring wells MW-31SR and MW-31D appear to be swapped, perhaps due to mislabeling of bottles in the field. Verification sampling will be completed during the fourth quarter, 2023."</p> <p>It is our opinion that this explanation is plausible, and it should be verified by the 4<sup>th</sup> quarter 2023 results.</p>	<b>Warrants verification</b>

Secondary Collection System Monitoring	<p><b>The SCS daily average flow rates exceeded the specified AFR at Cell F for all months in the quarter. Average flow rates exceeded the specified AFR at Cell C the previous quarter (Q2). Due to the AFR exceedances, samples were collected from Cell C and Cell F. WSP reviewed the sample data for Cell F in comparison to the previous quarterly sample concentrations and concluded that key indicator parameters were observed at concentrations that are significantly lower than those observed in the site leachate. Therefore, WSP concluded that another source such as surface water infiltration may be responsible for the elevated flows in this cell.</b></p> <p><b><i>According to WSP – After review of the Third Quarter SCS Cell C data, it appears that the SCS C sample may have been taken from the Primary Collection System (i.e., leachate). SCS C is being resampled in October 2023 to verify the Third Quarter SCS C results. It is the opinion of ECS that the AFR exceedances warrant additional investigation and monitoring.</i></b></p>	Warrants further investigation and monitoring
Surface Water Monitoring	One surface water sample (SS-5) was collected; all of the other surface water sample locations were dry. WSP indicated that the analytical results for SS-5 did not show significant increases in concentrations and were similar to previously observed concentrations.	Acceptable
Leachate Monitoring	Q3 2023 leachate samples results were reviewed and WSP concluded that they were typical for landfill leachate.	Acceptable

ECS is pleased to provide these services to the City of Auburn Hills. If you have any questions or desire further clarification, please contact us at (248) 763-3639.

Sincerely,  
**ENVIRONMENTAL CONSULTING SOLUTIONS, LLC**



Andrew J. Foerg, CPG  
President

cc: Mary L. Siegan, P.E. – WSP USA Inc.  
Rachel Rubach – WSP USA Inc.  
Robb Moore – Republic Services

October 17, 2023

Mr. Steven J. Cohen, AICP  
City of Auburn Hills  
1827 North Squirrel Road  
Auburn Hills, Michigan 48326

RE: 2nd Quarter 2023 Monitoring Network Review Summary  
Oakland Heights Development Landfill  
ECS Project: A101-0001

Dear Mr. Cohen:

Environmental Consulting Solutions, LLC (ECS) is pleased to present the 2nd Quarter 2023 (2023 Q2) Monitoring Network Review Summary for the Oakland Heights Development Landfill (OHD) in Auburn Hills, Michigan. ECS reviewed the July 26, 2023 WSP USA Inc. Second Quarter 2023 Hydrogeologic Monitoring Report for Oakland Heights Development and provided monitoring oversight.

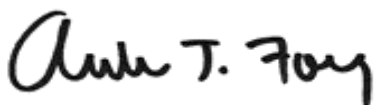
WSP USA Inc. (WSP) of Farmington Hills, Michigan is OHD's monitoring consultant and Environmental Sampling Services Inc. (ESS) of Holly, Michigan, is the sampling contractor that performed the 2023 Q2 sampling. The following table provides a summary of our conclusions/recommendations.

Service	Notes	Conclusion
Field Observations	The monitoring system appeared to be in a generally satisfactory condition.	Acceptable
Groundwater Monitoring	Several confirmed statistical exceedances were reported, and all except one have been addressed by previous alternate source demonstrations. The new verified statistical exceedance was TOC in MW-42. WSP reviewed other site indicators as well as the historical range of TOC in other wells. They concluded that the TOC concentration in MW-42 appeared to be due to natural variability in the aquifer. ECS is of the opinion that this is a reasonable conclusion.	Acceptable

Secondary Collection System Monitoring	<p><b>The SCS daily average flow rates exceeded the specified AFR at Cell C and Cell F for all months in the quarter. Due to the AFR exceedances, samples were collected from Cell C and Cell F. WSP reviewed the sample data in comparison to the previous quarterly sample concentrations and concluded that key indicator parameters were observed at concentrations that are significantly lower than those observed in the site leachate. The low inorganic indicator concentrations in the SCS samples suggest that another source, such as surface water infiltration, may be responsible for the elevated flows in these cells.</b></p> <p><b>It is the opinion of ECS that the AFR exceedances warrant additional investigation and monitoring.</b></p>	<b>Warrants further investigation and monitoring</b>
Surface Water Monitoring	No surface water samples were collected as all of the surface water samples locations were dry.	Acceptable
Leachate Monitoring	Q2 2023 leachate samples results were reviewed by WSP and determined to be typical for landfill leachate.	Acceptable

ECS is pleased to provide these services to the City of Auburn Hills. If you have any questions or desire further clarification, please contact us at (248) 763-3639.

Sincerely,  
**ENVIRONMENTAL CONSULTING SOLUTIONS, LLC**



Andrew J. Foerg, CPG  
President

cc: Mary L. Siegan, P.E. – WSP USA Inc.  
Robb Moore – Republic Services

May 18, 2023

Mr. Shawn Keenan  
City of Auburn Hills  
1827 North Squirrel Road  
Auburn Hills, Michigan 48326

RE: 1st Quarter 2023 Monitoring Network Review Summary  
Oakland Heights Development Landfill  
ECS Project: A101-0001

Dear Mr. Keenan:

Environmental Consulting Solutions, LLC (ECS) is pleased to present the 1st Quarter 2023 (2023 Q1) Monitoring Network Review Summary for the Oakland Heights Development Landfill (OHD) in Auburn Hills, Michigan. ECS reviewed the April 24, 2023 WSP USA Inc. First Quarter 2023 Hydrogeologic Monitoring Report for Oakland Heights Development and provided monitoring oversight.

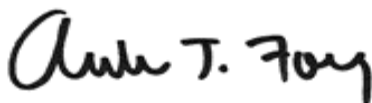
WSP USA Inc. (WSP) of Farmington Hills, Michigan is OHD's monitoring consultant and Environmental Sampling Services Inc. (ESS) of Holly, Michigan, is the sampling contractor that performed the 2023 Q1 sampling. The following table provides a summary of our conclusions/recommendations.

Service	Notes	Conclusion
Field Observations	The monitoring system was in satisfactory condition.	Acceptable
Groundwater Monitoring	A number of confirmed statistical exceedances were reported, most of which had been addressed by previous alternate source demonstrations. One new verified statistical exceedance (potassium in MW-35D) was reported. WSP reviewed other site indicators as well as the historical range of potassium in other wells. They concluded that the potassium concentration in MW-35D appears to be due to natural variability in the aquifer. It is our opinion that this is a reasonable conclusion.	Acceptable

Secondary Collection System Monitoring	<b>The calculated daily average flow rate for Cell C exceeded the specified AFR in February and March 2023. In addition, the AFR was exceeded in Cell F in March 2023. WSP reviewed historical data as well as leachate data and concluded the data suggests that another source such as surface water infiltration may be responsible for the elevated flows. It is our opinion that the exceedances warrant additional monitoring.</b>	<b>Warrants further investigation and monitoring</b>
Surface Water Monitoring	All of the surface water samples locations were dry, therefore no surface water samples were collected.	Acceptable
Leachate Monitoring	WSP stated that the Q1 2023 leachate samples results were typical for landfill leachate.	Acceptable

ECS is pleased to provide these services to the City of Auburn Hills. If you have any questions or desire further clarification, please contact us at (248) 763-3639.

Sincerely,  
**ENVIRONMENTAL CONSULTING SOLUTIONS, LLC**



Andrew J. Foerg, CPG  
President

cc: Glen Goestenkers – Oakland Heights Development  
Mary L. Siegan, P.E. – WSP USA Inc.  
Robb Moore – Republic Services



ENVIRONMENTAL  
ENGINEERING

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February 1, 2024

Mr. Steven J. Cohen, AICP, PCP  
Director of Community Development  
City of Auburn Hills  
1827 N. Squirrel Road  
Auburn Hills, MI 48326

Re: Oakland Heights Development Landfill  
2024 Annual Remaining Capacity Calculation

Mr. Cohen:

Pursuant to Paragraph 6 of the Amendment to the November 2, 1994, Host Community and Development Agreement by and between the City of Auburn Hills and Oakland Heights Development Inc, dated February 3, 2004, BEL Environmental Engineering, LLC (BEL) has calculated the Total Remaining Capacity of the facility.

As of December 5, 2023, the Total Remaining In-place Capacity of Oakland Heights Development Landfill has been calculated to be approximately 300,000 cubic yards.

Please consider this letter fulfillment of the annual reporting requirement. The attached drawing shows the topography as of December 5, 2023. If you have any questions concerning this matter, please contact Robb Moore at (810) 655-6906.

Respectfully Submitted,  
**BEL Environmental Engineering, LLC**

J. Chris Sullivan, P.E.  
Vice President

Cc: Dan Saval, OHDL  
Robb Moore, OHDL  
Facility Operating Record

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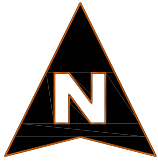
Michigan Office  
17177 N. Laurel Park Drive  
Suite 137  
Livonia, MI 48152  
248.331.2821 phone

Northeast Ohio Office  
8500 Station Street  
Suite 100  
Mentor, OH 44060  
814.490.3297 phone

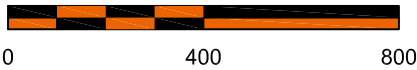
Southwest Ohio Office  
5887 Cornell Road  
Unit 7  
Cincinnati, OH 45242  
513.713.2004 phone

Pennsylvania Office  
333 Rouser Road  
Suite 603  
Coraopolis, PA 15108  
518.225.7928 phone





SCALE IN FEET



DATE: 1/31/2024			
DRAWN BY: JCS PROJECT NO. 2024.240			
REV.	DATE	DESCRIPTION	CK. BY



OAKLAND HEIGHTS DEVELOPMENT  
DECEMBER 5, 2023

DRAWING:

1 OF 1





# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: APRIL 1, 2024**

**AGENDA ITEM NO 9B**

**DEPARTMENT OF PUBLIC WORKS**

**To: Mayor and City Council**  
**From: Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads**  
**Submitted: March 22, 2024**  
**Subject: Public Hearing/Motion – Adopt Resolution Declaring Necessity and to Proceed with Project and Defray a Portion of the Costs of the Project by Special Assessments upon Specially Benefited Properties (Resolution No. 3).**

## **INTRODUCTION AND HISTORY**

City Staff has been planning for significant road improvements to be performed on Superior Court for several years as part of our 20-year Capital Plan. The current state of the road surface and base (photos attached as Exhibit 1) warrants reconstruction at this time. Therefore, it would be appropriate for the City Council to consider a complete reconstruction of the road at this time.

On March 18, 2024, the Auburn Hills City Council adopted Resolution No. 2 to declare tentative necessity and tentative intent to proceed with a proposed Special Assessment District (SAD) No. 9 regarding the repair of and improvements to Superior Court (Exhibit 2). As a result of adopting the resolution, a Public Hearing was set for Monday, April 1, 2024, at 7:00 p.m., for the purpose of hearing statements and objections to the proposed SAD No. 9 Superior Court road improvement project. A written notice was sent to the benefitting property owners to inform them of the Public Hearing. The notice included the day, time, and place of the public hearing, an executed copy of the approved Resolution No. 2, and the City Manager's recommendation to proceed with the SAD for road improvements.

The City Manager's recommendation is on file with the City Clerk, as well as the project plan, cost estimate for construction, and intent to establish a SAD. These items were made available to the public for review prior to the Public Hearing. The notice to property owners (provided in the packet at Exhibit 3) indicated the requirement to appear in person before the City Council (or by letter received by the City Clerk prior to the April 1, 2024 Public Hearing) to state for the record their protest to the SAD assignment. Property owners were informed that protest of the SAD must be stated for the record to allow an opportunity to appear before the Michigan Tax Tribunal (MTT) to appeal the SAD.

Resolution number three, attached as Exhibit 4, declares necessity and to proceed with the Superior Court road improvements according to the plans and specifications prepared by OHM Advisors. The cost estimate for the project is \$940,000, of which a 50% portion will be defrayed by special assessments upon specially benefited properties identified in the SAD. The City's estimated share in the cost will be \$470,000 and the remaining balance will be divided equally among the 7 benefitting properties, list provided within the resolution, and estimated at \$67,142.86 each.

Adoption of the resolution will cause the City Assessor to prepare a special assessment roll that will be filed with the City Clerk. The City Manager will obtain firm bids from companies who are interested in performing the road work. These items will accompany Resolution No. 4 and will be provided for City Council action at a subsequent meeting.

---

**STAFF RECOMMENDATION**

Resolution No. 3 is the 3rd of 5 that requires City Council approval to satisfy the SAD proceedings prescribed by City Ordinance (Attachment 4). Therefore, staff recommends approval of the resolution provided regarding the proposed SAD No. 9 for road improvements to Superior Court.

**MOTION**

**Move to approve Resolution No. 3, a Resolution Declaring Necessity and to Proceed with Project and Defray a Portion of the Costs of the Project by Special Assessments upon Specially Benefited Properties for the proposed Special Assessment District No. 9 regarding the repair of and improvements to Superior Court.**

**EXHIBITS**

Exhibit 1 – Photos

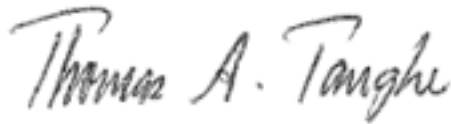
Exhibit 2 – March 18, 2024 City Council Packet Item

Exhibit 3 – Notice to Property Owners

Exhibit 4 – Resolution No. 3

Exhibit 5 – City Ordinance

**I CONCUR:**



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**THOMAS A. TANGHE, CITY MANAGER**

## Superior Court Current Conditions





# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: MARCH 18, 2024**

**AGENDA ITEM NO 9D**

**DEPARTMENT OF PUBLIC WORKS**

**To: Mayor and City Council**  
**From: Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads**  
**Submitted: February 26, 2024**  
**Subject: Motion – Adopt Resolution Declaring Tentative Necessity and Tentative Intent to Proceed with Project and Setting Public Hearing (Resolution No. 2) for Proposed Superior Court Special Assessment District**

## **INTRODUCTION AND HISTORY**

On February 19, 2024, the Auburn Hills City Council adopted Resolution No. 1 to direct the City Manager to prepare plans, specifications, and cost estimates to support establishment of the proposed Special Assessment District (SAD) for road improvements to Superior Court (Exhibit 1). The proposed work includes removal of the existing pavement cross section (concrete and base), removal and replacement of curb and gutter as needed, repair/replacement of existing storm structures installation of underdrain as needed, replacement of drive approaches in the right-of-way as needed, placement of 8-inches of new aggregate base, and paving the road with full depth 9-inch asphalt.

As plans, specifications, and cost estimates are being finalized, a public hearing must be scheduled to present the plan, cost estimate for construction, and intent to establish a Special Assessment District to the public for comment. A written notice will be sent to the property owners to be assessed at least 10 days prior to the public hearing recommended for April 1, 2024. The notice must include the following:

- Provide the day, time, and place of the public hearing.
- Reference the road construction plan, cost estimate, and City Manager's recommendation to proceed with the Special Assessment District road improvements being on file with the City Clerk for review prior to the meeting.
- Indicate the requirement for property owners to appear in person before the City Council (or by letter received by the City Clerk prior to the April 1, 2024 Public Hearing) to state for the record their protest of the Special Assessment District assignment.
- That protest of the Special Assessment District must be stated for the record to allow property owner's to appear before the Michigan Tax Tribunal (MTT) to appeal the Special Assessment District.

Provided in the packet is Resolution No. 2 declaring the tentative necessity and tentative intent to proceed with the Superior Court Special Assessment District road improvement project, and setting the public hearing. Adoption of the resolution will schedule a public hearing for Monday, April 1, 2024, to allow the public to present statements and/or objections to the Special Assessment District road improvement project. Note that included with the resolution is a list of properties to which the tentative Special Assessment District assigns a portion of the project costs.

## **STAFF RECOMMENDATION**

Staff recommends approval of the resolution provided regarding the proposed Special Assessment District for road improvements to Superior Court.

---

**MOTION**

Move to approve Resolution No. 2, a resolution declaring tentative necessity and tentative intent to proceed with the project and setting the public hearing for April 1, 2024 at 7:00 p.m. in City Hall at 1827 North Squirrel Road, Auburn Hills, MI 48326, for the purpose of hearing statements and objections to the proposed Special Assessment District No. 9 regarding the repair of and improvements to Superior Court.

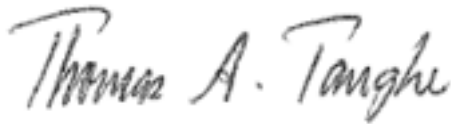
**EXHIBITS**

Exhibit 1 – February 21 Council Packet

Exhibit 2 – Resolution Number 2

Exhibit 3 – Parcel List

I CONCUR:

A handwritten signature in dark ink, reading "Thomas A. Tanghe". The signature is written in a cursive style with a large, stylized 'T' and 'A'.

---

THOMAS A. TANGHE, CITY MANAGER





# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: FEBRUARY 19, 2024**

**AGENDA ITEM NO 9A**

**DEPARTMENT OF PUBLIC WORKS**

**To: Mayor and City Council**  
**From: Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads**  
**Submitted: February 7, 2024**  
**Subject: Motion – Adopt Resolution No. 1 to Proceed with Preparation of Plans, Specifications and Cost Estimates for Proposed Superior Court Special Assessment District**

## INTRODUCTION AND HISTORY

The 2024 Annual Budget that was adopted by City Council includes road improvements for Superior Court stemming from the City's Capital Plan. The proposed work which will occur on Superior Court includes removal of the existing concrete pavement, removal and replacement of failing curb and gutter, placement of new aggregate base throughout the road, replacement/extension of drive approaches as needed, paving the road with full depth 9-inch asphalt, and drainage structure repairs/relocates.

In April of 2016, City Council adopted a Special Assessment District (SAD) Assignment Policy. City Council also approved an amendment to the Auburn Hills Code of Ordinances, Chapter 58, Special Assessments. The ordinance amendment allows the City Council to assign up to 50% of the cost of an SAD project anywhere in the City. After the City's assigned share is deducted from the total cost for the public improvement, the remaining balance may be shared among the property owners who benefit directly from the improvement. The preliminary cost estimate to complete the project is depicted in the table below.

Estimated Construction Cost	\$725,000.00
Design Services	\$ 45,000.00
Construction Engineering/Construction Administration	\$ 65,000.00
Geotechnical Testing	\$ 15,000.00
Contingency	\$ 73,000.00
Special Assessment District Administration	\$ 15,000.00
Total Estimate of Cost	\$940,000.00
City Contribution	\$470,000.00
Total Estimate of SAD Cost	\$470,000.00
Total Number of Units	7
Cost Share per Unit	\$ 67,142.86

City staff has been engaged with the property owner's representatives (direct beneficiaries) along Superior Court. Notices have been sent to introduce the anticipated SAD road project plan. An informational meeting was also held with the property owner's representatives (beneficiaries) on February 15th, 2022. Additional information was provided to the beneficiaries, including the proposed road work, preliminary project cost estimate, the division of total cost share per property assessed, and the City's anticipated cost share. As a result of this documented due diligence the basic preliminary proceedings of a SAD assignment have been recognized.

Finally, provided in the packet is Resolution No. 1. Adoption of the resolution will provide direction to the City Manager to begin the proceedings of the SAD process. The City will then be able to proceed with the preparation of plans, specifications, and cost estimates for the proposed Superior Court SAD. An estimate of the life of the project, description of the proposed SAD, number of installments to be paid by the beneficiaries, and other pertinent information will be determined and provided to the City Council as the SAD proceedings move forward.

**STAFF RECOMMENDATION**

Staff recommends approval of the resolution provided regarding the proposed SAD for road improvements to Superior Court.

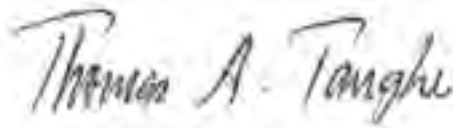
**MOTION**

**Move to approve Resolution No. 1 to Proceed with Preparation of Plans, Specifications, and Cost Estimates for proposed Special Assessment District regarding the repair of and improvements to Superior Court.**

**EXHIBITS**

Exhibit 1 – Resolution

I CONCUR:

A handwritten signature in dark ink, reading "Thomas A. Tanghe". The signature is written in a cursive, flowing style. The first name "Thomas" is written with a large, prominent 'T'. The middle initial "A." is written in a smaller, simpler script. The last name "Tanghe" is written with a large, prominent 'T' and a long, sweeping tail that extends to the right.

---

THOMAS A. TANGHE, CITY MANAGER

**CITY OF AUBURN HILLS**

**RESOLUTION TO PROCEED WITH PREPARATION OF PLANS,  
SPECIFICATIONS AND COST ESTIMATES FOR A  
PROPOSED SPECIAL ASSESSMENT DISTRICT (RESOLUTION NO. 1)**

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 19<sup>th</sup> day of February, 2024, the following resolution was offered by Councilperson \_\_\_\_\_ and supported by Councilperson \_\_\_\_\_:

WHEREAS, the City is considering the construction of the proposed improvement described below, and the establishment of a special assessment district to defray the cost of such improvement by special assessment against the benefited properties; and

WHEREAS, the proposed improvement (“the project”) is the repair of and improvements to Superior Court; and

WHEREAS, the City Council desires to proceed to the next step of having cost estimates and project description plans and specifications prepared for the project.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Manager shall direct OHM, the City’s registered professional engineers, to prepare plans and specifications for the project, a cost estimate for the project, an estimate of the life of the project, description of the proposed special assessment district, the number of installments in which assessments may be paid and other pertinent information that will permit the City Council to determine the estimated costs, extent and necessity of the project, including the portions to be paid by special assessments upon the properties that are specially benefited by the project and the portion, if any, to be paid by the City. Such information once prepared by OHM shall be filed with the City Clerk, along with the City Manager’s recommendations with respect to the project.

2. No contract or expenditure, except for the cost of preparing the necessary profiles, plans, designs, specifications and estimates of costs described above, shall be made for the project, nor shall any improvements be commenced until the City Council affirms the special assessment roll to defray the costs of the project.

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 19<sup>th</sup> day of February, 2024, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Laura Pierce  
City Clerk

## **CITY OF AUBURN HILLS**

### **RESOLUTION DECLARING TENTATIVE NECESSITY AND TENTATIVE INTENT TO PROCEED WITH PROJECT AND SETTING PUBLIC HEARING (RESOLUTION NO. 2)**

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 18<sup>th</sup> day of March, 2024, the following resolution was offered by Councilperson \_\_\_\_\_ and supported by Councilperson \_\_\_\_\_:

WHEREAS, the City is considering the construction of the proposed improvement described below and the establishment of a special assessment district to defray a portion of the cost of such improvement by special assessment against the benefitted properties; and

WHEREAS, the proposed improvement (“the project”) is the repair of and improvements to Corporate Drive; and

WHEREAS, plans, specifications and cost estimates have been prepared by the City’s engineers, OHM, and have been submitted to the City and filed with the City Clerk, for construction of the project and the City is tentatively considering the establishment of a special assessment district to finance and defray a portion of the costs of the project and the City Manager has recommended that the City Council proceed with the project; and

WHEREAS, the project is designed and intended to specially benefit all of the properties in the proposed special assessment district by repairing and improving Corporate Drive, thereby allowing said property owners better and safer access and travel on said road, preserving property values and protecting said property owners’ and their invitees’ and customers’ vehicles, among other things.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council tentatively determines that the project is necessary and that it tentatively intends to proceed with the project and to establish the special assessment district to defray a portion of the costs of the project.

2. The City’s engineers, OHM, who are registered professional engineers, have prepared plans describing the project and a preliminary estimate of the cost of the project in the amount of \$940,000 has now been determined, of which \$940,000 amount it is estimated that approximately \$470,000 will be defrayed by special assessments against the properties in the special assessment district. Such plans and cost estimates have been filed with the City Clerk and the City Manager recommends proceeding with the project.

3. The City Council tentatively designates all of the properties on the list attached to this Resolution as the special assessment district against which a portion of the costs of the project is to be assessed and which will be identified as Special Assessment District No. 9 (the “district”).

4. The City Clerk shall give notice that the City Council shall conduct a public hearing on April 1, 2024 at 7:00 p.m. in the City Hall at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, for the purpose of hearing statements and objections to the project and to the tentatively established district. Notice of the public hearing shall be published twice in a newspaper published

and/or circulated in the City, with the first publication being at least ten (10) days before the April 1, 2024 hearing and notice shall also be sent by first class mail to each record owner or party in interest in whose name the land in the district is to be assessed as shown on the City's last preceding tax assessment roll for ad valorem tax purposes, with said notices to be mailed at least ten (10) days before the date of the hearing. The notices to be published and mailed by first class mail shall include the following:

- (a) The date, time and place of the public hearing;
- (b) A statement that the report, plan and estimate and the City Manager's recommendation is on file with the City Clerk for public examination.
- (c) A statement that appearance and protest at the hearing is required in order to appeal the matters to be considered at the hearing to the Michigan Tax Tribunal and that an owner and/or party in interest, or their agent, may appear in person at the hearing to protest, or they may appear by filing their appearance or protest by letter, which shall then not require their personal appearance provided that said letter is received by the City Clerk prior to and/or at the April 1, 2024 hearing.

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 18<sup>th</sup> day of March, 2024, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Laura Pierce

City Clerk

Superior Court Road Improvement Special Assessment District  
Schedule A-Special Assessment Roll

Property Address	Parcel Number	OwnerName1	Mailing Address	City	State	Zip	LegalDescription	Benefit	Assessment
2611 Superior Ct	02-14-02-201-001	Auburn Bus Park Unit 1 Investment	32 Journey	Aliso Viejo	CA	92656-5329	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 1 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2631 Superior Ct	02-14-02-201-002	Auburn Bus Park Unit 2 Investment	27750 Stansbury, Ste 222	Famington Hills	MI	48334-3803	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 2 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2661 Superior Ct	02-14-02-201-003	Auburn Bus Park Unit 3 Investment	27750 Stansbury, Ste 222	Farmington Hills	MI	48334-3803	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 3 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2800 Superior Ct	02-14-02-201-004	Auburn Bus Park Unit 4 Investment	27750 Stansbury, Ste 222	Farmington Hills	MI	48334-3803	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 4 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2660 Superior Ct	02-14-02-201-005	Auburn Bus Park Unit 5 Investment	27750 Stansbury, Ste 222	Farmington Hills	MI	48334-3803	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 5 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2630 Superior Ct	02-14-02-201-006	Auburn Bus Park Unit 6 Investment	2630 Superior Ct	Auburn Hills	MI	48326	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 6 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2600 Superior Ct	02-14-02-201-007	Auburn Bus Park Unit 7 Investment	7680 Innovation Way	Mason	OH	45040-9695	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 7 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86

Total Parcels Assessed	7	Grand Total							\$ 470,000.00
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Certification of Assessor

I, William Griffin, City Assessor, do hereby certify that the roll has been prepared by the Assessor pursuant to the \_\_\_\_\_, 2024, Resoution of City Council, and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, according to the Assessor's best judgment, conformed in all respects with the directions contained in the \_\_\_\_\_, 2024 Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.

Signed \_\_\_\_\_

Date \_\_\_\_\_

I hereby certify that on \_\_\_\_\_, 2024 the City Council of the City of Auburn Hills did confirm the attached special assessment roll.

Signed \_\_\_\_\_

Date \_\_\_\_\_



March 19, 2024

Auburn Business Park Units 2-5 Investment  
27750 Stansbury, Ste. 222  
Farmington Hills, MI 48334

Re: Special Assessment District Assignment - Parcel ID 02-14-02-201-002, 02-14-02-201-003  
02-14-02-201-004, 02-14-02-201-005

Dear Sir/Madam,

On March 18, 2024, the Auburn Hills City Council approved Resolution No. 2, declaring tentative necessity and tentative intent to proceed with the proposed Special Assessment District (SAD) No. 9 regarding the repair of and improvements to Superior Court. A **Public Hearing** has been set on **April 1, 2024 at 7:00 p.m., in City Hall at 1827 N. Squirrel Road, Auburn Hills, MI 48326**, for the purpose of hearing statements and objections to the proposed SAD road improvement project.

If you choose to appeal the SAD, your appearance and protest at the hearing is **required** in order to appeal the matters to be considered at the hearing to the Michigan Tax Tribunal. An owner and/or party in interest or their agent, may appear in person at the hearing to protest. It is acceptable to file your appearance or protest by letter provided that said letter is received by the City Clerk prior to and/or at the April 1, 2024 public hearing.

A copy of Resolution No. 2, certified by the City Clerk, is enclosed for your review and file. Also, on file in the City Clerk's office, is the report, plan, and estimate with the City Manager's recommendation, and is available for public examination.

Please feel free to contact me if you have any questions.

Sincerely,

Jason Hefner  
Manager of Fleet & Roads  
Department of Public Works

City of Auburn Hills – Department of Public Works  
1500 Brown Road – Auburn Hills MI – 48326  
(P) 248-391-3777 (E) [dpw@auburnhills.org](mailto:dpw@auburnhills.org)



**RESOLUTION DECLARING TENTATIVE NECESSITY AND TENTATIVE  
INTENT TO PROCEED WITH PROJECT AND SETTING PUBLIC HEARING  
(RESOLUTION NO. 2)**

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 18th day of March, 2024, the following resolution was offered by Councilperson Hawkins and seconded by Councilperson Ferguson:

WHEREAS, the City is considering the construction of the proposed improvement described below and the establishment of a special assessment district to defray a portion of the cost of such improvement by special assessment against the benefitted properties; and

WHEREAS, the proposed improvement ("the project") is the repair of and improvements to Corporate Drive; and

WHEREAS, plans, specifications and cost estimates have been prepared by the City's engineers, OHM, and have been submitted to the City and filed with the City Clerk, for construction of the project and the City is tentatively considering the establishment of a special assessment district to finance and defray a portion of the costs of the project and the City Manager has recommended that the City Council proceed with the project; and

WHEREAS, the project is designed and intended to specially benefit all of the properties in the proposed special assessment district by repairing and improving Corporate Drive, thereby allowing said property owners better and safer access and travel on said road, preserving property values and protecting said property owners' and their invitees' and customers' vehicles, among other things.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council tentatively determines that the project is necessary and that it tentatively intends to proceed with the project and to establish the special assessment district to defray a portion of the costs of the project.
2. The City's engineers, OHM, who are registered professional engineers, have prepared plans describing the project and a preliminary estimate of the cost of the project in the amount of \$940,000 has now been determined, of which \$940,000 amount it is estimated that approximately \$470,000 will be defrayed by special assessments against the properties in the special assessment district. Such plans and cost estimates have been filed with the City Clerk and the City Manager recommends proceeding with the project.
3. The City Council tentatively designates all of the properties on the list attached to this Resolution as the special assessment district against which a portion of the costs of the

project is to be assessed and which will be identified as Special Assessment District No. 9 (the "district").

4. The City Clerk shall give notice that the City Council shall conduct a public hearing on April 1, 2024 at 7:00 p.m. in the City Hall at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, for the purpose of hearing statements and objections to the project and to the tentatively established district. Notice of the public hearing shall be published twice in a newspaper published and/or circulated in the City, with the first publication being at least ten (10) days before the April 1, 2024 hearing and notice shall also be sent by first class mail to each record owner or party in interest in whose name the land in the district is to be assessed as shown on the City's last preceding tax assessment roll for ad valorem tax purposes, with said notices to be mailed at least ten (10) days before the date of the hearing. The notices to be published and mailed by first class mail shall include the following:

- (a) The date, time and place of the public hearing;
- (b) A statement that the report, plan and estimate and the City Manager's recommendation is on file with the City Clerk for public examination.
- (c) A statement that appearance and protest at the hearing is required in order to appeal the matters to be considered at the hearing to the Michigan Tax Tribunal and that an owner and/or party in interest, or their agent, may appear in person at the hearing to protest, or they may appear by filing their appearance or protest by letter, which shall then not require their personal appearance provided that said letter is received by the City Clerk prior to and/or at the April 1, 2024 hearing.

AYES: 7 (Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke)  
NAYES: None  
ABSTENTIONS: None  
ABSENT: None

STATE OF MICHIGAN )

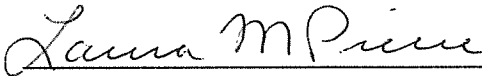
)ss

COUNTY OF OAKLAND )

I, Laura M. 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 18<sup>th</sup> day of March, 2024, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this 19<sup>th</sup> day of March, 2024.



  
Laura M. Pierce  
City Clerk

City of Auburn Hills  
County of Oakland  
State of Michigan  
Superior Court Road Improvement Special Assessment District  
Schedule A-Special Assessment Roll

Property Address	Parcel Number	Owner Name	Mailing Address	City	State	Zip	Legal Description	Benefit	Assessment
2611 Superior Ct	02-14-02-201-001	Auburn Bus Park Unit 1 Investment	32 Journey	Alto Vergo	CA	92656-5329	13N, R0E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 1 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2631 Superior Ct	02-14-02-201-002	Auburn Bus Park Unit 2 Investment	27750 Stansbury, Ste 222	Farmington Hills	MI	48334-3803	13N, R0E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 2 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2661 Superior Ct	02-14-02-201-003	Auburn Bus Park Unit 3 Investment	27750 Stansbury, Ste 222	Farmington Hills	MI	48334-3803	13N, R0E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 3 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2800 Superior Ct	02-14-02-201-004	Auburn Bus Park Unit 4 Investment	27750 Stansbury, Ste 222	Farmington Hills	MI	48334-3803	13N, R0E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 4 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2660 Superior Ct	02-14-02-201-005	Auburn Bus Park Unit 5 Investment	27750 Stansbury, Ste 222	Farmington Hills	MI	48334-3803	13N, R0E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 5 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2630 Superior Ct	02-14-02-201-006	Auburn Bus Park Unit 6 Investment	2630 Superior Ct	Auburn Hills	MI	48326	13N, R0E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 6 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2600 Superior Ct	02-14-02-201-007	Auburn Bus Park Unit 7 Investment	7680 Innovation Way	Mason	OH	45040-9695	13N, R0E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 7 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
Total Parcels Assessed 7									\$ 470,000.00

Certification of Assessor

I, William Griffin, City Assessor, do hereby certify that the roll has been prepared by the Assessor pursuant to the \_\_\_\_\_, 2024, Resolution of City Council, and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, according to the Assessor's best judgment, conformed in all respects with the directions contained in the \_\_\_\_\_, 2024 Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.

Signed \_\_\_\_\_

Date \_\_\_\_\_

I hereby certify that on \_\_\_\_\_, 2024, the City Council of the City of Auburn Hills did confirm the attached special assessment roll.

Signed \_\_\_\_\_

Date \_\_\_\_\_



**CITY OF AUBURN HILLS**  
**RESOLUTION DECLARING NECESSITY AND TO PROCEED WITH PROJECT AND TO**  
**DEFRAY A PORTION OF THE COSTS OF THE PROJECT BY SPECIAL ASSESSMENTS**  
**UPON SPECIALLY BENEFITED PROPERTIES (RESOLUTION NO. 3)**

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 1<sup>st</sup> day of April 2024, the following resolution was offered by Councilperson \_\_\_\_\_ and supported by Councilperson \_\_\_\_\_:

WHEREAS, the City has considered construction of the proposed improvement described below (the Project) and has further requested the establishment of a special assessment district to finance and defray a portion of the costs of the project; and

WHEREAS, the proposed improvement (the Project) is the repair of and improvements to Superior Court; and

WHEREAS, the Project is designed and intended to specially benefit the properties identified in the special assessment district (the District) attached to this Resolution; and

WHEREAS, after an initial consideration, the City Council on March 18, 2022, adopted its Resolution No. 2 declaring its tentative intent to proceed with the Project and with the establishment of the District; and

WHEREAS, plans for the Project, and an estimate of the costs of the project in the amount of \$940,000, of which amount it is estimated that approximately \$470,000 will be defrayed by special assessments against the properties in the special assessment district, have been prepared and notice of public hearing has been duly given, according to law, to the owners of property in the District to inform them of their opportunity to present comments and objections to the Project and to the District; and

WHEREAS, the hearing was duly conducted and held on April 1, 2024, consistent with the notice, following which the City Council determined to proceed with the project and the establishment of the district.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council determines that the Project is necessary.
2. The City shall proceed with the Project.
3. The plans and specifications prepared for the Project and the cost estimate for the Project in the amount of \$940,000 presented at the hearing are approved.
4. The District shall consist of the properties identified in the special assessment district attached to this Resolution and against which 50% of the cost of the project shall be assessed.
5. The District shall be designated and known as the Superior Court Road Improvement Special Assessment District, Special Assessment District No. 9.
6. The duration of the District's existence shall be ten (10) years, and unless paid in cash earlier with respect to a particular property, the special assessment shall be paid in ten (10) annual installments at the rate of five percent (5%) interest to be charged on said installments, with the date

of the first assessment installment to be determined and set forth in the City Council’s Resolution confirming the special assessment roll.

7. The City Assessor shall prepare a special assessment roll that includes all lots and parcels of land within the District with the names of the respective record owners of each property, if known, and shall also include the total amount to be assessed against each property. The amount to be assessed against each property shall be based upon the proportionate amount of special benefit to be received by each property from the Project. The amount spread in each case shall be based upon the detailed estimate of costs as approved by the City Council.

8. When the Assessor completes the assessment roll, the Assessor shall file it with the City Clerk for presentation to the City Council, along with the Assessor’s certification that the roll has been prepared by the Assessor pursuant to the April 1, 2024, Resolution of the City Council and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, according to the Assessor’s best judgment, conformed in all respects with the directions contained in the April 1, 2024, Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.

9. The City Manager is directed to obtain firm bids from companies and/or other entities who are interested in performing the work necessary to complete the project.

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 1<sup>st</sup> day of April, 2024, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Laura Pierce  
City Clerk

Superior Court Road Improvement Special Assessment District  
Schedule A-Special Assessment Roll

Property Address	Parcel Number	OwnerName1	Mailing Address	City	State	Zip	LegalDescription	Benefit	Assessment
2611 Superior Ct	02-14-02-201-001	Auburn Bus Park Unit 1 Investment	32 Journey	Aliso Viejo	CA	92656-5329	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 1 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2631 Superior Ct	02-14-02-201-002	Auburn Bus Park Unit 2 Investment	27750 Stansbury, Ste 222	Famington Hills	MI	48334-3803	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 2 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2661 Superior Ct	02-14-02-201-003	Auburn Bus Park Unit 3 Investment	27750 Stansbury, Ste 222	Farmington Hills	MI	48334-3803	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 3 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2800 Superior Ct	02-14-02-201-004	Auburn Bus Park Unit 4 Investment	27750 Stansbury, Ste 222	Farmington Hills	MI	48334-3803	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 4 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2660 Superior Ct	02-14-02-201-005	Auburn Bus Park Unit 5 Investment	27750 Stansbury, Ste 222	Farmington Hills	MI	48334-3803	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 5 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2630 Superior Ct	02-14-02-201-006	Auburn Bus Park Unit 6 Investment	2630 Superior Ct	Auburn Hills	MI	48326	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 6 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86
2600 Superior Ct	02-14-02-201-007	Auburn Bus Park Unit 7 Investment	7680 Innovation Way	Mason	OH	45040-9695	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 7 L 22166 P 244 1-4-01 FR 200-018	1	\$ 67,142.86

Total Parcels Assessed	7	Grand Total							\$ 470,000.00
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Certification of Assessor

I, William Griffin, City Assessor, do hereby certify that the roll has been prepared by the Assessor pursuant to the \_\_\_\_\_, 2024, Resoution of City Council, and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, according to the Assessor's best judgment, conformed in all respects with the directions contained in the \_\_\_\_\_, 2024 Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.

Signed \_\_\_\_\_

Date \_\_\_\_\_

I hereby certify that on \_\_\_\_\_, 2024 the City Council of the City of Auburn Hills did confirm the attached special assessment roll.

Signed \_\_\_\_\_

Date \_\_\_\_\_

## Chapter 58 - SPECIAL ASSESSMENTS

*Footnotes:*

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**Cross reference**— *Administration, ch. 2; streets, sidewalks and other public places, ch. 62.***State Law reference**— *Notices and hearings, MCL 211.741 et seq., MSA 5.3534(1) et seq.; deferment for older persons, MCL 211.761 et seq., MSA 5.3536(1) et seq.; powers re special assessments, MCL 117.4a, 117.4b, 117.4d, 117.5, MSA 5.2074, 5.2075, 5.2077, 5.2084.***Editor's note**— *Ord. No. 641, adopted May 17, 1999, amended ch. 58 in its entirety to read as herein set out. Prior to inclusion of said ordinance, ch. 58 pertained to similar subject matter. See the Code Comparative Table.*

## Sec. 58-1. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates as different meaning:

*Cost* means and includes the expense of survey, spreading of roll, notice, advertising, printing, condemnation, cost and necessary expenses incurred for engineering, financial, legal and administrative services involved in the making and financing of the improvement of the levying and collecting of the special assessments therefor, rights-of-way and all other costs and expenses incident to the making of the improvement, the special assessments therefor and the financing thereof. Where any such service is rendered by city employees, the city may include the fair and reasonable cost of rendering the service.

*Improvement* means any public improvement, any part of the cost of which is to be assessed against one or more lots or parcels of land to be especially benefitted thereby, in proportion to the benefit to be derived therefrom.

*Local roads* shall mean subdivision streets and similar streets of limited continuity used primarily for access to abutting properties. This term shall not include expressways, major thoroughfares or secondary thoroughfares as defined in the Future Land Use Plan of the city, either as existing or proposed.

*Water or sewer improvement* means lateral sewers and distribution, water mains intended primarily to serve properties abutting the improvement and specifically benefiting therefrom.

(Ord. No. 641, 5-17-99)

## Sec. 58-2. - Power.

The city council shall have the power to assess and reassess the cost, or any portion thereof, of any public improvement to a special district as provided in the Charter of the city and the laws of the state in accordance with the procedures established by this chapter, provided, however, that no more than 50 percent of the cost of local road construction or improvement shall be borne by the city at large.

(Ord. No. 641, 5-17-99; Ord. No. 16-876, § 1, 5-9-16)

## Sec. 58-3. - Determination.

The city council shall have power to determine, by resolution, that the whole or any part of the expense of any improvement shall be defrayed by special assessment upon the property especially benefitted in proportion to the benefits derived or to be derived, but such determination shall not be made until the preliminary proceedings provided for in this chapter shall have been completed.

(Ord. No. 641, 5-17-99)

Sec. 58-4. - Petition for improvement.

The city council, in order to ascertain whether or not a reasonable number of property owners to be assessed desire any particular improvement to be made may request and receive a petition therefor, or may receive a petition voluntarily presented; but in either event, such petition shall be advisory only and shall not be jurisdictional.

(Ord. No. 641, 5-17-99)

Sec. 58-5. - Report of city manager.

Before determining to make any improvement, any part of the cost of which is to be defrayed by special assessment, the city council shall require the city manager to obtain, prepare or cause to be prepared plans and specifications therefor and an estimate of the cost thereof, and to file the same with the city clerk, together with his recommendation as to what proportion of the cost should be paid by special assessment and what part, if any, should be a general obligation of the city, the number of installments in which assessments may be paid and the lands which should be included in the special assessment district.

(Ord. No. 641, 5-17-99)

Sec. 58-6. - Public hearing.

- (a) After the filing of the project plans and specifications and the city manager's recommendation, a public hearing shall be held before the city council at a time and place to be fixed by resolution, which public hearing shall be held not less than ten days after notice of the time and place of the public hearing has been published in a newspaper of general circulation by the city clerk (publication to be twice, the first publication to be at least ten days before the hearing). In addition, notice of the public hearing shall be given by the city clerk to each owner of or party in interest in property to be assessed whose name appears upon the last local tax assessment record by mailing such notice by first-class mail addressed to such owner or party at the address shown on the tax records at least ten days before the date of the hearing. The last "local tax assessment record" shall mean the last assessment roll for ad valorem tax purposes which has been reviewed by the local board of review which is supplemented by any subsequent changes and the names or addresses of such owners or parties listed thereon.
- (b) Both the notice of hearing to be published and the notice of hearing to be mailed by first-class mail shall include the following:
  - (1) The date, time and place of the public hearing.
  - (2) A statement that the report plan estimate and city manager's recommendation is on file with the city clerk for public examination.
  - (3) A statement that appearance and protest at the hearing is required in order to appeal the amount of special assessment to the state tax tribunal.
- (c) At the time and place specified in the notice of hearing, the city council shall meet and hear any person to be affected by the proposed public improvement. The owner or party in interest or his agent may appear in person at the hearing to protest the special assessment, or he shall be permitted to file his protest by letter and his personal appearance shall not be required. The hearing may be adjourned from time-to-time by order of the city council.

- (d) The city council shall maintain a record of parties who appear to protest at the hearing. If the hearing is terminated, the party is heard, he shall be considered to have protested.

(Ord. No. 641, 5-17-99)

Sec. 58-7. - Council determination of necessity.

After completion of the hearing, the city council may, by resolution, determine to make the improvement and to defray the whole or any part of the cost of the improvement by special assessment upon the property especially benefitted, in proportion to the benefits thereto. By resolution, the commission shall approve the plans and specifications for the improvement and determine the estimated cost thereof; determine what proportion of the estimated cost shall be paid by special assessment upon the property especially benefitted, and what part, if any, shall be the obligation of the city at large; determine the number of installments, if any, not to exceed 20 annual installments, in which the special assessment shall be paid and the date of payment for the first installment; determine the rate of interest to be charged on the installments, which interest shall be as adopted by resolution of the city council; and subject to any applicable charter provisions, with said rate of interest not to exceed the rate authorized by law; designate the district or the land and premises upon which special assessments shall be levied; direct the city assessor to prepare a special assessment roll in accordance with the city council's determination; and designate the name by which the assessment roll shall be known and referred to. By such resolution, the city council may also direct the city manager to obtain firm bids when such work is to be performed under contract.

(Ord. No. 641, 5-17-99)

Sec. 58-8. - Preparation of roll.

The city assessor shall thereupon prepare a special assessment roll, including all lots and parcels of land within the special assessment district designated by the city council, and shall assess to each lot or parcel of land such relative portion of the whole sum to be levied against all the lands in the special assessment district as the benefit to such lot or parcel of land bears to the total benefits to all lands in such district. There shall also be entered upon such roll the amount, if any, which has been assessed to the city at large.

(Ord. No. 641, 5-17-99)

Sec. 58-9. - Assessor's certificate.

When the city assessor shall have completed such assessment roll, he shall attach thereto, or endorse thereon, his certificate to the effect that the roll has been made by him pursuant to a resolution of the city council (giving date of adoption of same), and that in making the assessments therein, he has, as near as may be, according to his best judgment, conformed in all respects to the directions contained in such resolution and the city Charter and the provisions in this chapter. Thereupon, he shall file the special assessment roll with the city clerk who shall present the same to the city council.

(Ord. No. 641, 5-17-99)

Sec. 58-10. - Notice of hearing.

- (a) Upon receipt of such special assessment roll, the city council shall order it filed in the office of the city clerk for public examination, shall fix by resolution the time and place when the city council will hold a public hearing to review such roll, which public hearing shall be held not less than ten days after notice of the time and place thereof has been published in a newspaper of general circulation by the city clerk (publication to be twice, the first publication to be at least ten days before the hearing). In addition, notice of the public hearing shall be

given by the city clerk to each owner of or property in interest in the property to be assessed whose name appears upon the last local tax assessment records, by mailing such notice by first-class mail addressed to such owner or party at the address shown on the tax records at least ten days before the date of such hearing. The last local tax assessment records shall mean the last assessment roll for ad valorem tax purposes which has been reviewed by the local board of review, as supplemented by any subsequent changes in the names or the addresses of such owners or parties listed thereon.

- (b) Both the notice of hearing to be published and the notice of hearing to be mailed by first-class mail shall include the following:
  - (1) The date, time and place of the public hearing.
  - (2) A statement that appearance and protest at the hearing is required in order to appeal the amount of special assessment to the state tax tribunal, and that if the special assessment is protested properly, the owner or any party having an interest in the real property may file a written appeal of the special assessment with the state tax tribunal or other court of competent jurisdiction within 30 days after confirmation of the assessment roll.
  - (3) A statement that the special assessment roll is on file for public inspection with the city clerk, and that any person deeming himself aggrieved by the special assessment roll may file his objections hereto in writing with the city clerk at or prior to the time of the hearing, in which case appearance in person is not required.
- (c) Any failure to give notice as required in this chapter shall not invalidate an entire assessment roll, but only the assessment on property affected by the lack of notice. In no case shall any special assessment be deemed invalid as to any property if the owner of or party in interest therefor has actually receive notice, has waived notice or has paid any part of the assessment. If any assessment is declared void by court decree or judgment, a reassessment against the property may be made.

(Ord. No. 641, 5-17-99)

#### Sec. 58-11. - Objections to roll.

Any person deeming himself aggrieved by the special assessment roll may file his objections and protest thereto in writing with the city clerk at or prior to the time of hearing, which written objections shall specify in what respect he deems himself aggrieved, and if said objections are timely and properly filed, the objecting person's appearance in person is not required at the hearing.

(Ord. No. 641, 5-17-99)

#### Sec. 58-12. - Hearing; review; confirmation; statement.

The city council shall meet and review the special assessment roll at the time and place appointed, or at an adjourned date therefor, and shall consider any written objections thereto. The city council may correct the roll as to any assessment or description of any lot or parcel of land, or other error appearing therein. Any changes made in such roll shall be noted in the city council minutes. After such hearing and review, the city council may confirm such special assessment roll or may refer it back to the city assessor for revision or may annul it and any proceedings in connection therewith.

(Ord. No. 641, 5-17-99)

#### Sec. 58-13. - Final in confirmation.

Such roll shall, upon confirmation, be final and conclusive.

(Ord. No. 641, 5-17-99)

Sec. 58-14. - Deferred payment.

The city council, at a date no later than confirmation of the roll, may provide for the deferred payment of special assessments from persons who, in the opinion of the treasurer and assessor, by reason of poverty are unable to contribute towards the cost there. In all such cases, as a condition to the granting of such deferred payments, the city shall require mortgage security on the real property of the beneficiary, payable upon his death.

(Ord. No. 641, 5-17-99)

Sec. 58-15. - Installments; lien.

All special assessments contained in any special assessment roll, including any part thereof deferred as to payment, shall, from the date of confirmation of such roll, constitute a lien upon the respective lots or parcels of land assessed and until paid shall be a charge against the respective owners of the several lots and parcels of land and a debt to the city from the persons to whom they are assessed. Such lien shall be of the same character and effect as the lien created by the city Charter for city taxes and shall include accrued interest and penalties. No judgment of decree, nor any act of the city council vacating a special assessment, shall destroy or impair the lien of the city upon the premises assessed for such amount of the assessment as may be equitably charged against the same, or as by a regular mode of proceeding might be lawfully assessed thereon. All special assessments shall become due upon confirmation of the special assessment roll or in annual installments in number as the council may determine at the time of confirmation, and if in annual installments, the council shall determine the first installment to be due upon confirmation or on the following July 1, with subsequent installments being due on July 1 of succeeding years, or the city council may, at its sole discretion, establish by resolution any other installment payment due dates that it deems appropriate.

(Ord. No. 641, 5-17-99)

Sec. 58-16. - Collection of assessments.

The assessment roll shall be transmitted by the clerk to the treasurer for collection immediately after its confirmation, and the city clerk shall attach to the roll a certification reading, substantially as follows:

I hereby certify that on \_\_\_\_\_ the City Council of the City of Auburn Hills did confirm the attached special assessment roll.

/s/ \_\_\_\_\_  
City Clerk

The treasurer shall mail statements of the several assessments to the respective owners or parties in interest as indicated on the last local tax assessment records of the several lots and parcels of land assessed, stating the amount of the assessment and the manner in which it may be paid; provided, however, that failure to mail any such statement shall not invalidate the assessment or entitle the owner to an extension of time within which to pay the assessment. The notice of special assessment that is mailed pursuant to this section shall contain a



statement that the owner or any person having an interest in the real property may file a written appeal of the special assessment with the state tax tribunal within 30 days after confirmation of the special assessment roll if that special assessment was protested at the hearing held for the purpose of confirming the roll.

(Ord. No. 641, 5-17-99)

Sec. 58-17. - Early payment.

The council may determine that the whole or any part of any such assessment may be paid during a determined period after the date of confirmation of the special assessment roll without interest or penalty.

(Ord. No. 641, 5-17-99)

Sec. 58-18. - Spreading installments.

Except as otherwise provided by resolution of the city council, the first installment shall be spread upon the next city tax roll in a column headed "Special Assessments," together with interest upon all unpaid installments from the date of the confirmation of the roll to the first day of July of the year in which such tax roll is made or such other date as established by resolution of the city council; provided that any fraction of a month shall be considered as a full month. Thereafter, one installment shall be spread upon each annual tax roll, together with one year's interest upon all unpaid installments; provided that when any annual installment shall have been prepaid as hereinafter provided, then there shall be spread upon the tax roll for such year only the interest upon all unpaid installments.

(Ord. No. 641, 5-17-99)

Sec. 58-19. - Collection of installments.

After each installment has been placed on the tax rolls, the same shall be collected by the treasurer, with the same rights and remedies and the same penalties, interest and other fees as provided in the Charter and by other applicable law for the collection of taxes.

(Ord. No. 641, 5-17-99)

Sec. 58-20. - Advance payment of installments.

After the expiration of the period provided for in section 58-17, any installment which has not been spread upon the tax rolls may be discharged by paying the face amount thereof, plus the interest thereon to date of payment. Any person desiring to pay such installment in advance shall first secure the proper statement from the assessor to permit the treasurer to compute the amount to be paid. The treasurer shall report to the assessor all advance payments on installments so that the assessor shall have such information before spreading installments on the next city tax roll.

(Ord. No. 641, 5-17-99)

Sec. 58-21. - Determination of actual cost of improvement.

Upon completion of the improvement and the payment of the cost thereof, the city manager shall certify to the council the total cost of said improvement, together with the amount of the original roll for said improvement.

(Ord. No. 641, 5-17-99)

**Sec. 58-22. - Deficiency assessments.**

Should the assessments in any special assessment roll, including the amount assessed to the city at large, prove insufficient for any reason to pay the cost of the improvement for which it was levied and the expenses incidental thereto, or to pay the principal and interest of bonds or other obligations issued therefor, then the council may make additional assessments against the city and the several lots and parcels of land in the same ratio as the original assessments to supply the deficiency, but the total amount assessed against any lot or parcel of land shall not exceed the value of the benefits received from the improvement or obligation.

(Ord. No. 641, 5-17-99)

**Sec. 58-23. - Excessive assessments.**

The excess by which any special assessment proves larger than the actual cost of the improvement or obligation and expenses incidental thereto may be placed in the general fund of the city if such excess is five percent or less of the assessment, but should the assessment prove larger than necessary by more than five percent, the entire excess shall be refunded on a pro rata basis to the then owners of the property assessed. No excess of less than \$5.00 shall be refunded, in any event. Such refund shall be made by credit against future unpaid installments in the inverse order in which they are payable, to the extent such installments then exist, and the balance of such refund shall be in cash. No refunds may be made which contravene the provisions of any outstanding evidence of indebtedness secured in whole or part by such special assessment.

(Ord. No. 641, 5-17-99)

**Sec. 58-24. - Reassessments.**

Whenever any special assessment shall, in the opinion of the city council, be invalid by reason of irregularity or informality in the proceedings, or if any court of competent jurisdiction shall adjudge such assessment to be illegal, the council shall, whether the improvement has been made or not, or whether any part of the assessment has been paid or not, have power to cause a new assessment to be made for the same purpose for which the former assessment was made. All proceedings on such reassessment and for the collection thereof shall be conducted in the same manner as provided for the original assessment, except respecting the correction of the procedures for the purpose of making the proceedings legal; and whenever the assessment, or any part thereof, levied upon any premises has been so set aside, if the same has been paid and not refunded, the payment so made shall be applied upon the reassessment, and the reassessment shall to that extent be deemed satisfied.

(Ord. No. 641, 5-17-99)

**Sec. 58-25. - Collection by suit.**

In addition to any other remedies that the city may have from any source whatsoever, and without impairing the lien therefor, any delinquent special assessment, together with interest and penalties and other applicable fees, may be collected in all action in assumpsit in the name of the city against the person assessed, in any court having jurisdiction. If any such action it shall appear that by reason of any irregularities or informalities the assessment has not been properly made against the defendant or upon the premises sought to be charged, the court may, nevertheless, on satisfactory proof that expense has been incurred by the city which is proper charge against the defendant or the premises in question, render judgment for the amount properly chargeable against such defendant or upon such premises.

(Ord. No. 641, 5-17-99)

Sec. 58-26. - Waiver of assessment.

Whenever the city council shall determine that a special assessment levied upon a single lot or parcel of land is illegal or results in no benefit to the owner or was levied in error, or if such assessment violates the policy of the city council not to assess twice the same property for the same type of improvement, then the city council shall have the power and authority to waive collection of a part of all such assessment, and the city treasurer, upon receiving notice from the city council of such waiver, shall thereafter make collection on such assessment only in accordance with the notice.

(Ord. No. 641, 5-17-99)

Sec. 58-27. - Accounts.

Except as otherwise provided for in the city Charter and/or other applicable law, monies raised by special assessment for any improvement shall be credited to a special account and shall be used to pay for the cost of the improvement for which the assessment was levied and expenses incidental thereto and to repay any money borrowed therefor.

(Ord. No. 641, 5-17-99)

Sec. 58-28. - Written contract.

If all persons or property owners to be affected by any proposed improvement agree that such proposed improvement be made and that a special assessment be levied in connection therewith, the city may, in lieu of the procedure provided for in this chapter, enter into a written contract with all the persons or property owners affected thereby, which contract, if properly approved and executed, shall operate as a complete special assessment procedure and the assessment shall be made in accordance with the contract.

(Ord. No. 641, 5-17-99)

Sec. 58-29. - Single lot.

- (a) *Report by city manager.* When any expense shall have been incurred by the city upon or in respect to any single lot or parcel of land, which expense is chargeable against such lot or parcel of land, and the owner thereof, by any city Charter provision or ordinance or the laws of the state, and is not of that class required to be prorated among several lots or parcels of land in a special assessment district, the amount of labor and material, or any other expense or service for which such expenses was incurred, with a description of the lot or parcel of land upon or in respect to which the expense was incurred, and the name of the owner, if known, shall be reported by the city manager to the city council.
- (b) *Determination of council.* After reviewing the report of the city manager, the city council may, if it so desires, determine by resolution what amount or part of each such expense shall be charged and the person, if known, against whom and the premises upon which the same shall be levied as a special assessment. By resolution, the city council shall determine the number of installments in which the assessment may be paid, determine the rate of interest to be charged on installments, designate the land and premises upon which the special assessment shall be levied, direct the city assessor to prepare a special assessment roll in accordance with the city council's determination and designate the name by which the assessment roll shall be known and referred to, and, as often as the city council shall deem expedient, require notice of the several amounts so reported and determined to be given by the city clerk, to each owner of or party in interest in the property to be

assessed whose name appears upon the last local tax assessment records, by mailing by first-class mail addressed to such owner or party at the address shown on the tax records. The "last local tax assessment records" shall mean the same as specified in sections 58-6 and 58-10.

- (c) *Preparation of roll.* The city assessor shall thereupon prepare a special assessment roll, including all lots and parcels of land within the special assessment district designated by the city council, and shall assess to each such lot or parcel of land such sums as may have been directed by the city council.
- (d) *Certificate of assessor.* When the city assessor shall have completed such assessment roll, he shall attach thereto and endorse thereon his certificate to the effect that the roll has been made by him pursuant to a resolution of the city council (giving the date of adoption of same), and that in making the assessments therein, he has, as near as may be, according to his best judgment, confirmed in all respects to the directions contained in such resolution, the city charter and the provisions of this chapter. Thereupon, he shall file the special assessment roll with the city clerk, who shall present the same to the city council.
- (e) *Resolution; notice of hearing.* Upon receipt of such special assessment roll, the city council shall order it filed in the office of the city clerk for public examination, and shall, by resolution, fix the time and place when the city council shall meet and review such roll, which meeting shall not be less than ten days after notice of the time and place thereof has been published in a newspaper of general circulation by the city clerk (publication to be twice, the first publication to be at least ten days before the hearing). In addition, notice of the public hearing shall be given by the city clerk to the owner of or party in interest in the property to be assessed whose name appears on the last local tax assessment records by mailing such notice by first-class mail addressed to each owner or property at the address shown on the tax records at least ten days before the date of the hearing. The "last local tax assessment records" shall mean the same as specified in sections 58-6 and 58-10. In addition, both the notice of hearing to be published and the notice of hearing to be mailed by first-class mail shall contain those items required in section 58-10(b).
- (f) *Objections to roll.* Any person deeming himself aggrieved by the special assessment roll may file his objections and protest thereto in writing with the city clerk at or prior to the time of hearing, which written objections shall specify in what respect he deems himself aggrieved, and if said objections are timely and properly filed, the objecting person's appearance in person is not required at the hearing.
- (g) *Review of roll.* The city council shall meet and review the special assessment roll at the time and place appointed or at an adjourned date therefor and shall consider any written objections thereto.
- (h) *Changes in roll.* The city council may correct such roll as to any assessment or description of any lot or parcel of land or other errors appearing therein. Any changes made in such roll shall be noted in the city council minutes.
- (i) *Confirmation of roll.* After such hearing, the city council shall confirm such special assessment roll, with such corrections as may have been made, and the city clerk shall endorse the date of confirmation thereon, and upon confirmation, such roll shall be final and conclusive.

(Ord. No. 641, 5-17-99)

Secs. 58-30—58-40. - Reserved.



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 1, 2024

AGENDA ITEM NO 9C

ASSESSING DEPARTMENT

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Ben Griffin, Commercial/Industrial Appraiser  
**Submitted:** March 26, 2024  
**Subject:** Public Hearing and Request to Establish a Speculative Building Designation for Mancini Holdings LLC.

## INTRODUCTION AND HISTORY

A request to establish a Speculative Building Designation has been submitted on February 29, 2024, by Mancini Holdings LLC for the property identified as 1600 Atlantic Boulevard. The property is also identified as parcel number 02-14-03-327-009, consisting of a total of 4.63 acres. This parcel is located inside of the Metro North Industrial Development District that was established July 26<sup>th</sup>, 1993.

The legal description for the parcel is:

T3N, R10E, SEC 3 & 4 METRO NORTH TECHNOLOGY PARK LOT 18 5-27-15 FR 007 & 008



### **Speculative Building Designation**

Generally, an application for tax abatement must be filed within six months of the date construction work commences for a development. PA 198 provides for an exception to this rule in the case of a *speculative building*. A speculative building is defined in PA 198 MCL 207.553(3) as

...a new building that meets all the following criteria and the machinery, equipment, furniture, and fixtures located in the new building:

- (a) The building is owned by, or approved as a speculative building by resolution of a local governmental unit in which the building is located or the building is owned by a development organization and located in the district of the development organization.
- (b) The building is constructed for the purpose of providing a manufacturing facility before the identification of a specific user of that building.
- (c) The building does not qualify as a replacement facility. MCLA 207.553(8).

As a speculative building, the Act provides for a qualified user to take occupancy of the building and obtain both real and personal property abatement. The speculative building designation is only allowed for new buildings constructed for or adapted to use as a manufacturing facility. Facilities designated as speculative buildings are exempt under the Act for the application to be filed within six months of the date the physical work commences.

Designation of a building as a speculative building does not constitute approval of an IFEC. Application for an IFEC must be submitted and approved by the City Council for any future tenants of the speculative building.

Establishing the parcel with a Speculative Building Designation will serve to enable the owner's tenants the ability to apply for respective industrial facility exemption certificates.

### **PENDING APPEALS**

To the best of staff's knowledge:

- There are no outstanding and/or pending appeal(s) involving the property that is the subject of this application/request.
- There is no outstanding and/or pending appeal(s) involving the applicant filing for this tax incentive/request within the City of Auburn Hills.

### **ABATEMENT ELIGIBILITY**

Establishment of a Speculative Building Designation is a prerequisite to consideration of improvements made more than six months prior to filing an application for an Industrial Facility Exemption Certificate for any new real and personal property improvements.

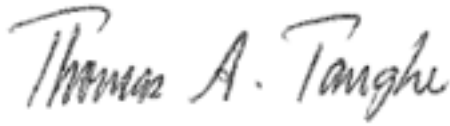
### **STAFF RECOMMENDATION**

Based on reviewing the property records and the applicant's request, staff recommends approval of Mancini Holdings LLC's request to establish a Speculative Development Designation for the property located at 1600 Atlantic Boulevard on parcel 02-14-03-327-009, consisting of a total of 4.63 acres.

**MOTION**

Move to approve the request to establish a Speculative Building Designation for Mancini Holdings LLC by adopting the attached resolution.

I CONCUR:

A handwritten signature in dark ink, reading "Thomas A. Tanghe". The signature is written in a cursive, flowing style. The first name "Thomas" is written with a large, prominent 'T'. The middle initial "A." is smaller and follows the first name. The last name "Tanghe" is written with a large, prominent 'T' and a long, sweeping tail that extends to the right.

---

THOMAS A. TANGHE, CITY MANAGER

# MANCINI HOLDINGS, LLC

7472 Nineteen Mile Rd  
Sterling Heights, Michigan 48314  
(586) 685-1000 • Fax (586) 685-1001

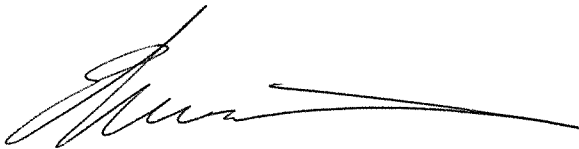
February 29, 2024

Honorable Brian Marzolf, Mayor  
Members of the City Council  
City of Auburn Hills  
1827 Squirrel Road  
Auburn Hills, Michigan 48326

January of 2022, I purchased a 4.63-acre parcel of land located south of Atlantic Blvd west of Giddings – Parcel – 14-03-327-009. The property has since been transferred to an LLC named Mancini Holdings. The city recently assigned the property the address of 1600 Atlantic Blvd.

The Mancini families has been developing industrial space for 50+ years. The proposed construction is a 53,758 Class A Industrial Speculative Building which would be built by Mancini Holdings LLC. I respectfully request that the City Council consider designating the property as a speculative building for the purposes of the Industrial Development District.

Sincerely

A handwritten signature in black ink, appearing to read 'Edward Mancini', with a long horizontal flourish extending to the right.

Edward Mancini



**CITY OF AUBURN HILLS  
RESOLUTION  
APPROVING  
SPECULATIVE BUILDING DESIGNATION  
FOR  
PACIFIC HOLDINGS LLC**

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 Mi, 48326 on the 1st day of April 2024

The following resolution was offered by Councilperson \_\_\_\_\_ and supported by Councilperson \_\_\_\_\_.

Whereas, Mancini Holdings LLC has requested a Speculative Building designation located at 1600 Atlantic Boulevard under the provisions of Public Act 198 of 1974, as amended; and

Whereas, the building is being constructed as a manufacturing facility before the identification of a specific user of the building; and

Whereas, the building has not been occupied; and

Whereas the designation of the building as a Speculative Building would allow future tenants to apply for Industrial Facility Exemption Certificate for real property to be located at 1600 Atlantic Boulevard; and

Whereas, the availability of tax abatement may serve as an inducement for attracting tenants to occupy the building and increase the tax revenues to the City of Auburn Hills,

NOW, THEREFORE, BE IT RESOLVED that the request for Speculative Building Designation for 1600 Atlantic Boulevard is hereby approved with the following conditions,

That the Speculative Building Designation does not constitute approval of an Industrial Facility Exemption Certificate, but serves to give notice that City Council will consider future applications.

AYES:  
NAYS:  
ABSENT:  
ABSTENTIONS:

RESOLUTION ADOPTED

STATE OF MICHIGAN)

) SS

COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and appointed 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 City Council held on the 1st day of April 2024, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this 1st day of April 2024

\_\_\_\_\_  
Laura Pierce, City Clerk



March 18, 2024

Ms. Laura Pierce, Clerk  
City of Auburn Hills  
1827 N. Squirrel  
Auburn Hills, MI 48326

TH, MAR 21 '24 PM 1:30

**RE: Programming Advisory**

Dear Ms. Pierce:

As part of our ongoing commitment to keep you and our customers informed about changes to Xfinity TV services, we wanted to notify you that the Enlace channel will no longer be available as part of our lineup. As a function of this change, we have implemented a channel slate (advising of unavailability) on the channel and activated [www.xfinity.com/programmingchanges](http://www.xfinity.com/programmingchanges) to help keep our customers informed during this period.

Please feel free to contact me at 248-924-4917, if you have any questions.

Sincerely,

Eric Woody  
Manager of External Affairs  
Comcast, Heartland Region  
41112 Concept Drive  
Plymouth, MI 48170

## New Chick-fil-A destined for Oakland County

Groundbreaking expected in May



Proposed Chick-fil-A in Auburn Hills. Courtesy, City of Auburn Hills

By **PEG MCNICHOL** | [pmcnichol@medianewsgroup.com](mailto:pmcnichol@medianewsgroup.com)

PUBLISHED: March 21, 2024 at 5:05 a.m. | UPDATED: March 21, 2024 at 8:38 a.m.

A Chick-fil-A restaurant plan has been approved in Auburn Hills.

Groundbreaking for the popular chicken restaurant, at 2111 North Squirrel Road is expected in May, according to City Manager Tom Tanghe.

The restaurant will be where the now-demolished former Macaroni Grill Restaurant was for 20 years, between University Drive and Walton Boulevard.

Tanghe said Auburn Hills has not encountered the same kind of public reaction that happened in Rochester Hills with a plan for a Rochester Road Chick-fil-A.

He praised the work of the city's engineering department and Community Development Director Steve Cohen for working with the Chick-fil-A development team.

Two restaurants were part of the developer's original plan for the 2.2-acre site, but Tanghe said the city is concerned about traffic flow and how the restaurant would look.

"We eventually saw improvements and we have a much nicer Chick-fil-A, architecturally speaking," he said.

The plan also includes a creative way to handle what Tanghe said will be significant traffic in the first few months after the restaurant opens.

The drive-through will be able to handle 45 cars at a time and will have two service windows, he said, which should prevent an overflow onto North Squirrel Road. The parking lot will hold 96 vehicles, including four barrier-free parking spaces.

Between the high volume of traffic in the area for businesses, Oakland University's campus and nearby apartment complexes, Tanghe said. "We'll no doubt have some start-up issues that we'll face, but we think the traffic will normalize."

The traffic will also help the restaurant succeed, he said.

Chick-fil-A did not respond to The Oakland Press' request for comment. The company's online map shows close to two dozen restaurant locations scattered around Michigan, including Twelve Oaks Mall, Northville, Troy, Southfield, Livonia, and Shelby Township. A Chick-fil-A at Oakland University closed in 2020.

## Oakland University signs articulation agreement with Macomb Community College



Signing the articulation agreement between Oakland University and Macomb Community College are Leslie A. Kellogg, provost and vice president of the learning unit at MCC and Britt Rios-Ellis, executive vice president for academic affairs and provost at OU. The agreement will make it easier for MCC students who have completed their Associate's Degree in general studies to transfer to OU and pursue a bachelor's degree from the School of Education and Human Services. Photo courtesy of OU

By **GINA JOSEPH** | [gjoseph@medianewsgroup.com](mailto:gjoseph@medianewsgroup.com) | Macomb Daily  
PUBLISHED: March 21, 2024 at 6:32 a.m. | UPDATED: March 21, 2024 at 6:33 a.m.

Oakland University (OU) and Macomb Community College (MCC) are working together to address Michigan's teacher shortage.

This past week faculty members gathered to sign a new transfer articulation agreement that will make it easier for students to transfer to OU in order to earn a Bachelor of Science degree in elementary education.

"The event was evidence of a strong, collaborative relationship with Macomb Community College," Darlene Groomes, associate dean in the school of education and human services at OU said, in a statement following the event. "Oakland University's School of Education and Human Services is pleased to continue supporting students on their pathway to becoming a teacher."

Groomes said teachers are necessary for promoting our future society.

And right now there's not enough of them.

According to the Michigan Education Association, it is estimated that up to 10,000 teachers are leaving their jobs in Michigan each year and only 5,000 are entering the field in their place.

As a result, generating an interest in teaching has become a focus for school districts, educator preparation programs, state legislators, and the Department of Education.

The agreement between OU and MCC ensures the efficient and seamless transfer of MCC students, who have completed an associate of general studies degree, to OU. It provides course equivalencies for all students at MCC who intend to pursue a degree from the School of Education and Human Services at Oakland and establishes academic and administrative coordination between the two institutions.

"This agreement helps students see — right from the start — the wraparound services our education faculty and staff offer," said Danielle Ligocki, associate professor and chair of the Department of Teaching and Learning at OU. "We take great care in getting to know our students as humans and working to support them in order to meet their needs."



Shown signing the articulation agreement are Marie Pritchett, left, dean of arts and sciences at MCC, Leslie A. Kellogg, provost and vice president of the learning unit at MCC, Britt Rios-Ellis, executive vice president for academic affairs and provost at OU, and Darlene Groomes, associate dean in the School of Education and Human Services at OU. Photo courtesy of OU

The agreement is effective through April 30, 2026, and for possible continuation after a review in three years.

Britt Rios-Ellis said this is a great opportunity for students wanting to finish their baccalaureate in elementary education.

"I still remember my first and second grade teachers; they were such an important part of my life," said the executive vice-president of academic affairs and provost at OU. "I lived right across the street from the school and I absolutely loved going to school every day. I want our upcoming teachers to know that the amount of work they're doing every day is having such an impact on the leaders of future generations."

Groomes concurred.

"All students who will transfer smoothly from Macomb Community College into the OU's Elementary Education program have bright futures," she said. "We are proud of this relationship."

The articulation agreement is one of many partnerships between OU and MCC. In addition to the Transfer Admission Guarantee, OU also offers scholarships for community college transfer students.

*For more information visit [oakland.edu/](http://oakland.edu/) or [macomb.edu/](http://macomb.edu/).*