AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

JUNE 2024

DAY	TITLE	TIME	LOCATION
3	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
5	Planning Commission	7:00 PM	Council Chamber 1827 N. Squirrel Road
10	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
11	Tax Increment Finance Authority	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
12	Pension Board/Retiree HealthCare Board	3:00 PM	Administrative Conference Room 1827 N. Squirrel Road
12	Election Commission	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
~~13~~	~~Zoning Board of Appeals~~	~~7:00 PM~~	**CANCELED**
17	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
~~18~~	~~Brownfield Redevelopment Authority~~	~~6:00 PM~~	**CANCELED**

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

248-370-9402 | WWW.AUBURNHILLS.ORG

JULY 2024

DAY	TITLE	TIME	LOCATION
1	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
~~8~~	~~Downtown Development Authority~~	~~5:30 PM~~	**CANCELED**
8	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
9	Tax Increment Finance Authority	4:00 PM	Council Conference Room 1827 N. Squirrel Road
10	Election Commission / Public Accuracy Test	5:30 PM	Council Chamber 1827 N. Squirrel Road
11	Zoning Board of Appeals	7:00 PM	Council Conference Room 1827 N. Squirrel Road
15	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
16	Board of Review	11:00 AM	Administrative Conference Room 1827 N. Squirrel Road
16	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
~~17~~	~~Planning Commission~~	~~7:00 PM~~	**CANCELED**

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, JUNE 17, 2024
Regular City Council Meeting ♦ 7:00 PM

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

248-370-9402 ♦ www.auburnhills.org

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF COUNCIL

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, June 3, 2024.

5. APPOINTMENTS AND PRESENTATIONS

5a. Motion - To confirm the reappointment of Greg Ouellette to the Planning Commission

5b. Motion - To confirm the reappointment of Raymond Saelens to the Planning Commission

5c. Presentation by Michael Rolka of Yeo and Yeo.

Motion – To receive and accept the 2023 Financial Statements with Supplemental information and the Governance letter.

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. Planning Commission, June 5, 2024

7b. Motion – To award contract for Woodlands Consultant Services / Site Specific, Inc.

7c. Motion – To receive and file the 2023 Retirement System Annual Report.

7d. Motion – To receive and file the encumbrance 2024 budget amendment increasing the 2024 budget for encumbered goods or services not yet received as of 12/31/2023.

7e. Motion – To approve the MDOT Contract and Resolution for Lapeer Road Improvements.

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Motion – To approve Special Land Use Permit, Site Plan, and Tree Removal Permit / The Learning Experience

9b. Motion – To approve the Third Amendment to the November 2, 1994 Host Community Agreement and Development Plan / Oakland Heights Development Landfill.

9c. Motion – To approve text amendment to Zoning Ordinance / Article IX-A. D, Downtown Districts; Section 1805. Off-Street Parking Space Layout, Standards, Construction, and Maintenance; and Section 1830. Planned Unit Development Option

9d. Public Hearing/Motion to consider non-renewal of the hotel license for Hyatt Place, 1545 N. Opdyke Rd.

9e. Public Hearing/Motion to consider non-renewal of the hotel license for Sonesta ES Suites, 2050 Featherstone Rd.

9f. Public Hearing/Motion to consider non-renewal of the hotel license for Embassy Suites, 2300 Featherstone Rd.

9g. Motion – To approve GFL Environmental USA, Inc.'s Sale of Assets to Priority Waste LLC.

9h. Motion – To approve bid award for South Blvd Water Main

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.

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

REGULAR CITY COUNCIL MEETING

DRAFT MINUTES

JUNE 3, 2024

CALL TO ORDER & PLEDGE OF ALLEGIANCE: Mayor Marzolf at 7:00 PM.

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

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

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Roberts, City Clerk Pierce, Chief of Police Gagnon, Fire Chief Massingill, Fire Admin Officer Milks, DPW Director Baldante, Manager of Fleet & Roads Hefner, Mgr. of Municipal Properties Wisser, Economic Development Manager Carroll, Assistant to the Manager Hagge, Engineer Driesenga

4 Guests

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, May 20, 2024.

Moved by Knight, Seconded by Ferguson.

RESOLVED: To approve the City Council Regular Meeting Minutes of May 20, 2024.

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

No: None

Resolution No. 24.06.85 **Motion Carried (7 - 0)**

5. APPOINTMENTS AND PRESENTATIONS

6. PUBLIC COMMENT

There was no public comment.

7. CONSENT AGENDA

7a. Board and Commission Minutes

7a1. Downtown Development Authority, May 15, 2024

7a2. Brownfield Redevelopment Authority, May 21, 2024

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

7b. Motion – To approve the installation of Public Art on City Property in Downtown Auburn Hills.

RESOLVED: To authorize the installation of a sculpture in the N. Squirrel Road median, between Auburn Road and Parkways Boulevard.

7c. Motion- To adopt the Oakland County Hazard Mitigation Plan.

RESOLVED: To adopt the Oakland County Hazard Mitigation Plan as presented. (Attachment A)

7d. Motion – To purchase the Blue Card Hazard Zone Management Command Training Center.

RESOLVED: To approve the purchase of a Blue Card Hazard Zone Management Command Training Center from B-Shifter for an amount not to exceed $18,300 from line item 101-339-978.000.

7e. Motion – To award a contract to Redstone Architects for bidding services and construction phase services.

RESOLVED: To award a contract to Redstone Architects in the not-to-exceed amount of $93,150 for bidding assistance and construction phase services for the modernization of Fire Stations 1 and 3 from General Fund Fire Admin Department Line Items 101-336-975.000 for project codes FIREST1-3843 and FIREST3-3523.

7f. Motion – To approve the cost participation agreement with the County of Oakland Board of Commissioners associated with Superior Court improvements, granting $77,061 to the City of Auburn Hills.

RESOLVED: To approve the cost participation agreement with the County of Oakland Board of Commissioners associated with Superior Court improvements, granting $77,061 to the City of Auburn Hills.

Moved by Verbeke, Seconded by Ferguson.

RESOLVED: To approve the Consent Agenda.

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

No: None

Resolution No. 24.06.86 **Motion Carried (7 - 0)**

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Motion – To approve the legal agreement and accept property deeds between Oakland Christian School and the City of Auburn Hills.

Mr. Baldante presented the road design on Shimmons Road to improve safety and traffic flow in the area. The city will be deeded property from Oakland Christian Schools to help with sight lines and safety by creating a softer curve. The city will vacate the existing statutory right-of-way upon the new curve alignment.

Moved by Fletcher, Seconded by Ferguson.

RESOLVED: To approve the Agreement between the City and Oakland Christian School and accept the property deeds highlighted in Exhibit B.

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

No: None

Resolution No. 24.06.87 **Motion Carried (7 - 0)**

9b. Presentation to Council Member Knight by Representative Donni Steele

State Representative Donni Steele made a special tribute honoring Mr. Henry Knight for his outstanding service to the entire community of Auburn Hills as a member of City Council and that he continues his service as the eldest elected public official in Michigan.

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Knight thanked Ms. Steele for the tribute. He shared that his greatest accomplishment while serving the City of Auburn Hills is creating the first Master Plan which established the City's predominate residential and non-residential areas.

Dr. Fletcher, Mr. McDaniel and Ms. Verbeke thanked Mr. Knight for his years of service and stated that the City of Auburn Hills is better because of his service.

Dr. Fletcher thanked staff for all the support that is given.

Mr. Ferguson commented that people need to be safe around the water and to put on a life jacket when instructed.

Mr. Hawkins reminded people about the Fishing Derby and that the children fish for free.

Mayor Marzolf thanked the American Legion for the hard work on the parade and the picnic afterwards. He thanked city staff for their hard work on the War Memorial and the ribbon cutting.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

Ms. Carroll and Erik Nordin artist from Detroit Design Center presented the new art sculpture that will be installed in the downtown area.

13. ADJOURNMENT

Moved by Hawkins, Seconded by McDaniel.

RESOLVED: To adjourn the meeting.

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

No: None

Resolution No. 24.06.88 **Motion Carried (7 - 0)**

The meeting adjourned at 7:26 PM.

ATTACHMENT A

City of Auburn Hills, Oakland County, Michigan
Resolution No. 24.06.86

RESOLUTION AUTHORIZING THE ADOPTION OF THE
OAKLAND COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

WHEREAS, the mission of Oakland County and the participating jurisdiction of the City of Auburn Hills include the charge to protect the health, safety, and the general welfare of the people of the County and municipalities; and

WHEREAS, Oakland County, Michigan, is subject to flooding, tornadoes, winter storms, and other natural, technological, and human-caused hazards; and

WHEREAS, pro-active mitigation of known hazards before and after a disaster event can reduce or eliminate long-term risk to life and property; and

WHEREAS, The Disaster Mitigation Act of 2000 (Public Law 106-390) established new requirements for pre- and post-disaster hazard mitigation programs; and

WHEREAS to remain eligible to receive mitigation monies, Oakland County prepared a Hazard Mitigation Plan (the "PLAN") for the County and all communities in the County; and

WHEREAS, Oakland County and the City of Auburn Hills have participated in and completed a planning process that engages the public, assesses the risk and vulnerability to the impacts of hazards, develops a mitigation strategy consistent with a set of uniform goals, and creates a plan for implementing, evaluating and revising this strategy;

NOW THEREFORE BE IT RESOLVED that the City of Auburn Hills:

1) Adopts in its entirety the 2023 Oakland County Multi-Jurisdictional Hazard Mitigation Plan (Plan)

2) Will use the adopted and approved portions of the Plan to guide pre- and post-disaster mitigation of the hazards identified.

3) Will coordinate the strategies identified in the Plan with other planning programs and mechanisms under its jurisdictional authority.

4) Will continue its support of the Hazard Mitigation Steering Committee and continue to participate in the planning partnership as described by the Plan.

5) Will help to promote and support the mitigation successes of all planning partners.

PASSED AND ADOPTED on June 3, 2024 by the following vote:
AYES: 7 (Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke)
NAYES: None
ABSENT: None
ABSTENTIONS: None

RESOLUTION ADOPTED

STATE OF MICHIGAN)
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 3rd day of June 2024, the original of which is on file in my office.

IN WITNESS WHEROF, I have hereunto affixed my official signature on this ____ day of ____, 2024.

_____
Laura M. Pierce, City Clerk

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: JUNE 17, 2024 | **AGENDA ITEM NO 5 A and B**

COMMUNITY DEVELOPMENT

To: **Mayor and City Council**

From: **Brian Marzolf, Mayor; Steven J. Cohen, AICP, Director of Community Development**

Submitted: **June 11, 2024**

Subject: **Motion - To confirm the reappointment of Greg Ouellette to the Planning Commission**
Motion - To confirm the reappointment of Raymond Saelens to the Planning Commission

INTRODUCTION

After consulting with Mr. Cohen, I recommend that these citizens be reappointed to the Planning Commission as they are very experienced and well-trained in interacting with the general public and understand the City's Zoning Ordinance and Master Land Use Plan, in addition to the Michigan laws pertaining to land use planning.

Name	Commission	Past Experience on the Commission	Service Years on the Commission	Term Ending
Greg Ouellette	Planning Commission	Member since 1-9-1998 Chairperson since 1-1-2009	26 years, 6 months	7-31-2027
Raymond Saelens	Planning Commission	Member since 8-02-2021	2 years, 11 months	7-31-2027

MOTIONS

1. **Move to confirm the reappointment of Greg Ouellette to the Planning Commission for an additional three-year term ending on July 31, 2027.**

2. **Move to confirm the reappointment of Raymond Saelens to the Planning Commission for an additional three-year term ending on July 31, 2027.**

CITY OF AUBURN HILLS
CITY CLERK'S OFFICE
1827 N. Squirrel Rd., Auburn Hills MI 48326
Phone: 248.370.9402 Fax: 248.364.6719
CityClerk@auburnhills.org
www.auburnhills.org/cityboards

APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

NAME: Ouellette Gregory M
(Please Print) (Last) (First) (Middle Initial)

HOME ADDRESS: 152 Cherryland Av Auburn Hills MI 248-563-9448
(Number/Street) (City/Zip) (Phone)

EMAIL ADDRESS: grego@kw.com

HOW LONG HAVE YOU LIVED IN AUBURN HILLS? 36 yrs ARE YOU A U.S. CITIZEN: Yes

DO YOU WORK IN AUBURN HILLS? Yes LENGTH OF TIME EMPLOYED IN AUBURN HILLS: Self employed

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

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

PLEASE LIST WHICH BOARD/COMMISSION YOU ARE INTERESTED IN: Planning Commission

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

Chairman of the PC.
ZBA
Oakland U graduate in Political Science and Accounting
Realtor

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

Pontiac Lodge 21 Mason's

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

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

Greg Ouellette 5.29.24
(Signature) (Date)

CITY OF AUBURN HILLS
CITY CLERK'S OFFICE
1827 N. Squirrel Rd., Auburn Hills MI 48326
Phone: 248.370.9402 Fax: 248.364.6719
CityClerk@auburnhills.org
www.auburnhills.org/cityboards

APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

NAME: Saelens Raymond
(Please Print) (Last) (First) (Middle Initial)

HOME ADDRESS: 4016 Vendome Auburn Hills 48451 313-929-5947
(Number/Street) (City/Zip) (Phone)

EMAIL ADDRESS: Rsaelens@gmail.com

HOW LONG HAVE YOU LIVED IN AUBURN HILLS? 5 years ARE YOU A U.S. CITIZEN: Yes

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

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

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

PLEASE LIST WHICH BOARD/COMMISSION YOU ARE INTERESTED IN: Planning Commission

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

I spent 4 years on the Chesterfield Township ZBA and then 18 years on the Planning Commission. I have attended numerous planning seminars and I am a certified citizen planner through MSU.

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

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

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

Raymond Saelens	6-03-24
(Signature)	(Date)

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: June 17, 2024 | **AGENDA ITEM NO 5C**

Finance/Treasurer Department

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Michelle Schulz, Finance Director
Submitted: May 22, 2024
Subject: Motion – Receive and accept the 2023 Financial Statements with Supplemental information and the Governance letter

INTRODUCTION AND HISTORY

The City of Auburn Hills' financial audit for calendar year ending December 31, 2023, has been completed by Yeo and Yeo. Yeo and Yeo representative, Michael Rolka, will be present to provide a brief overview of the financial statements and their audit reports.

Yeo and Yeo's independent audit opinion is on pages 1-3 of the City's 2023 Financial Statements. The independent opinion states that the City's financial statements present fairly the financial position of all the City's financial activities and funds, and the financial statements are presented in conformity with generally accepted accounting principles (GAAP).

Mr. Rolka will also present a graphical Power Point report of major funds and summary data. Further, Mr. Rolka will provide for general discussion related to the governance letter.

The City's Financial Report will be filed with appropriate agencies to satisfy annual fiscal year reporting regulations.

STAFF RECOMMENDATION

Staff recommends the acceptance of the City's 2023 Financial Statements and the governance letter as presented to the City Council by Yeo and Yeo.

MOTION

Move to receive and accept the City's audited Financial Statements with supplemental information for the year ending December 31, 2023, and the related governance letter as presented by the City's independent auditors, Yeo and Yeo.

I CONCUR:

Thomas A. Tanghe

_____

THOMAS A. TANGHE, CITY MANAGER

YEO & YEO
800.968.0010 | YEOANDYEO.COM

May 23, 2024

Honorable Mayor and Members of the City Council
City of Auburn Hills
Auburn Hills, Michigan

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Auburn Hills (the City) as of and for the year ended December 31, 2023. We are required to communicate certain matters to you in accordance with generally accepted auditing standards that are related to internal control and the audit.

Our communication includes the following:

I. Auditors' Communication of Significant Matters with Those Charged with Governance

II. Communication of Internal Control Matters Identified During the Audit

We discussed these matters with various personnel in the City during the audit and with management. We would also be pleased to meet with you to discuss these matters at your convenience.

This information is intended solely for the information and use of the City and is not intended to be, and should not be, used by anyone other than these specified parties.

Yeo & Yeo, P.C.

Auburn Hills, Michigan

Appendix I
Auditors' Communication of Significant Matters with Those Charged with Governance

Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter dated January 10, 2024. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in the footnotes of the financial statements. The City has adopted the following Governmental Accounting Standards Board Statements effective January 1, 2023:

- Statement No. 96, *Subscription-Based Information Technology Arrangements* is based on the standards established in Statement No. 87 *Leases.* This statement (1) defines a SBITA as a contract that conveys control of the right to use a SBITA vendor's IT software, alone or in combination with tangible capital assets, as specified in the contract for a period of time in an exchange or exchange-like transaction (2) requires governments with SBITAs to recognize a right-to-use subscription asset, an intangible asset, and a corresponding subscription liability, and (3) provides guidance related to outlays other than subscription payments, including implementation costs, and requirements for note disclosures related to a SBITA.

We noted no transactions entered into by the City during the year for which there is lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the City's financial statements were:

- The useful lives of its capital assets. Useful lives are estimated based on the expected length of time during which the asset is able to deliver a given level of service.

- Leases receivable and related deferred inflows of resources. The estimate is based on management's assessment of the likelihood of exercising renewal options and utilizing interest and discount rates.

- Net pension liability, and related deferred outflows of resources and deferred inflows of resources. The estimate is based on an actuarial report.

- Net other postemployment benefits (OPEB) liability, and related deferred outflows of resources and deferred inflows of resources. The estimate is based on an actuarial report.

We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Disclosures in the financial statements are neutral, consistent and clear.

A significant risk is an identified and assessed risk of material misstatement that, in the auditors' professional judgment, requires special audit consideration. Within our audit, we focused on the following areas:

- Management override of controls
- Improper revenue recognition

Accounting Standards and Regulatory Updates

The Governmental Accounting Standards Board has released additional Statements. Details regarding these Statements are described in the footnotes of the financial statements.

Implementation Guide No 2021-1, *Implementation Guidance Update-2021* has an amended response related to the capitalization of assets purchased as a group. Under the amended guidance, governments *should* capitalize individual items when the purchase in the aggregate is considered significant, even if the individual items are less than the capitalization threshold of the government. The effective date for implementation is for reporting periods beginning after June 15, 2023 (effectively, for the fiscal year ended December 31, 2024) and requires retroactive implementation.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial and communicate them to the appropriate level of management. Management has corrected all such misstatements.

The following material misstatements were detected as a result of our audit procedures and corrected by management:

- Due to a normal lag in reporting by certain investment managers, certain investments are valued as of the third quarter rather than the fourth quarter requiring market fluctuations to be considered during reporting. While the City had considered the potential for market variance during the quarter, one investment had abnormal activity in the last quarter that was unpredictable and material to the overall valuation. Thus, all the fluctuation had to be considered and investments for the fourth quarter 2023 as originally stated were overvalued by $1,798,820.

- The personal property tax (PPT) reimbursement accrual was recorded in 2024 rather than 2023, resulting in the PPT receivable and related revenues to be understated by $1,749,847 within the General Fund.

- The property tax revenues, as well as related receivables and deferred inflows of resources was incorrect and resulted in an adjustment to revenues within the General Fund of $1,708,878.

- Internal equipment charges were calculated but failed to be posted for periods between July and December of 2023 resulting in adjustment to revenues within the Internal Service Fund for approximately $1,060,000 and expenditures within each affected fund totaling that amount.

There were no known uncorrected misstatements that were more than trivial.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated as of the date of the audit report.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Report on Required Supplementary Information

We applied certain limited procedures to management's discussion and analysis and the remaining required supplementary information (RSI) as described in the table of contents of the financial statements that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Report on Other Supplementary Information

We were engaged to report on other supplementary information as described in the table of contents of the financial statements, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Appendix II
Communication of Internal Control Matters Identified During the Audit

In planning and performing our audit of the financial statements of the City as of and for the year ended December 31, 2023 in accordance with auditing standards generally accepted in the United States of America, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. In addition, because of inherent limitations in internal control, including the possibility of management override of controls, misstatements due to error or fraud may occur and not be detected by such controls. However, as discussed below, we identified a certain deficiency in internal control that we consider to be a material weakness.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A material weakness is a deficiency or combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. We consider the following deficiency in internal control to be a material weakness.

Material Audit Adjustments
Management is responsible for reporting reliable financial data in accordance with Generally Accepted Accounting Principles as well as the design, implementation, and maintenance of internal controls relevant to financial reporting. These controls should be designed and implemented such that errors would be detected and corrected in a timely manner.

As a result of our audit, fifteen adjusting journal entries were proposed to management. Four of these adjustments were material as described in Appendix I in the Corrected and Uncorrected Misstatements section of this letter. Had the adjustments not been posted, the financial statements would not have been fairly stated.

Adjustments were required for varying reasons but are generally the result of a breakdown of internal controls within the financial reporting process. The following encompass the cause of the material adjustments:

1. Year end brokerage statements, due to reporting lags from investment managers, included certain investment balances as of September 30, 2023, rather than December 31, 2023, and the investments were recorded based on those statements. The City consults with the investment manager to evaluate if the lag in reporting would be materially different between September 30 and December 31 and concluded that any variances would not be significant. One certain investment had an unexpected variance that was significant and due to that each of these was adjusted to the December 31 balance.
2. The accrual for revenues related to personal property tax receivables was overlooked and is believed to be an oversight as this revenue was receipted into 2024 rather than accrued back to 2023.
3. The property tax receivables, revenues, and related deferred inflows of resources were adjusted as the result of recording the December 2023 tax disbursement as revenues to the City when those tax revenues (2023 tax year) are intended to be used for the 2024 calendar year and should have been deferred. This was caused through receipting of monies without consideration of which year it may be applied.
4. Internal equipment charges were calculated and ready for posting; however, they were not recorded for the second half of 2023 and is believed to be an oversight.

We recommend the City evaluate the process in place to reconcile financial information for year end reporting. Additional reconciliations, including review and approval, would improve the completeness and accuracy of the information reported. In addition, trend analysis and budgetary comparisons could prove to be a useful tool to identify outliers or account areas that may need additional scrutiny

City of Auburn Hills

Financial Statements

December 31, 2023

YEO & YEO

BUSINESS SUCCESS PARTNERS

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Independent Auditors' Report

Honorable Mayor and Members of the City Council
City of Auburn Hills
Auburn Hills, Michigan

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Auburn Hills (the City), as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, based on our audit, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City as of December 31, 2023, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from

fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison schedules, and the pension and OPEB schedules, as identified in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The other supplementary information, as identified in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and, other than the prior year information, was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements

or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America by us. In our opinion, based on our audit, the other supplementary information, as identified in the table of contents, is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Auburn Hills, Michigan
May 23, 2024

City of Auburn Hills, Michigan
Management's Discussion and Analysis
December 31, 2023

As management of the City of Auburn Hills, Michigan (the "City"), we offer readers this narrative overview and analysis of the financial activities for the year ended December 31, 2023.

Financial Highlights

- 2022 property tax values saw a net increase of 5.32% from the year prior. 2022 property tax values drive the 2023 property tax revenues. General fund property tax revenues totaled $22.6 million and reflected an increase over 2022 property tax revenues of approximately $1.2 million .
- GASB Statement No. 96 Subscription Based information technology arrangements (SBITAs) established a single model for subscription based contracts that provide government access to a vendors IT software over a specified period of time. These arrangements are by nature contracts requiring periodic payments much like a capital lease agreement. The standard is based on the principle that SBITA's are financings of the right to use an asset. The guidance required an evaluation of several City agreements that involved the right to use software. The City found only one contract that was necessary to report as a right to use asset liability in the Governmental Funds. Additional information about this new reporting requirement and the impact on the financial statements can be found in the notes of the financial statements on pages 3-25, 3-38.
- In the 3rd quarter of 2021, the City issued $14.5 million in debt to fund approximately $12.5 million in road and $2 million in roof, HVAC, and other infrastructure projects through 2023. At the end of 2022, $8.2M was spent on projects with the remainder $6.1 million being utilized to finish road projects and fund additional infrastructure projects related to Fire and the DPW in 2023. As of 12/2023, approximately $120K remains to be applied to finish two parking lots and final engineering costs for two roads. Any interest earned not required to be paid back will be moved to debt service for future bond payments.
- The City received $2.6 Million in American Rescue Plan money during 2022. The City will be using most of the funding to create additional parking space in the City's downtown district. $201,860.62 was spent in 2023 toward design and engineering of the structure. $80,000 was provided to support the Rochester Area Neighborhood House to serve Auburn Hills residents. The remaining $2,318,675 that is being held by the City will be spent before is expiration 12/31/2026.
- The City incurred new debt passed on by Oakland County for a proportionate share of work needed to Clinton River Water Resource Recovery Facility (CRWRRF) and Evergreen Farmington Sewage Disposal system. The debt amount will increase as the project gets underway and larger portions of the funds are drawn down for the intended projects. More details can be found on pages 3-38 through 3-41 about this assigned debt. The City also prepaid $762,524 for its assigned share of work related to the Oakland Macomb Interceptor Drain Drainage District (OMID) for electrical and mechanical equipment replacements and repairs at the Northeast Sewage Pumping Station forgoing additional costs of approximately $380,000.

Overview of the Financial Statements

The discussion and analysis provided here are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. This report also includes supplemental information intended to furnish additional detail to support the basic financial statements themselves.

Government-wide Statements

The government-wide financial statements are designed to provide readers with a broad overview of the City's finances in a manner similar to a private-sector business. The statement of net position presents financial information on all the City's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., the cost of pension and other postemployment benefits).

Both government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenue (governmental activities) from other functions, that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, public works, community and economic development, and culture and recreation. The business-type activities of the City include providing water and sewage disposal, as well as the City's golf course operations.

The government-wide financial statements include not only the City itself (known as the primary government), but also eight discreetly presented component units. There are three separate Tax Increment Finance Authority (TIFA) Districts, the Brownfield Redevelopment Authority (BRA), the Economic Development Corporation (EDC), the Downtown Development Authority (DDA), the Pension Trust Fund, and the Retiree Health Care Trust Fund.

The Building Authority, although also legally separate, functions for all practical purposes as a department of the City, and therefore has been included as part of the primary government.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All the City's funds can be divided into the following three categories:

- Governmental funds - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in assessing a government's near-term financing requirements. The City adopts an annual appropriated budget for its General Fund and special revenue funds. A budgetary comparison statement has been provided for the General Fund and major special revenue funds to demonstrate compliance with this budget.

- Proprietary funds - The City maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its water and sewage disposal activities and the City's golf course operations. Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for the management of the fleet (supporting the needs of the City's vehicle and equipment needs) and the retiree health care program (supporting the funding of retiree health care for those employees eligible for OPEB). Because both services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

- Fiduciary funds - Fiduciary funds are used to account for resources held for the benefit of parties outside of the government. Fiduciary funds are not reported in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The City's fiduciary funds include both the pension and other postemployment benefit trust funds, and custodial funds.

Notes and Other Information

The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements. In addition to the basic financial statements and accompanying notes, this report also presents the required supplemental information concerning the City's progress in funding its obligation to provide pension and OPEB benefits to its employees. The combining statements referred to earlier in connection with non-major governmental funds and internal service funds are presented immediately following the required supplemental information on pensions and OPEB.

Government-wide Overall Financial Analysis

As noted earlier, net position over time may serve as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows by $246,586,569 at the close of the most recent fiscal year. This is an increase of $21.7 million from that of the prior year. The increase is due primarily to the addition of $8.6 million in current and other assets partly due to $5.8 million more in cash and investments. Deferred outflows of resources decreased $2 million due to a decrease in deferred outflows in pension costs of nearly $1.9 million. Deferred inflows of resources decreased approximately $1.6 million primarily due to a $2.8 million decrease related to retiree health care costs but an increase of $1.7 million in deferred property tax revenue.

City's Net Position

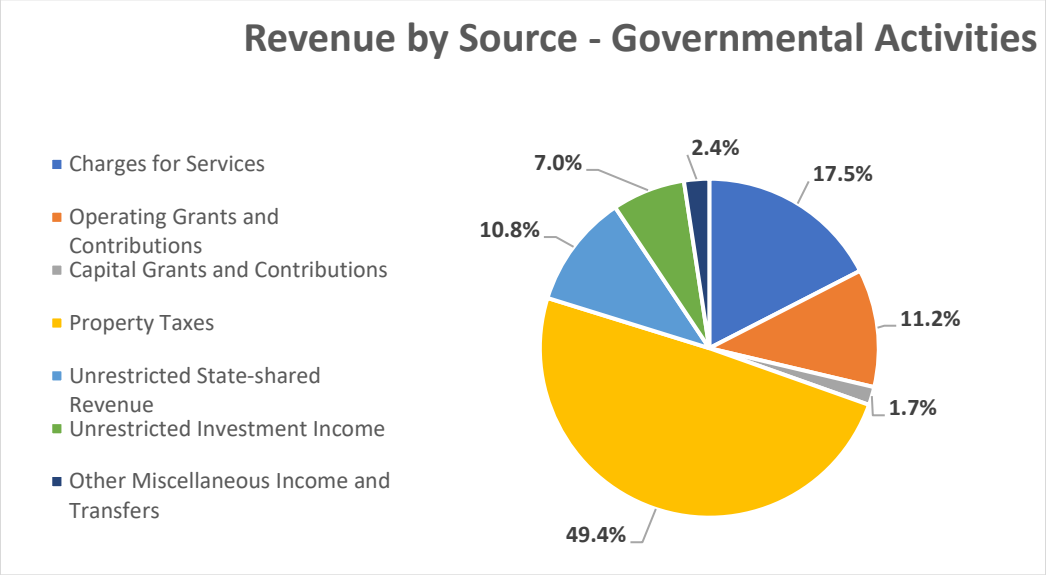
	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Assets						
Current and other assets	$ 98,567,502	$ 92,664,882	$ 47,312,363	$ 44,633,973	$ 145,879,865	$ 137,298,855
Capital assets	91,290,995	86,837,108	85,007,439	83,426,276	176,298,434	170,263,384
Total assets	189,858,497	179,501,990	132,319,802	128,060,249	322,178,299	307,562,239
Deferred Outflows of Resources	3,029,220	4,872,895	327,889	507,444	3,357,109	5,380,339
Liabilities						
Current liabilities	8,027,015	7,470,637	2,500,273	2,916,198	10,527,288	10,386,835
Noncurrent liabilities	30,651,298	37,885,918	6,656,663	7,098,917	37,307,961	44,984,835
Total liabilities	38,678,313	45,356,555	9,156,936	10,015,115	47,835,249	55,371,670
Deferred Inflows of Resources	30,984,218	32,270,433	129,372	402,780	31,113,590	32,673,213
Net Position	$ 123,225,186	$ 106,747,897	$ 123,361,383	$ 118,149,798	$ 246,586,569	$ 224,897,695

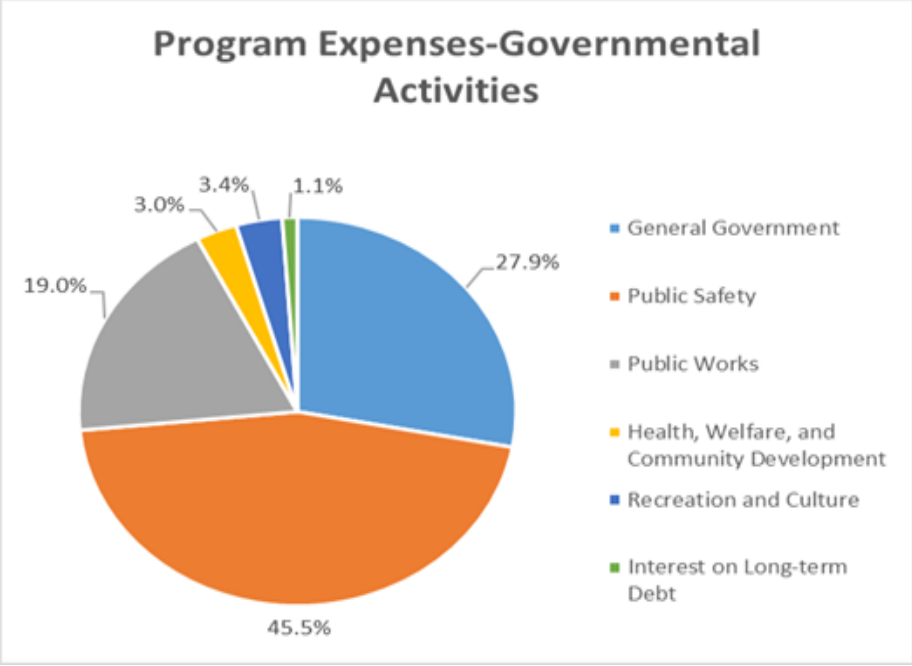
City's Changes in Net Position

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Revenue						
Program revenue:						
Charges for services	$ 7,991,093	$ 8,470,545	$ 18,692,525	$ 19,579,043	$ 26,683,618	$ 28,049,588
Operating grants	5,145,705	5,034,970	-	-	5,145,705	5,034,970
Capital grants	795,742	1,806,868	2,353,456	2,940,299	3,149,198	4,747,167
General revenue:						
Taxes	22,597,283	21,388,206	-	-	22,597,283	21,388,206
Intergovernmental	4,958,915	5,494,564	-	-	4,958,915	5,494,564
Investment earnings	3,192,248	515,696	1,490,721	-	4,682,969	515,696
Other revenue	1,101,563	299,279	-	-	1,101,563	299,279
Total revenue	45,782,549	43,010,128	22,536,702	22,519,342	68,319,251	65,529,470
Expenses						
General government	8,199,042	7,031,687	-	-	8,199,042	7,031,687
Public safety	13,367,623	13,201,714	-	-	13,367,623	13,201,714
Public works	5,567,036	5,223,437	-	-	5,567,036	5,223,437
Health, welfare and community development	891,815	768,963	-	-	891,815	768,963
Recreation and culture	1,001,451	1,272,743	-	-	1,001,451	1,272,743
Debt service	328,293	370,077	-	-	328,293	370,077
Water & Sewer	-	-	15,361,161	16,055,546	15,361,161	16,055,546
Fieldstone Golf Club	-	-	1,913,956	1,675,734	1,913,956	1,675,734
Total expenses	29,355,260	27,868,621	17,275,117	17,731,280	46,630,377	45,599,901
Transfers	50,000	50,000	(50,000)	(50,000)	-	-
Change in net position	$ 16,477,289	$ 15,191,507	$ 5,211,585	$ 4,738,062	$ 21,688,874	$ 19,929,569

Governmental Activities

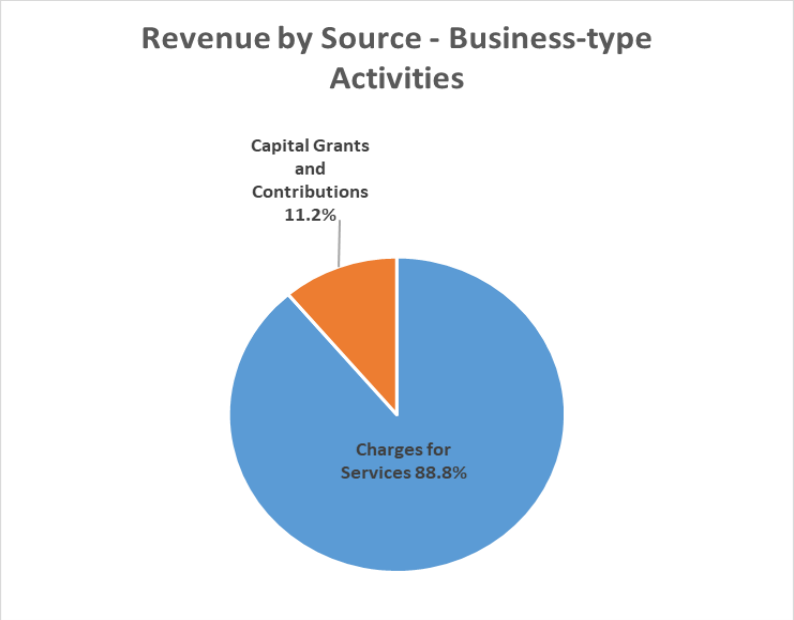
The City experienced an increase in net position of approximately $16.5 million in its governmental activities during 2023. Revenues increased $2.8 million while expenditures including transfers increased $1.5 million from that of the prior year. While most areas of revenues decreased, the increase in property tax and investment earnings revenue were directly responsible for the overall increase in revenues. Expenditures were all fairly consistent, impacted by inflation but offset by staffing challenges. The overall expenditure increase was due to a one-time general government expense that was offset by other contributed revenue.

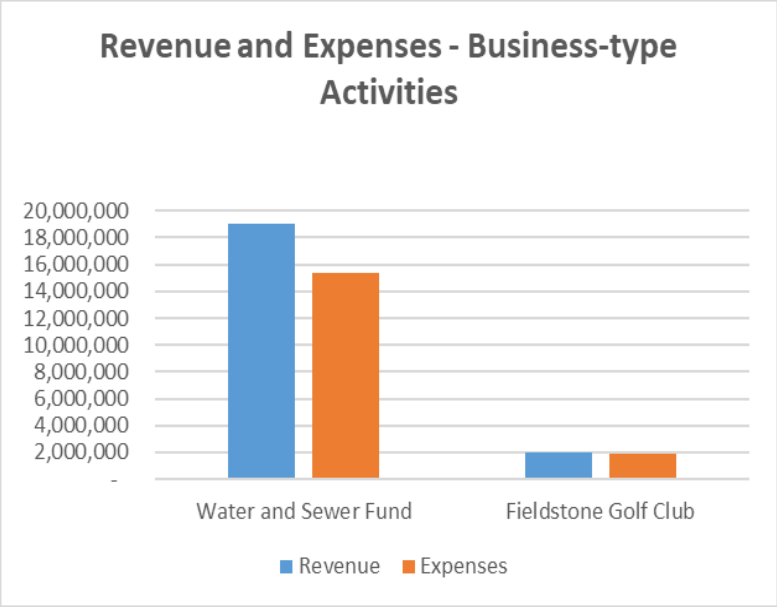




Business-Type Activities

The City had an increase in net position of approximately $5.2 million compared to the prior year's change of an increase of $4.7 million. While enterprise funds saw a large increase in investment income over 2022, capital contributions were less resulting in flat revenues. However, the enterprise funds experienced less expense resulting in a slightly improved net position from that of the prior year.





Governmental Funds

On December 31, 2023, the City's governmental funds reported a combined fund balance of $54.7 million, an increase of approximately $4 million from the December 31, 2022, fund balance of 50.7 million. This change is primarily a result of an increase to the General Fund balance of $9.6 million but a reduction in the Capital Projects Fund balance of $5.7 million.

The unassigned portion of the General fund balance represents 133.4% of total General Fund expenditures (excluding net transfers) for the 2023 fiscal year as compared to 118.4% for fiscal year ending 2022. In 2023, the City is assigning $9.9 million of its fund balance for expected use for 2024 and beyond. This includes $1.9 million for 2025 capital improvement debt payments and $6.8 million for 2025 road work. These assignments beyond the 2024 expected use of fund balance per the current 2024 budget plan provide additional assurance that sufficient funds are recognized as budget planning resumes for 2025.

Revenue increased $3.5 million across governmental funds in 2023 over the prior year. The largest factor in this increase was due to the governmental funds investment income increase of approximately $2.9 million over that of the prior year. Expenditures (not including transfers and other financing uses) in the governmental funds increased by $2.3 million. The change was primarily due to an increase in general government expenses.

Enterprise Funds

The City's enterprise funds provide the same type of information found in the business-type activities portion of the government-wide financial statements. The enterprise funds include the Water and Sewer fund and the Fieldstone Golf Club fund. The net position in the Water and Sewer fund is $109 million as of December 31, 2023, an increase of $5 million from 2022. The unrestricted net position increased $3.8 million from $32.7 million in 2022 to $36.5 million in 2023.

The City has been a member of the North Oakland County Water Authority (NOCWA), which provides joint management of four-member community water systems, since 2015. NOCWA began operations with the goal of optimizing operational efficiency and contain water service costs by which GLWA wholesale water rates are driven with the maximum day and peak hour values agreed upon in the contract. NOCWA members followed their operational plan and was able to demonstrate that it could achieve a more favorable reduced peak hour demand than the original contract value. The GLWA contract was amended, and water service cost increases were minimized to achieve greater fiscal value. The City's participation in NOCWA has allowed the City to contain its water service costs and has helped the fund continue to realize operational. These efficiencies enable the City to pass on lower increases in utility service fees despite increases in some years. For users connected to the City water system there was no increase effective for sewer service and no increase in general water service as of 1/1/2023.

The Water and Sewer fund experienced an operational gain in 2023 of $1.3 million. Non-operating revenues, including capital contributions, increased $1.1 million from the prior year. This was primarily due to an increase in investment income compared to 2022.

The water and sewer departments have remained diligent in controlling costs to maintain adequate reserves for both regular maintenance of infrastructure and any emergency, while minimizing annual rate increases to maintain sufficient reserves for capital repairs, reconstructions, and emergency situations. The Water and Sewer fund operating expenses in 2023 were $15.4 million. This was a decrease of $443,605 from the prior year. Water and sewer utility charges consider that the City needs to cover not only water and sewer treatment costs and unanticipated emergency repairs, but also operational departmental costs and improvements in infrastructure. Capital improvements performed by the Oakland County Water Resources Commissioner (OCWRC) with respect to the Clinton-Oakland Sanitary Disposal System (COSDS), the Evergreen-Farmington Sanitary Disposal System (EFSDS), the Oakland-Macomb Interceptor Drain (OMID), and the Clinton River Water Resources Recovery (CRWRR) sewage treatment facility, are allocated to the City. Therefore, increases in service costs assist in meeting the ongoing shared CIP infrastructure costs passed on by these entities.

The unrestricted net position of Fieldstone Golf Club at year-end is $1.4 million. The Fieldstone Golf Club fund experienced an operating income of $105,761.

General Fund Budgetary Highlights

The General Fund actual revenue exceeded budgeted revenues by $3.1 million. This additional revenue is primarily related to increased state-shared revenue and investment income. Details can be found on the budgetary comparison schedule on page 4-1. The expenses of the General fund were under budget by approximately $572,677. The largest savings are in facilities and grounds costs. This is primarily due to a decrease in capital purchases for 2023.

Capital Assets - The City's investment in capital assets for its governmental and business-type activities as of December 31, 2023, is $176.2 million (net of accumulated depreciation and related debt), an increase of approximately $6 million from 2022. This increase is due to the City's attention to roads, building, infrastructure, land improvements, and fleet upgrades and replacements.

Long-Term Debt- The City has total debt outstanding of $23,316,018 (excluding compensated absences, subscriptions, and leases) on December 31, 2023. The debt schedule includes an addition to Business-type Activity debt related to Lease as required by the new Governmental Accounting Standard Board 87. This lease is related to the City's golf cart agreement. In 2023, City was passed on the 2023 pro rata additional debt incurred related to the Evergreen-Farmington Sanitary Drain Drainage District of $228,064. We expect to pay this debt off in 2046. Total principal and interest expected is $ $661,098. Further, the City also incurred new Clinton River Water Resource Recovery Facility Drainage District pro rata debt in 2023 of $215,064. . We expect to pay this debt off in 2046. Total principal and interest expected is $2,658,139. While the City will pay upfront for assessments passed on from different authorities when it is able, debt is incurred when analysis proves it is financially advantageous to do so.

Economic Factors and Next Year's Budgets and Rates

The economic outlook for the City of Auburn Hills and suburban Oakland County has been steadily improving. The region, in general, has rebounded in the post-pandemic phase primarily due to participation in many of the federal stimulus programs available. Currently, unemployment remains low, but job growth is lagging as it is for the entire state. This means the City will continue seeing challenges filling open positions in a very competitive market. The City continues to be cautious in budget planning and strategically works to preserve resources. This is not just due to local economic factors, but global unrest in general. The US supply chain has continued to be challenged the past year, there has been a delay in a softening of inflation, and an imminent need to increase resources addressing the security of US soil. Fortunately, the City of Auburn Hills continues to remain positioned to adapt to fiscal disruptions quickly and continues to make strategic investment in core services that will benefit the lives of our residents and enhance the investment of businesses.

The City will continue to carefully utilize road millage funding analyzing both need and economies of scale. Coupled with strategic financing, the City has been able to adhere to its capital plan through 2023 leveraging low cost debt that has allowed for incremental reserve growth in the next year when borrowing is costly. The City continues to fill to staff shortages, but has made progress this last year finding dedicated staff eager to learn and serve. Funding for delayed projects will stay in place, thus a shift of funds to another year may create a larger draw from cash resources than that from the prior year, but over the longer term the City will still meet its fiscal projections.

The City remains optimistic about the strength and stability of its tax base. Based on development projects currently underway or proposed to be underway, the City expects as much as $600 million in private investment in the community over the next 24 months. An estimated $140 million is anticipated to be invested in housing developments and $460 million in nonresidential developments. Annual tax revenue is anticipated to steadily increase. Currently, depending on the source, inflation for 2024 is expected to average 3.3% and then drop to an average of 1.9% in 2025. Averages were (9.59% in 2022 and 4.06% in 2023). As inflation levels to more moderate rates of 2%, the city expects continued increases in tax revenues over the next 4 years held to the limits of the Headlee Amendment and Proposal A. Taxable values for 2023 and 2024 have increased 5.89% and 7.80% respectively. These larger increases in taxable value coupled with the City's continued growth, will drive increased revenues for 2024 and 2025.

There has been no change, other than reductions as required by the Headlee Amendment, in the City's general operating millage (since 2005), police millage (since 2003), fire millage (since 2016), road millage (since 2020). While revenue growth is expected from property taxes, personal property tax reimbursement declines and the eventual expiration of reimbursement beyond 2029 will temper overall state shared revenues limiting general revenue growth for the City.

Below is a chart populated with information from the City's current approved amended 2024 budget.

The current year's budget is amended as necessary throughout the year. The next year budget is approved each October and at that time, the 2025 - 2028 projections will be updated as well. Below is a chart populated with information from the City's current approved amended 2024 budget.

City of Auburn Hills General Fund

Description	2023 ACTUALS	2024 AMENDED BUDGET (as of 5/21/2024)
PROPERTY TAXES	$ 22,623,513	$ 26,305,399
STATE SHARED REVENUE & REFUNDS	5,366,116	4,701,661
LICENSES AND PERMITS	1,955,908	1,138,320
GRANTS	847,931	494,928
CHARGES FOR SERVICES	2,002,884	1,921,950
OTHER REVENUE	4,918,609	1,717,930
INTERFUND CHARGES	2,800,721	2,454,659
TRANSFERS FROM FUNDS	104,611	-
TOTAL REVENUE SOURCES	$ 40,620,292	$ 38,734,847
ANNUAL EXPENDITURES (EXCLUDING TRANSFERS OUT)	$ 27,573,402	$ 33,652,214
TRANSFER TO RETIREE HEALTH	854,395	250,000
TRANSFER TO MAJOR STREETS	180,000	1,026,000
TRANSFER TO LOCAL STREETS	495,000	3,266,000
TRANSFER TO CI DEBT SERVICE	1,861,325	1,858,525
TOTAL EXPENDITURES	$ 30,964,122	$ 40,052,739
Net Revenue Under Expenditures	9,656,171	(1,317,892)

Requests for Further Information

This financial report is intended to provide a general overview of the City's finances and demonstrate the City's accountability for the money it receives. If you have questions about this report or need additional information, please contact the Treasurer/Finance Department at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326. This report, City budgets, and other financial information are available on the City's website at www.auburnhills.org.

City of Auburn Hills
Statement of Net Position
December 31, 2023

	Primary Government			
	Governmental Activities	Business-type Activities	Total	Component Units
Assets				
Cash and investments	$ 68,743,770	$ 38,810,836	$ 107,554,606	$ 25,822,881
Receivables				
General accounts receivable	796,209	-	796,209	23,067
Property taxes	19,590,004	-	19,590,004	3,793,980
Utility bills	-	3,139,030	3,139,030	-
Special assessments	1,300,409	-	1,300,409	-
Accrued interest	48,025	-	48,025	-
Loans receivable	-	-	-	8,333
Leases receivable	6,460,089	54,467	6,514,556	139,272
Due from other units of government	3,294,996	198,563	3,493,559	48,634
Internal balances	(2,356,071)	2,356,071	-	-
Inventories	-	279,248	279,248	-
Prepaid items	208,842	-	208,842	110
Assets held for sale	126,172	-	126,172	-
Restricted assets				
Cash and cash equivalents	-	2,474,148	2,474,148	-
Investments	355,057	-	355,057	-
Capital assets not being depreciated	9,697,197	14,671,557	24,368,754	8,671,318
Capital assets, net of accumulated depreciation	81,593,798	70,335,882	151,929,680	41,525,560
Total assets	189,858,497	132,319,802	322,178,299	80,033,155
Deferred outflows of resources				
Pension related	1,157,370	173,675	1,331,045	-
OPEB related	1,871,850	154,214	2,026,064	-
Total deferred outflows of resources	3,029,220	327,889	3,357,109	-

See Accompanying Notes to the Financial Statements

City of Auburn Hills
Statement of Net Position
December 31, 2023

	Primary Government			
	Governmental Activities	Business-type Activities	Total	Component Units
Liabilities				
Accounts payable	$ 2,014,852	$ 1,417,379	$ 3,432,231	$ 107,691
Contracts payable - retainage	98,088	45,177	143,265	20,613
Due to other units of government	1,766	129,342	131,108	-
Provision for property tax refunds	89,308	-	89,308	20,000
Payroll and other liabilities	1,105,634	65,625	1,171,259	13,216
Interest payable	39,581	-	39,581	-
Refundable deposits	2,358,911	810,193	3,169,104	-
Unearned revenue	2,318,875	32,557	2,351,432	-
Noncurrent liabilities				
Debt due within one year	2,046,659	460,207	2,506,866	49,389
Debt due in more than one year	17,869,228	4,845,360	22,714,588	312,287
Arbitrage liability	177,405	-	177,405	-
Net pension liability	7,117,697	1,067,663	8,185,360	-
Net OPEB liability	3,440,309	283,433	3,723,742	-
Total liabilities	38,678,313	9,156,936	47,835,249	523,196
Deferred inflows of resources				
Unavailable revenue - property taxes	23,722,494	-	23,722,494	3,920,513
Lease related	6,352,345	54,467	6,406,812	139,272
OPEB related	909,379	74,905	984,284	-
Total deferred inflows of resources	30,984,218	129,372	31,113,590	4,059,785
Net position				
Net investment in capital assets	73,875,587	82,305,344	156,180,931	49,835,202
Restricted for				
Donations	355,057	-	355,057	-
Debt service	692,387	-	692,387	-
Streets	2,336,795	-	2,336,795	-
Public works	941,209	-	941,209	-
Public safety	138,748	-	138,748	-
Health and welfare	408,758	-	408,758	-
Community and economic development	21,936	-	21,936	-
North Oakland County Water Authority	-	776,610	776,610	-
Unrestricted	44,454,709	40,279,429	84,734,138	25,614,972
Total net position	$ 123,225,186	$ 123,361,383	$ 246,586,569	$ 75,450,174

See Accompanying Notes to the Financial Statements

City of Auburn Hills
Statement of Activities
For the Year Ended December 31, 2023

Functions/programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities	Primary Government: Business-type Activities	Primary Government: Total	Component Units
Primary government								
Governmental activities								
General government	$ 8,199,042	$ 3,569,656	$ 503,412	$ -	$ (4,125,974)	$ -	$ (4,125,974)	$ -
Public safety	13,367,623	3,976,229	1,234,450	-	(8,156,944)	-	(8,156,944)	-
Public works	5,567,036	224,642	3,295,242	795,742	(1,251,410)	-	(1,251,410)	-
Health and welfare	891,815	74,551	-	-	(817,264)	-	(817,264)	-
Community and economic development	-	-	90,569	-	90,569	-	90,569	-
Recreation and culture	1,001,451	146,015	22,032	-	(833,404)	-	(833,404)	-
Interest and fiscal charges on long-term debt	328,293	-	-	-	(328,293)	-	(328,293)	-
Total governmental activities	29,355,260	7,991,093	5,145,705	795,742	(15,422,720)	-	(15,422,720)	-
Business-type activities								
Golf Course	1,913,956	2,019,404	-	-	-	105,448	105,448	-
Water & Sewer	15,361,161	16,673,121	-	2,353,456	-	3,665,416	3,665,416	-
Total business-type activities	17,275,117	18,692,525	-	2,353,456	-	3,770,864	3,770,864	-
Total primary government	$ 46,630,377	$ 26,683,618	$ 5,145,705	$ 3,149,198	(15,422,720)	3,770,864	(11,651,856)	-
Component units								
TIFA A	$ 1,934,275	$ 53,465	$ -	$ -	-	-	-	(1,880,810)
TIFA B	613,998	-	-	-	-	-	-	(613,998)
TIFA D	1,269,948	519	130,020	-	-	-	-	(1,139,409)
Brownfield Redevelopment Authority	478,363	-	-	737,717	-	-	-	259,354
Economic Development Authority	-	-	-	-	-	-	-	-
Downtown Development Authority	249,545	-	-	10,610	-	-	-	(238,935)
Total component units	$ 4,546,129	$ 53,984	$ 130,020	$ 748,327				(3,613,798)
General revenues								
Property taxes					22,597,283	-	22,597,283	3,729,263
Unrestricted state-shared revenue					4,958,915	-	4,958,915	1,278,400
Unrestricted investment earnings (losses)					3,192,248	1,490,721	4,682,969	976,438
Gain on sale of capital assets					336	-	336	-
Miscellaneous					1,101,227	-	1,101,227	23,067
Transfers					50,000	(50,000)	-	-
Total general revenues and transfers					31,900,009	1,440,721	33,340,730	6,007,168
Change in net position					16,477,289	5,211,585	21,688,874	2,393,370
Net position - beginning of year					106,747,897	118,149,798	224,897,695	73,056,804
Net position - end of year					$ 123,225,186	$ 123,361,383	$ 246,586,569	$ 75,450,174

See Accompanying Notes to the Financial Statements

City of Auburn Hills
Governmental Funds
Balance Sheet
December 31, 2023

	General	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
Assets				
Cash and investments	$ 55,509,929	$ 1,287,732	$ 5,945,820	$ 62,743,481
Receivables				
General accounts receivable	720,115	-	30,366	750,481
Property taxes	19,590,004	-	-	19,590,004
Special assessments	939,374	-	361,035	1,300,409
Accrued interest	48,025	-	-	48,025
Leases receivable	6,460,089	-	-	6,460,089
Due from other units of government	2,311,092	-	983,904	3,294,996
Due from other funds	32,752	-	-	32,752
Prepaid items	199,355	-	-	199,355
Assets held for sale	126,172	-	-	126,172
Total assets	$ 85,936,907	$ 1,287,732	$ 7,321,125	$ 94,545,764
Liabilities				
Accounts payable	$ 953,997	$ 481,663	$ 158,036	$ 1,593,696
Contracts payable - retainage	10,160	80,961	6,967	98,088
Due to other funds	-	-	32,752	32,752
Due to other units of government	-	741	1,025	1,766
Payroll and other liabilities	1,076,873	-	19,766	1,096,639
Provision for property tax refunds	89,308	-	-	89,308
Refundable deposits and bonds	1,029,139	-	1,329,772	2,358,911
Unearned revenue	2,318,875	-	-	2,318,875
Total liabilities	5,478,352	563,365	1,548,318	7,590,035

See Accompanying Notes to the Financial Statements

City of Auburn Hills
Governmental Funds
Balance Sheet
December 31, 2023

	General	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
Deferred inflows of resources				
Unavailable revenue				
Property taxes	$ 23,722,494	$ -	$ -	$ 23,722,494
Lease related	6,352,345	-	-	6,352,345
Other receivables	447,718	-	396,448	844,166
Special assessments	955,905	-	330,472	1,286,377
Total deferred inflows of resources	31,478,462	-	726,920	32,205,382
Fund balances				
Non-spendable				
Prepaid items	199,355	-	-	199,355
Land held for sale	126,172	-	-	126,172
Restricted for				
Streets	-	-	2,334,174	2,334,174
Public works	-	-	941,209	941,209
Public safety	-	-	138,748	138,748
Health and welfare	-	-	51,970	51,970
Debt service	-	-	401,496	401,496
Capital projects	-	724,367	-	724,367
Committed				
Storm management	66,754	-	-	66,754
Wayne disposal	-	-	1,193,393	1,193,393
Assigned				
Subsequent year's budget	1,251,138	-	-	1,251,138
Roads contribution	6,830,000	-	-	6,830,000
Debt service	1,864,900	-	-	1,864,900
Unassigned (deficit)	38,641,774	-	(15,103)	38,626,671
Total fund balances	48,980,093	724,367	5,045,887	54,750,347
Total liabilities, deferred inflows of resources, and fund balances	$ 85,936,907	$ 1,287,732	$ 7,321,125	$ 94,545,764

See Accompanying Notes to the Financial Statements

City of Auburn Hills
Governmental Funds
Reconciliation of Fund Balances of Governmental Funds
to Net Position of Governmental Activities
December 31, 2023

Total fund balances for governmental funds	$ 54,750,347
Total net position for governmental activities in the statement of net position is different because:	
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.	
Capital assets not being depreciated	9,697,197
Capital assets, net of accumulated depreciation	76,506,297
Certain receivables are not available to pay for current period expenditures and, therefore are deferred in the funds.	2,130,543
Restricted assets held by outside entities are not financial resources and are not reported in the funds.	355,057
Deferred outflows (inflows) of resources.	
Deferred outflows of resources resulting from net pension liability	1,157,370
Deferred outflows of resources resulting from net OPEB liability	1,851,340
Deferred inflows of resources resulting from net OPEB liability	(899,415)
Long-term liabilities that are not due and payable in the current period, and therefore, are not reported in the funds.	
Accrued interest	(39,581)
Compensated absences	(1,640,716)
Arbitrage liability	(177,405)
Bonds, notes, premiums and discounts	(18,139,775)
Subscription arrangements	(106,731)
Net pension liability	(7,117,697)
Net OPEB liability	(3,402,617)
Internal service funds are included as part of governmental activities.	8,300,972
Net position of governmental activities	$ 123,225,186

City of Auburn Hills
Governmental Funds
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Year Ended December 31, 2023

	General	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues				
Property taxes	$ 22,623,513	$ -	$ -	$ 22,623,513
Special assessments	276,680	-	103,899	380,579
Licenses and permits	2,319,959	-	-	2,319,959
Federal grants	333,084	-	63,020	396,104
State-shared revenue	5,587,725	-	-	5,587,725
Other state grants	196,438	-	3,229,735	3,426,173
Local contributions	288,441	-	-	288,441
Charges for services	4,751,069	-	217,063	4,968,132
Fines and forfeitures	219,375	-	48,686	268,061
Rental income	341,389	-	-	341,389
Investment income	2,600,928	272,367	192,210	3,065,505
Other revenue	1,435,384	-	124,469	1,559,853
Total revenues	40,973,985	272,367	3,979,082	45,225,434
Expenditures				
Current				
General government	8,600,281	-	145,962	8,746,243
Public safety	17,474,314	-	36	17,474,350
Streets	-	-	4,113,474	4,113,474
Public works	756,486	-	39,372	795,858
Health, wellfare and community development	980,502	-	85,829	1,066,331
Recreation and culture	1,066,725	-	-	1,066,725
Capital outlay	-	5,996,488	-	5,996,488
Debt service				
Principal retirement	78,492	-	1,580,000	1,658,492
Interest and fiscal charges	7,145	-	467,250	474,395
Total expenditures	28,963,945	5,996,488	6,431,923	41,392,356
Excess (deficiency) of revenues over expenditures	12,010,040	(5,724,121)	(2,452,841)	3,833,078
Other financing sources (uses)				
Transfers in	50,000	-	2,616,325	2,666,325
Transfers out	(2,536,325)	-	(80,000)	(2,616,325)
Insurance recoveries	1,897	-	5,397	7,294
Subscription liabilities issued	130,223	-	-	130,223
Sale of capital assets	336	-	-	336
Total other financing sources (uses)	(2,353,869)	-	2,541,722	187,853
Net change in fund balances	9,656,171	(5,724,121)	88,881	4,020,931
Fund balances - beginning of year	39,323,922	6,448,488	4,957,006	50,729,416
Fund balances - end of year	$ 48,980,093	$ 724,367	$ 5,045,887	$ 54,750,347

See Accompanying Notes to the Financial Statements

City of Auburn Hills
Governmental Funds
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities
For the Year Ended December 31, 2023

Net change in fund balances - total governmental funds	$	4,020,931
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation and amortization expense.		
Depreciation and amortization expense		(4,171,788)
Capital outlay		7,501,173
Revenues in the statement of activities that do not provide current financial resources are not reported as revenue in the funds.		343,602
Expenses are recorded when incurred in the statement of activities.		
Accrued interest		3,518
Compensated absences		(20,564)
Arbitrage		(177,405)
The statement of net position reports the net pension liability and deferred outflows of resources and deferred inflows related to the net pension liability and pension expense. However, the amount recorded on the governmental funds equals actual pension contributions.		
Net change in the net pension liability		4,469,490
Net change in the deferred outflow of resources related to the net pension liability		(1,697,294)
The statement of net position reports the net OPEB liability and deferred outflows of resources and deferred inflows related to the net OPEB liability and pension expense. However, the amount recorded on the governmental funds equals actual OPEB contributions.		
Net change in the net OPEB liability		1,282,868
Net change in the deferred outflow of resources related to the net OPEB liability		(143,853)
Net change in the deferred inflow of resources related to the net OPEB liability		2,583,226
Long-term liabilities and related transactions applicable to governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities.		
Debt issued		(130,223)
Repayments of long-term debt		1,658,492
Amortization of premiums, discounts and similar items		142,584
Internal service funds are also included as governmental activities		812,532
Change in net position of governmental activities	$	16,477,289

See Accompanying Notes to the Financial Statements

City of Auburn Hills
Proprietary Funds
Statement of Net Position
December 31, 2023

	Enterprise Funds			
	Water & Sewer Fund	Nonmajor Fieldstone Golf Club Fund	Total	Internal Service Fund
Assets				
Current assets				
Cash and investments	$ 37,343,463	$ 1,467,373	$ 38,810,836	$ 6,000,289
Receivables				
General accounts receivable	-	-	-	45,728
Utility bills	3,139,030	-	3,139,030	-
Leases receivable, current	-	54,467	54,467	-
Due from other units of government	198,563	-	198,563	-
Inventories	210,396	68,852	279,248	-
Prepaid items	-	-	-	9,487
Total current assets	40,891,452	1,590,692	42,482,144	6,055,504
Noncurrent assets				
Restricted assets				
Cash and cash equivalents	2,474,148	-	2,474,148	-
Capital assets not being depreciated	6,352,002	8,319,555	14,671,557	-
Capital assets, net of accumulated depreciation	67,849,932	2,485,950	70,335,882	5,087,501
Total noncurrent assets	76,676,082	10,805,505	87,481,587	5,087,501
Total assets	117,567,534	12,396,197	129,963,731	11,143,005
Deferred outflows of resources				
Pension related	173,675	-	173,675	-
OPEB related	138,629	15,585	154,214	20,510
Total deferred outflows of resources	312,304	15,585	327,889	20,510

City of Auburn Hills
Proprietary Funds
Statement of Net Position
December 31, 2023

	Enterprise Funds			
	Water & Sewer Fund	Nonmajor Fieldstone Golf Club Fund	Total	Internal Service Fund
Liabilities				
Current liabilities				
Accounts payable	$ 1,383,630	$ 33,749	$ 1,417,379	$ 421,156
Contracts payable - retainage	5,000	40,177	45,177	-
Due to other units of government	129,324	18	129,342	-
Payroll and other liabilities	61,145	4,480	65,625	8,995
Refundable deposits	810,193	-	810,193	-
Unearned revenue	-	32,557	32,557	-
Compensated absences	16,666	2,441	19,107	-
Current portion of long-term liabilities	441,100	-	441,100	-
Total current liabilities	2,847,058	113,422	2,960,480	430,151
Noncurrent liabilities				
Compensated absences	100,391	9,826	110,217	28,665
Long-term liabilities	4,735,143	-	4,735,143	-
Net pension liability	1,067,663	-	1,067,663	-
Net OPEB liability	254,790	28,643	283,433	37,692
Total noncurrent liabilities	6,157,987	38,469	6,196,456	66,357
Total liabilities	9,005,045	151,891	9,156,936	496,508
Deferred inflows of resources				
Lease related	-	54,467	54,467	-
OPEB related	67,335	7,570	74,905	9,964
Total deferred inflows of resources	67,335	62,037	129,372	9,964
Net position				
Net investment in capital assets	71,499,839	10,805,505	82,305,344	5,087,501
Restricted for				
North Oakland County Water Authority	776,610	-	776,610	-
Unrestricted	36,531,009	1,392,349	37,923,358	5,569,542
Total net position	$ 108,807,458	$ 12,197,854	121,005,312	$ 10,657,043
Some amounts reported for business-type activities in the statement of net position are different because certain internal service funds assets and liabilities are reported with business-type activities			2,356,071	
Net position of business-type activities			$ 123,361,383	

See Accompanying Notes to the Financial Statements

City of Auburn Hills
Proprietary Funds
Statement of Revenues, Expenses and Changes in Fund Net Position
For the Year Ended December 31, 2023

	Enterprise Funds			
	Water & Sewer Fund	Nonmajor Fieldstone Golf Club Fund	Total	Internal Service Fund
Operating revenue				
Customer fees	$ 16,453,306	$ 1,432,611	$ 17,885,917	$ -
Billings to other funds	-	-	-	3,179,208
Rental income	-	423,054	423,054	-
Other revenue	219,815	163,739	383,554	263
Total operating revenue	16,673,121	2,019,404	18,692,525	3,179,471
Operating expenses				
Personnel services	700,919	372,197	1,073,116	257,450
Supplies	345,675	112,791	458,466	597,666
Contractual services	139,402	680,076	819,478	5,096
Utilities	9,394,204	69,439	9,463,643	-
Repairs and maintenance	47,038	72,071	119,109	175,898
Other expenses	2,379,537	218,804	2,598,341	274,323
Depreciation	2,380,897	388,265	2,769,162	1,366,106
Total operating expenses	15,387,672	1,913,643	17,301,315	2,676,539
Operating income (loss)	1,285,449	105,761	1,391,210	502,932
Nonoperating revenue (expenses)				
Investment income	1,433,454	57,267	1,490,721	205,883
Gain on sale of capital assets	-	-	-	208,263
Interest expense	(78,035)	(313)	(78,348)	-
Total nonoperating revenues (expenses)	1,355,419	56,954	1,412,373	414,146
Income (loss) before contributions and transfers out	2,640,868	162,715	2,803,583	917,078
Capital contributions	2,353,456	-	2,353,456	-
Transfers out	-	(50,000)	(50,000)	-
Change in net position	4,994,324	112,715	5,107,039	917,078
Net position - beginning of year	103,813,134	12,085,139		9,739,965
Net position - end of year	$ 108,807,458	$ 12,197,854		$ 10,657,043
Some amounts reported for business-type activities in the statement of activities are different because the net revenue (expense) of certain internal service funds is reported with business-type activities			104,546	
Change in net position of business-type activities			$ 5,211,585	

See Accompanying Notes to the Financial Statements

City of Auburn Hills
Proprietary Funds
Statement of Cash Flows
For the Year Ended December 31, 2023

	Enterprise Funds			
	Water & Sewer Fund	Nonmajor Fieldstone Golf Club Fund	Total	Internal Service Fund
Cash flows from operating activities				
Receipts from customers	$ 16,705,441	$ 2,032,150	$ 18,737,591	$ 263
Receipts from interfund users	-	-	-	3,133,480
Receipts from other funds	-	622	622	-
Payments to suppliers	(12,698,533)	(1,102,910)	(13,801,443)	-
Payments to employees	(701,193)	(373,020)	(1,074,213)	-
Payments for interfund services used	(466,712)	-	(466,712)	(932,992)
Net cash provided (used) by operating activities	2,839,003	556,842	3,395,845	2,200,751
Cash flows from noncapital financing activities				
Transfers to other funds	-	(50,000)	(50,000)	-
Cash flows from capital and related financing activities				
Proceeds from capital debt	443,128	-	443,128	-
Capital contributions	2,353,456	-	2,353,456	-
Purchases/construction of capital assets	(3,588,337)	(761,989)	(4,350,326)	(2,490,608)
Principal and interest paid on long-term debt	(510,524)	(32,371)	(542,895)	-
Proceeds from sale of capital assets	-	-	-	208,263
Net cash provided (used) by capital and related financing activities	(1,302,277)	(794,360)	(2,096,637)	(2,282,345)
Cash flows from investing activities				
Interest received	1,433,454	57,267	1,490,721	205,883
Net change in cash and cash equivalents	2,970,180	(230,251)	2,739,929	124,289
Cash and cash equivalents - beginning of year	36,847,431	1,697,624	38,545,055	5,876,000
Cash and cash equivalents - end of year	$ 39,817,611	$ 1,467,373	$ 41,284,984	$ 6,000,289
Reconciliation to statement of net position				
Cash and cash equivalents	$ 37,343,463	$ 1,467,373	$ 38,810,836	$ 6,000,289
Restricted cash and cash equivalents	2,474,148	-	2,474,148	-
Cash and cash equivalents - end of year	$ 39,817,611	$ 1,467,373	$ 41,284,984	$ 6,000,289

See Accompanying Notes to the Financial Statements

City of Auburn Hills
Proprietary Funds
Statement of Cash Flows
For the Year Ended December 31, 2023

	Enterprise Funds			
	Water & Sewer Fund	Nonmajor Fieldstone Golf Club Fund	Total	Internal Service Fund
Reconciliation of operating income (loss) to net cash provided (used) by operating activities				
Operating income (loss)	$ 1,285,449	$ 105,761	$ 1,391,210	$ 502,932
Adjustments to reconcile operating income to net cash from operating activities				
Depreciation and amortization expense	2,380,897	388,265	2,769,162	1,366,106
Changes in assets and liabilities				
Receivables (net)	306,977	53,497	360,474	(45,728)
Due from other units of government	(198,563)	-	(198,563)	-
Due from other funds	-	622	622	-
Inventories	(10,217)	(31,231)	(41,448)	-
Prepaid items	-	45,000	45,000	29,951
Pension related deferred outflows of resources	164,890	-	164,890	-
OPEB related deferred outflows of resources	14,918	(253)	14,665	2,528
Accounts payable	(437,536)	22,948	(414,588)	384,359
Accrued and other liabilities	(50,862)	40,938	(9,924)	239
Due to other units of government	72,509	(574)	71,935	-
Unearned revenue	-	12,746	12,746	-
Refundable deposits payable	(76,094)	-	(76,094)	-
Compensated absences	(274)	(823)	(1,097)	7,028
Net pension liability	(306,578)	-	(306,578)	-
Net OPEB liability	(105,797)	(7,362)	(113,159)	(16,406)
Lease related deferred inflows of resources	-	(53,497)	(53,497)	-
OPEB related deferred inflows of resources	(200,716)	(19,195)	(219,911)	(30,258)
Net cash provided (used) by operating activities	$ 2,839,003	$ 556,842	$ 3,395,845	$ 2,200,751

During 2023, developers contributed $1,637,813 of water mains and $162,630 of sewer mains to the Water & Sewer Fund.

City of Auburn Hills
Fiduciary Funds
Statement of Fiduciary Net Position
December 31, 2023

	Pension and Other Employee Benefit Trust Funds	Custodial Funds: Tax Collection Fund	Custodial Funds: Auburn Hills Public Library Investment Pool	Total Fiduciary Funds
Assets				
Cash and cash equivalents	$ 1,113,483	$ 4,603,224	$ 563,127	$ 6,279,834
Investments				
Mutual funds	60,187,549	-	1,311,197	61,498,746
Hedge funds	6,467,923	-	-	6,467,923
Commingled funds	14,659,473	-	-	14,659,473
Real estate	6,042,929	-	-	6,042,929
Accrued interest and other	6,703	-	-	6,703
Total assets	88,478,060	4,603,224	1,874,324	94,955,608
Liabilities				
Accounts payable	3,812	8,212	-	12,024
Due to other units of government	-	4,595,012	-	4,595,012
Total liabilities	3,812	4,603,224	-	4,607,036
Net position				
Restricted for:				
Pensions	58,208,026	-	-	58,208,026
Postemployment benefits other than pension	30,266,222	-	-	30,266,222
Pool participants	-	-	1,874,324	1,874,324
Total net position	$ 88,474,248	$ -	$ 1,874,324	$ 90,348,572

See Accompanying Notes to the Financial Statements

City of Auburn Hills
Fiduciary Funds
Statement of Changes in Fiduciary Net Position
For the Year Ended December 31, 2023

		Custodial Funds		
	Pension and Other Employee Benefit Trust Funds	Tax Collection Fund	Auburn Hills Public Library Investment Pool	Total Fiduciary Funds
Additions				
Contributions				
Employer	$ 2,432,887	$ -	$ -	$ 2,432,887
Members	30,219	-	-	30,219
Total contributions	2,463,106	-	-	2,463,106
Investment earnings				
Interest, dividends and other	1,214,359	-	-	1,214,359
Net increase in fair value of investments	6,638,385	-	542,038	7,180,423
Total investment earnings	7,852,744	-	542,038	8,394,782
Less investment costs				
Investment activity costs	34,440	-	-	34,440
Net investment earnings	7,818,304	-	542,038	8,360,342
Property tax collections for other governments	-	60,195,517	-	60,195,517
Additions by Auburn Hills Public Library	-	-	3,317,485	3,317,485
Total additions	10,281,410	60,195,517	3,859,523	74,336,450
Deductions				
Benefits paid to participants or beneficiaries	6,164,027	-	-	6,164,027
Deductions by Auburn Hills Public Library	-	-	3,575,585	3,575,585
Administrative expense	138,704	-	-	138,704
Payments of property tax to other governments	-	60,195,517	-	60,195,517
Total deductions	6,302,731	60,195,517	3,575,585	70,073,833
Change in net position	3,978,679	-	283,938	4,262,617
Net position - beginning of year	84,495,569	-	1,590,386	86,085,955
Net position - end of year	$ 88,474,248	$ -	$ 1,874,324	$ 90,348,572

See Accompanying Notes to the Financial Statements

City of Auburn Hills
Component Units
Statement of Net Position
December 31, 2023

	TIFA A	TIFA B	TIFA D	Brownfield Redevelopment Authority	Economic Development Corporation	Downtown Development Authority	Total
Assets							
Current assets							
Cash and cash equivalents	$ 3,322,100	$ 14,524,893	$ 4,086,591	$ 3,065,612	$ 9,344	$ 814,341	$ 25,822,881
Receivables							
General accounts receivable	-	-	23,067	-	-	-	23,067
Property taxes	1,057,589	1,589,027	290,467	348,845	-	508,052	3,793,980
Loans receivable	-	-	-	-	-	8,333	8,333
Leases receivable, current	139,272	-	-	-	-	-	139,272
Due from other units of government	-	-	48,634	-	-	-	48,634
Prepaid items	-	-	-	-	-	110	110
Total current assets	4,518,961	16,113,920	4,448,759	3,414,457	9,344	1,330,836	29,836,277
Noncurrent assets							
Capital assets not being depreciated	6,336,254	-	2,335,064	-	-	-	8,671,318
Capital assets, net of accumulated depreciation	15,603,368	6,841,025	19,081,167	-	-	-	41,525,560
Total noncurrent assets	21,939,622	6,841,025	21,416,231	-	-	-	50,196,878
Total assets	26,458,583	22,954,945	25,864,990	3,414,457	9,344	1,330,836	80,033,155
Liabilities							
Current liabilities							
Accounts payable	21,622	3,404	48,738	33,193	-	734	107,691
Contracts payable - retainage	20,613	-	-	-	-	-	20,613
Provision for property tax refunds	666	15	18,625	2	-	692	20,000
Payroll and other liabilities	-	-	-	13,072	-	144	13,216
Current portion of long-term liabilities	-	-	-	49,389	-	-	49,389
Total current liabilities	42,901	3,419	67,363	95,656	-	1,570	210,909
Noncurrent liabilities							
Long-term liabilities	-	-	-	312,287	-	-	312,287
Total liabilities	42,901	3,419	67,363	407,943	-	1,570	523,196
Deferred inflows of resources							
Unavailable revenue - taxes	1,069,816	1,682,452	301,545	348,845	-	517,855	3,920,513
Lease related	139,272	-	-	-	-	-	139,272
Total deferred inflows of resources	1,209,088	1,682,452	301,545	348,845	-	517,855	4,059,785
Net position							
Net investment in capital assets	21,939,622	6,841,025	21,054,555	-	-	-	49,835,202
Unrestricted	3,266,972	14,428,049	4,441,527	2,657,669	9,344	811,411	25,614,972
Total net position	$ 25,206,594	$ 21,269,074	$ 25,496,082	$ 2,657,669	$ 9,344	$ 811,411	$ 75,450,174

See Accompanying Notes to the Financial Statements

City of Auburn Hills
Component Units
Statement of Activities
For the Year Ended December 31, 2023

	TIFA A	TIFA B	TIFA D	Brownfield Redevelopment Authority	Economic Development Authority	Downtown Development Department	Total
Expenses							
Community and economic development	$ 1,934,275	$ 613,998	$ 1,269,948	$ 468,365	$ -	$ 248,291	$ 4,534,877
Program revenues							
Charges for services	53,465	-	519	-	-	-	53,984
Capital grants and contributions	-	-	130,020	737,717	-	10,610	878,347
Total program revenues	53,465	-	130,539	737,717	-	10,610	932,331
Net program expense	1,880,810	613,998	1,139,409	(259,354)	-	238,935	3,613,798
General revenues							
Property taxes	1,074,567	1,624,037	244,839	320,252	-	465,568	3,729,263
State-shared revenue	281,622	121,082	859,336	16,360	-	-	1,278,400
Unrestricted investment earnings	74,715	599,757	116,749	162,977	99	22,141	976,438
Miscellaneous	-	-	23,067	-	-	-	23,067
Total general revenues	1,430,904	2,344,876	1,243,991	499,589	99	487,709	6,007,168
Change in net position	(449,906)	1,730,878	104,582	758,943	99	248,774	2,393,370
Net position - beginning of year	25,656,500	19,538,196	25,391,500	1,898,726	9,245	562,637	73,056,804
Net position - end of year	$ 25,206,594	$ 21,269,074	$ 25,496,082	$ 2,657,669	$ 9,344	$ 811,411	$ 75,450,174

See Accompanying Notes to the Financial Statements

Note 1 - Summary of Significant Accounting Policies

The following is a summary of the significant accounting policies used by the City of Auburn Hills (the City):

Reporting Entity

The City of Auburn Hills, Michigan is governed by an elected seven-member council. The accompanying financial statements present the City and its component units, entities for which the City is considered to be financially accountable. Blended component units are, in substance, part of the City's operations, even though they are separate legal entities. Thus, blended component units are appropriately presented as funds of the City. Discretely presented component units are reported in a separate column in the government-wide financial statements to emphasize that they are legally separate from the City (see discussion below for description).

Blended Component Unit

The Building Authority is governed by a five-member board appointed by the City Council. Although it is legally separate from the City, the Building Authority is reported as if it were part of the primary government because its sole purpose is to finance and construct the City's public buildings.

Discretely Presented Component Units

The following component units are reported within the component unit column in the government-wide financial statements. They are reported in a separate column to emphasize that they are legally separate from the City.

Tax Increment Finance Authorities (TIFA) - The TIFAs are governed by a nine-member board. The board is appointed by the mayor and confirmed by the City Council. The City can significantly influence the operations of the TIFA board, as the City Council approves the TIFA budgets. The TIFAs were created to finance infrastructure improvements within certain boundaries of the City.

Brownfield Redevelopment Authority - The Brownfield Redevelopment Authority is governed by a five-member board. The board is appointed by the mayor and confirmed by the City Council. The City can significantly influence the operations of the Brownfield Redevelopment Authority board, as the City Council approves the Brownfield Redevelopment Authority budget. The five-member board is composed of one member of the City Council and four citizens at large. The Brownfield Redevelopment Authority was created to provide a means for financing remediation of brownfield (environmentally contaminated) sites within the City.

Economic Development Corporation (EDC) - The EDC is governed by a nine-member board. This board is appointed by the mayor and confirmed by the City Council. The City can significantly influence the operations of the EDC, as the City Council approves the EDC budget. The EDC was created to provide a means and method for the encouragement and assistance of industrial and commercial enterprises in relocating, purchasing, constructing, improving, or expanding within the City. The EDC may issue industrial revenue bonds as a means of providing financing for certain enterprises.

Downtown Development Authority (DDA) - The Downtown Development Authority is governed by a nine-member board. This board is appointed by the mayor and confirmed by the City Council. The City can significantly influence the operations of the DDA, as the City Council approves the DDA budget. The DDA was created to provide a means and method for the encouragement of development in the downtown district of the City.

Although no separate financial statements are prepared for the component units, all financial information can be obtained from the City's finance department.

Pension Trust Fund

The City of Auburn Hills Employee Pension Plan is governed by a seven-member pension board that includes the mayor, city manager, city clerk, finance director, and three union members. Although it is legally separate

from the City, it is reported as a fiduciary component unit because the City appoints the voting majority to the pension board and the plan imposes a financial burden on the City.

Retiree Health Care Trust Fund
The Auburn Hills Retiree Health Care Plan is governed by a seven-member retiree health care board that includes the mayor, city manager, city clerk, finance director, and three union members. Although it is legally separate from the City, it is reported as a fiduciary component unit because the City appoints the voting majority to the retiree health care board and the plan imposes a financial burden on the City.

Accounting and Reporting Principles
The City follows accounting principles generally accepted in the United States of America (GAAP), as applicable to governmental units. Accounting and financial reporting pronouncements are promulgated by the Governmental Accounting Standards Board (GASB).

Report Presentation
Governmental accounting principles require that financial reports include two different perspectives - the government-wide perspective and the fund-based perspective. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units, as applicable. The government-wide financial statements are presented on the economic resources measurement focus and the full accrual basis of accounting. On the full accrual basis of accounting, revenue is recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. The statements also present a schedule reconciling these amounts to the modified accrual-based presentation found in the fund-based statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenue. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenue includes: (1) charges to customers or applicants for goods, services, or privileges provided; (2) operating grants and contributions; and (3) capital grants and contributions, including special assessments. Taxes, unrestricted intergovernmental receipts, and other items not properly included among program revenue are reported instead as general revenue.

As a general rule, the effect of interfund activity has been removed from the government-wide financial statements. Exceptions to this general rule occur when there are charges between the City's water and sewer function and various other functions. Eliminations of these charges would distort the direct costs and program revenue reported for the various functions concerned.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds, if any, are reported as separate columns in the fund financial statements.

Fund Accounting
The City accounts for its various activities in several different funds in order to demonstrate accountability for how we have spent certain resources; separate funds allow us to show the particular expenditures for which specific revenue was used. The various funds are aggregated into three broad fund types:

Governmental Funds
Governmental funds include all activities that provide general governmental services that are not business-type activities. This includes the General Fund, special revenue funds, capital project funds, and debt service funds. The City reports the following funds as major governmental funds:

- The General Fund is the primary operating fund because it accounts for all financial resources used to provide government services other than those specifically assigned to another fund.

- The Capital Projects Fund is used to account for bond proceeds and funds spent on road and traffic improvements.

Additionally, the City reports the following nonmajor governmental fund types:

- Special revenue funds are used to account for the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes.

- Debt service funds are used to record special assessment revenue and other revenue for payment of interest, principal, and other expenditures on long-term debt.

Proprietary Funds
Proprietary funds include enterprise funds (which provide goods or services to users in exchange for charges or fees) and internal service funds (which provide goods or services to other funds of the City). The City reports the following fund as a major enterprise fund:

- The Water & Sewer Fund provides water to customers and disposes of sanitary sewage for residents and commercial enterprises of the City on a user-charge basis.

Additionally, the City reports the following nonmajor enterprise fund:

- The Fieldstone Golf Club Fund is used for the operation and maintenance of the City golf course for use of residential and nonresidential customers.

The City's internal service fund is used to record the financing of services provided by the City to other departments and funds on a cost-reimbursement basis. The internal service fund is accounted for on a full accrual basis, so that the full costs are recognized and allocated to the various funds in the year that the costs are incurred.

Fiduciary Funds
Fiduciary funds include amounts held in a fiduciary capacity for others. These amounts will not be used to operate our government's programs. Activities that are reported as fiduciary include the following:

- The Pension Trust Fund accumulates resources for pension benefit payments to retirees.

- The Retiree Health Care Trust Fund accumulates resources for future retiree health care payments to retirees.

- The Tax Collection Fund collects taxes on behalf of all the taxing authorities (state, county, school district, and the various smaller authorities).

- The Auburn Hills Public Library Investment Pool accumulates cash and investments on behalf of the Auburn Hills Public Library. The Auburn Hills Public Library deposits are invested with city funds. Income, gains, and losses are allocated based upon the average monthly balance. The Auburn Hills Public Library Investment Pool is not subject to regulatory oversight, is not registered with the Securities and Exchange Commission (SEC), and does not issue a separate report. Investments are valued monthly at fair value.

Interfund Activity
During the course of operations, the City has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Furthermore, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements, these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the governmentwide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

Basis of Accounting
The governmental funds use the current financial resources measurement focus and the modified accrual basis of accounting. This basis of accounting is intended to better demonstrate accountability for how the government has spent its resources.

Expenditures are reported when the goods are received, or the services are rendered. Capital outlays are reported as expenditures (rather than as capital assets) because they reduce the ability to spend resources in the future; conversely, employee benefit costs that will be funded in the future (such as pension and retiree health care-related costs or sick and vacation pay) are not counted until they come due for payment. In addition, debt service expenditures, claims, and judgments are recorded only when payment is due.

Revenue is not recognized until it is collected or collected soon enough after the end of the year that it is available to pay for obligations outstanding at the end of the year. For this purpose, the City considers amounts collected within 60 days of year end to be available for recognition. The following major revenue sources meet the availability criterion: state-shared revenue, state gas and weight tax revenue, and interest associated with the current fiscal period. Conversely, special assessments and federal grant reimbursements will be collected after the period of availability; receivables have been recorded for these, along with a deferred inflow. In addition, property taxes collected in December of the current year are available; however, those taxes were levied for the following year's budget; therefore, this revenue has also been shown as a deferred inflow.

Proprietary funds and fiduciary funds use the economic resources measurement focus and the full accrual basis of accounting. Revenue is recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Specific Balances and Transactions

Cash and Investments - Cash and cash equivalents include cash on hand and short-term investments with a maturity of three months or less when acquired. Pooled investment income is generally allocated to each fund using a weighted average. Investments are reported at fair value or estimated fair value. Short-term investments are reported at cost, which approximates fair value. Securities traded on a national or international exchange are valued at the last reported sale price at current exchange rates. Investments that do not have an established market value are reported at estimated fair value, as determined based on the City's share of the audited net asset value (NAV) of the investment.

The pension and OPEB trusts include investments valued at approximately $23.7 million (approximately 41 percent of pension assets) and approximately $3.5 million (approximately 12 percent of OPEB assets), respectively, whose fair values are not publicly traded and, therefore, do not always have a readily determinable market value at year end. Management's estimates of these values are based on the City's share of NAV of the related investment company.

Inventories and Prepaid Items - Inventories are valued at cost on a first-in, first-out basis. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future fiscal years and are recorded as prepaid items in both government-wide and fund financial statements.

Restricted Assets - Assets have been restricted in the primary government, as they represent assets held by the Auburn Hills Community Foundation; Oakland County, Michigan; and North Oakland County Water Authority to be applied against future payment obligations of the City. See Note 4 for additional discussion.

Capital Assets - Capital assets, which include property, plant, equipment, intangible assets, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities column in the government-wide financial statements. The City adopted a dollar cost threshold of $25,000 for capital asset classes pertaining to water/sewer infrastructure/mains, buildings, and roads. The threshold for all other capital asset classes is $5,000. All capital asset classes must have an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. The City uses a full year of depreciation in the first year of service. Donated capital assets are recorded at estimated acquisition cost at the date of donation.

Infrastructure, buildings, equipment, vehicles, and other capital assets are depreciated using the straight-line method over the following useful lives:

Buildings	40 to 60 years
Building improvements	15 to 30 years
Water and sewer lines	50 to 75 years
Vehicles	3 to 10 years
Office equipment computer equipment	5 to 7 years
Computer equipment	3 to 7 years

Long-term Obligations - In the government-wide financial statements and the proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund-type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed at the time they are incurred. In the fund financial statements, governmental fund types recognize bond issuances as other financing sources, as well as bond premiums and discounts. The General Fund and debt service funds are generally used to liquidate governmental long-term debt.

Deferred Outflows of Resources - In addition to assets, the statement of net position and/or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that is applicable to a future reporting period. Changes in assumptions and experience differences relating to the net OPEB liability are amortized over the remaining service lives of employees in the plan. Deferred outflows of resources may also be reported as the result of OPEB plan earnings. This occurs when actual plan earnings fall short of expected plan earnings and are amortized over future years and is included in OPEB expense.

Deferred Inflows of Resources - In addition to liabilities, the statement of net position and/or balance sheet will at times report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to future period(s) and will not be recognized as an inflow of resources (revenue) until that time. Deferred inflow for leases is related to leases receivable and is being amortized to recognize lease revenue in a systematic and rational manner over the term of the lease. The City has four types of items that arise under a modified accrual basis of accounting that qualifies for reporting in this category. One item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues not collected within the period of availability. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. Both the governmental funds and governmental activities report deferred inflow for property taxes levied for the next year's budget.

Net Position - Net position of the City is classified in three components. Net investment in capital assets - net of related debt consists of capital assets net of accumulated depreciation and is reduced by the current balances of any outstanding borrowings used to finance the purchase or construction of those assets. Restricted net position is further classified as expendable and nonexpendable, where applicable. Unrestricted net position is the remaining net position that does not meet the definition of invested in capital or restricted.

Net Position Flow Assumption - The City will sometimes fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider unrestricted net position to have been depleted before restricted net position is applied.

Fund Balance Flow Assumptions - The City will sometimes fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. In all previous years, it has been the City's policy to consider unrestricted fund balance to have been depleted before using any of the components of restricted fund balance. During December 2020, the City's policy was amended on a forward-looking basis to consider restricted fund balance to have been depleted before using any components of unrestricted fund balance. Furthermore, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies - Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The City itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the City's highest level of decision-making authority. The City Council is the highest level of decision-making authority for the City that can, by adoption of an ordinance prior to the end of

the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another resolution) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. The City has, by resolution, authorized the finance director, city manager, assistant city manager, and deputy finance director to assign fund balance. The City Council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget, one time capital projects in the General Fund or for transfers from the General Fund to other funds such as roads to support infrastructure projects and related costs. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

The City's fund balance policy proscribes the minimum unrestricted fund balance as 20 percent of operating expenditures in the General Fund. This is deemed to be the prudent amount to maintain the City's ability to meet obligations as they come due throughout the year.

Property Tax Revenue - Property taxes are levied on each December 1 and become an enforceable lien at that time; the tax is based on the taxable valuation of property as of the preceding December 31. Taxes are considered delinquent on March 1 of the following year, at which time penalties and interest are assessed.

The City's 2023 property tax revenue was levied and collectible on December 1, 2023 and is recognized as revenue in the year ending December 31, 2024 when the proceeds of the levy are budgeted and available for the financing of operations.

The 2022 taxable valuation of the City totaled $1.929 billion (ad valorem only). A portion of the City's taxable value is abated, and a portion is captured by the TIFAs, Brownfield Redevelopment Authority, and DDA. These authorities have tax levies both on the December and July property tax bills.

Purpose	Millage Rate	Revenue
General Operating	2.1049	$ 4,061,761
Roads	1.5000	2,894,504
Fire Department	2.4940	4,812,595
Police Department	5.9713	11,522,633
Total		$ 23,291,493

Pension - The City offers a defined benefit pension plan to its employees. The City records a net pension liability for the difference between the total pension liability calculated by the actuary and the pension plan's fiduciary net position. For the purpose of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the pension plan and additions to/deductions from the pension plan's fiduciary net position have been determined on the same basis as they are reported by the pension plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The net pension liability has historically been liquidated from the funds from which the individual salaries are paid, which are the General Fund and Water & Sewer Fund.

Other Postemployment Benefit Costs - The City offers retiree health care benefits to retirees. The City records a net OPEB liability for the difference between the total OPEB liability calculated by the actuary and the OPEB plan's fiduciary net position. For the purpose of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the OPEB plan and additions to/deductions from the OPEB plan's fiduciary net position have been

determined on the same basis as they are reported by the OPEB plan. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value, except for money market investments and participating interest-earning investment contracts that have a maturity at the time of purchase of one year or less, which are reported at cost. The net OPEB liability has generally been liquidated from the funds from which the individual salaries are paid, which are the General Fund, Water & Sewer Fund, Fieldstone Golf Club Fund, and Fleet Management Fund.

Compensated Absences (Leave Time) - City employees are granted leave time in varying amounts based on length of service. Leave time is accrued and fully vested when earned; upon termination, employees are paid accumulated vacation at full rates to a limit of their maximum accrual, which varies by bargaining unit. All leave time is accrued when incurred in the government-wide and proprietary financial statements. A liability for these amounts is reported in governmental funds only for employee terminations as of year end. All other accrued compensated absences are reported in the government-wide financial statements; generally, the funds that report each employee's compensation (the General Fund and Water & Sewer Fund, primarily) are used to liquidate obligations.

Proprietary Funds Operating Classification - Proprietary funds distinguish operating revenue and expenses from nonoperating items. Operating revenue and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenue of the Water & Sewer Fund and internal service funds is charges to customers for sales and services. The Water & Sewer Fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenue and expenses not meeting this definition are reported as nonoperating revenue and expenses.

Use of Estimates - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

Adoption of New Accounting Standards

Statement No. 96, *Subscription-Based Information Technology Arrangements,* is based on the standards established in Statement No. 87 *Leases.* This statement (1) defines a SBITA as a contract that conveys control of the right to use a SBITA vendor's IT software, alone or in combination with tangible capital assets, as specified in the contract for a period of time in an exchange or exchange-like transaction (2) requires governments with SBITAs to recognize a right-to-use subscription asset, an intangible asset, and a corresponding subscription liability, and (3) provides guidance related to outlays other than subscription payments, including implementation costs, and requirements for note disclosures related to a SBITA.

Upcoming Accounting and Reporting Changes

Statement No. 100, *Accounting Changes and Error Corrections*, improves the clarity of the accounting and financial reporting requirements for accounting changes and error corrections, which will result in greater consistency in application in practice. More understandable, reliable, relevant, consistent and comparable information will be provided to financial statement users for making decisions or assessing accountability. Additionally, the display and note disclosure requirements will result in more consistent, decision useful, understandable and comprehensive information for users about accounting changes and error corrections. This statement is effective for the year ending December 31, 2024.

Statement No. 101, *Compensated Absences*, updates the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance

under a unified model and by amending certain previously required disclosures. This statement is effective for the year ending December 31, 2024.

Statement No. 102, *Certain Risk Disclosures*, requires organizations to provide users of the financial statements with essential information about risks related to the organization's vulnerabilities due to certain concentrations or constraints. This statement is effective for the year ending December 31, 2025.

The City is evaluating the impact that the above GASB statements will have on its financial reporting.

Note 2 - Stewardship, Compliance, and Accountability

Construction Code Fees

The City oversees building construction in accordance with the State's Construction Code Act, including inspection of building construction and renovation, to ensure compliance with the building codes. The City charges fees for these services. The law requires that collection of these fees be used only for construction code costs, including an allocation of estimated overhead costs. A summary of the current year activity and the cumulative surplus or shortfall generated since January 1, 2000 is as follows:

Cumulative shortfall at January 1, 2023		$ (595,950)
Building permit revenue		2,054,588
Related expenses:		
Direct expenses	$ 1,355,898	
Estimated indirect costs	461,697	
Total related expenses		1,817,595
Current year surplus (deficit)		236,993
Cumulative shortfall at December 31, 2023		$ (358,957)

Fund Deficit

The Community Development Block Grant fund has an unassigned fund deficit of $15,103, which is covered by deferred inflows of resources for unavailable grant receivables and therefore a deficit elimination plan is not required by the State of Michigan.

Note 3 - Deposits and Investments

Deposits and Investments are reported in the financial statements as follows:

	Governmental Activities	Business-type Activities	Fiduciary Funds	Component Units
Cash and investments	$ 68,743,770	$ 38,810,836	$ 94,948,905	$ 25,822,881
Restricted cash and cash equivalents	-	2,474,148	-	-
Restricted investments	355,057	-	-	-
Total	$ 69,098,827	$ 41,284,984	$ 94,948,905	$ 25,822,881

These amounts are classified into the following deposits and investment categories:

	Governmental Activities	Business-type Activities	Fiduciary Funds	Component Units
Deposits	$ 22,350,728	$ 11,969,771	$ 6,278,322	$ 9,470,732
Petty cash	2,650	1,800	200	-
Restricted assets	355,057	2,474,148	-	-
Investments:				
Oakland County - LGIP	3,659,954	1,554,669	-	445,642
Michigan CLASS	2,109,449	535,764	1,312	568,304
Michigan CLASS EDGE	10,251,108	6,799,363	505,230	3,163,879
Investment managers	30,369,881	17,949,469	88,163,841	12,174,324
Total	$ 69,098,827	$ 41,284,984	$ 94,948,905	$ 25,822,881

Michigan Compiled Laws Section 129.91 (Public Act (PA) 20 of 1943, as amended) authorizes local governmental units to make deposits and invest in the accounts of federally insured banks, credit unions, and savings and loan associations that have offices in Michigan. The law also allows investments outside the state of Michigan when fully insured. The local unit is allowed to invest in bonds, securities, and other direct obligations of the United States or any agency or instrumentality of the United States; repurchase agreements; bankers' acceptances of United States banks; commercial paper rated within the two highest classifications that matures no more than 270 days after the date of purchase; obligations of the State of Michigan or its political subdivisions that are rated as investment grade; and mutual funds composed of investment vehicles that are legal for direct investment by local units of government in Michigan.

The pension trust fund is also authorized by Michigan Public Act 314 of 1965, as amended, to invest in certain reverse repurchase agreements, stocks, diversified investment companies, annuity investment contracts, real estate leased to public entities, mortgages, real estate (if the trust fund's assets exceed $250 million), debt or equity of certain small businesses, certain state and local government obligations, and certain other specified investment vehicles.

The City adopted Public Act 149 of 1999, which allows the City to invest retiree health care funds in more diversified investment asset classes, as allowed under Michigan Public Act 314 of 1965, as amended.

The City has designated three banks for the deposit of its funds. The investment policy adopted by the board in accordance with Public Act 196 of 1997 has authorized investment in bonds and securities of the United States government, bank accounts, CDs, commercial paper, and municipal bonds. The City's deposits and investment policies are in accordance with statutory authority. The City's treasurer periodically submits recommendations for approved depository banks and credit unions to the City Council. The recommendations are based on external rating services and recommendations by the City's external cash fund managers. Additionally, the City participates in the Oakland County Local Government Investment Pool (LGIP) and the Michigan CLASS investment pool. The investment pools are not subject to regulatory oversight, are not registered with the SEC, and do not issue a separate financial report. The fair value of the position in the pools is the same as the value of the pool shares.

The City's cash and investments are subject to several types of risk, which are examined in more detail below:

Custodial Credit Risk of Bank Deposits - Custodial credit risk is the risk that, in the event of a bank failure, the City's deposits may not be returned to it. The City's investment policy restricts depository accounts to federally insured institutions located within the state of Michigan (consistent with state law). At year end, the City had $49,449,630 of bank deposits (certificates of deposit and checking and savings accounts) that were uninsured

and uncollateralized. The uninsured and uncollateralized amount includes $6,589,218 of a fiduciary trust fund and $9,344 of component unit deposits. The City believes that, due to the dollar amounts of cash deposits and the limits of Federal Deposit Insurance Corporation (FDIC) insurance, it is impractical to insure all deposits. As a result, the City evaluates each financial institution with which it deposits funds and assesses the level of risk of each institution; only those institutions with an acceptable estimated risk level are used as depositories.

The City contracts one investment manager to manage a portion of the City's surplus operating cash. The funds placed under the investment manager represent commingled funds of the primary government, component unit funds, an internal service fund, and a custodial external investment pool fund. Investments held by the investment manager at December 31, 2023 by the custodial bank include U.S. Treasuries of $32,395,592 and U.S. agency securities of $28,098,081. The investments held by the investment managers include $12,174,324 and $805,967 of component unit and Auburn Hills Public Library Investment Pool investments, respectively.

As noted above, the City participates in the Oakland County Local Government Investment Pool, the Michigan CLASS investment pool, and the Michigan CLASS EDGE investment pool. As of December 31, 2023, the City's investment in the Oakland County Local Government Investment Pool was $5,660,265 which includes $445,642 of component unit investments. As of December 31, 2023, the City's investment in the Michigan CLASS investment pool was $3,213,517, which includes $568,304 of component unit investments. As of December 31, 2023, the City's investment in the Michigan CLASS EDGE investment pool was $20,719,580, which includes $3,163,879 of component unit investments.

In addition to the governmental fund bank deposits noted above, the City had cash and investments held in trust by a custodial bank as a part of the City's Pension Trust Fund and Retiree Health Care Trust Fund program. The funds' cash and investments stated at market value were $58,207,476 and $30,263,881 in the Pension Trust Fund and Retiree Health Care Trust Fund, respectively, as of December 31, 2023.

Interest Rate Risk - Interest rate risk is the risk that the value of investments will decrease as a result of a rise in interest rates. The City's investment policy restricts the average maturity of investments to two years, with the exception of long-term debt or capital fund investments, which may be invested in securities matched to cash flow requirements with a maximum of five years. The City's pension and retiree health care investment policies restrict cash equivalents to a dollar-weighted average maturity of 90 days or less.

As of year end, the City had the following investments and maturities:

Primary Government (Includes Component Unit Investments)	Carrying Value	Less Than One Year	One to Five Years
U.S. government agencies	$ 28,098,081	$ 16,760,204	$ 11,337,877
U.S. Treasuries	32,395,592	5,706,743	26,688,849
Oakland County - investment pool	5,660,265	-	5,660,265
Michigan CLASS - investment pool	3,213,517	3,213,517	-
Michigan CLASS EDGE - investment pool	20,214,350	20,214,350	-
Total	$ 89,581,805	$ 45,894,814	$ 43,686,991

Fiduciary Funds	Carrying Value	Less Than One Year	One to Five Years
Mutual funds - fixed Income	$ 7,000,133	$ -	$ 7,000,133
Commingled funds - fixed income	14,659,473	-	14,659,473
Michigan CLASS - investment pool	1,312	-	1,312
Michigan CLASS EDGE - investment pool	505,230	505,230	-
Investment pool	805,967	805,967	-
Total	$ 22,972,115	$ 1,311,197	$ 21,660,918

Credit Risk - State law limits investments in commercial paper to the top two ratings issued by nationally recognized statistical rating organizations. The City's general investment policy also limits investments to commercial paper to the highest rating (A-I/P-I), bankers' acceptances whose long-term debt rating is at least an A, obligations of the State or its political subdivisions to the highest rating (A-I/P-I), or pooled funds with a rating of at least an A. As of year end, the credit quality ratings of debt securities (other than the U.S government) are as follows:

Investment	Fair Value	Rating	Rating Organization
Primary Government (Includes Component Unit Investments)			
U.S. government agencies	$ 28,098,081	AA+	S&P
U.S. Treasuries	32,395,592	AA+	S&P
Oakland County - investment pool	5,660,265	Not rated	N/A
Michigan CLASS - investment pool	3,213,517	AAAm	S&P
Michigan CLASS EDGE - investment pool	20,214,350	AAAf/S1	Fitch Ratings
Total	$ 89,581,805		

Investment	Fair Value	Rating	Rating Organization
Fiduciary Funds			
Mutual funds - fixed income	$ 7,000,133	A1	Moody's
Commingled funds - fixed income	14,659,473	Aa3	Moody's
Michigan CLASS - investment pool	1,312	AAAm	S&P
Michigan CLASS EDGE - investment pool	505,230	AAAf/S1	Fitch Ratings
Investment pool	805,967	AA+	S&P
Total	$ 22,972,115		

Fair Value Measurements

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets, Level 2 inputs are significant other observable inputs, and Level 3 inputs are significant unobservable inputs. Investments that are measured at fair value using net asset value per share (or its equivalent) as a practical expedient are not classified in the fair value hierarchy below.

In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The City’s assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset.

The City has the following recurring fair value measurements as of December 31, 2023:

	Assets and Liabilities Measured at Carrying Value on a Recurring Basis at December 31, 2023			
	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Balance at December 31, 2023
Debt Securities				
U.S. Treasuries	$ 32,395,593	$ -	$ -	$ 32,395,593
U.S. government agencies	-	28,904,048	-	28,904,048
Mutual funds and fixed income	7,000,133	-	-	7,000,133
Total debt securities	39,395,726	28,904,048	-	68,299,774
Equity securities				
Mutual funds - equity	53,187,416	-	-	53,187,416
Total investments by fair value level	$ 92,583,142	$ 28,904,048	$ -	121,487,190
Investments measured at net asset value (NAV):				
Oakland County Local Government Investment Pool				5,660,265
Michigan CLASS investment pool				3,214,829
Michigan CLASS EDGE investment pool				20,719,580
Commingled funds				14,659,473
Multistrategy hedge funds				4,220,292
Private equity funds				2,247,631
Private real estate funds				6,042,929
Total investments measured at NAV				56,764,999
Total assets				$ 178,252,189

Debt and equity securities classified in Level 1 are valued using prices quoted in active markets for those securities.

The fair values of U.S. government agency securities at December 31, 2023 were determined primarily based on Level 2 inputs. The City estimates the fair value of these investments using interactive data, which uses other inputs, such as interest rates and yield curves, that are observable at commonly quoted

Investments in Entities that Calculate Net Asset Value per Share

The City holds shares or interests in investment companies whereby the fair value of the investments is measured on a recurring basis using net asset value per share (or its equivalent) of the investment companies as a practical expedient.

At December 31, 2023, the fair value, unfunded commitments, and redemption rules of those investments are as follows:

	Fair Value	Unfunded Commitments	Redemption Frequency, if Eligible	Redemption Notice Period
Oakland County Local Government Investment Pool	$ 5,660,265	$ -	None	None
Michigan CLASS investment pool	3,214,829	-	None	None
Michigan CLASS EDGE investment pool	20,719,580	-	None	None
Commingled funds	14,659,473	-	Daily	Daily
Multistrategy hedge funds	4,220,292	-	Quarterly	95 days
Private equity funds	2,247,631	562,500	None	None
Private real estate funds	6,042,929	-	None - quarterly	None - 10 days
Total	$ 56,764,999	$ 562,500		

Michigan Class Investment Pool - The Michigan CLASS investment pool invests in U.S. Treasury obligations, federal agency obligations of the U.S. government, high-grade commercial paper (rated A-1 or better), collateralized bank deposits, repurchase agreements (collateralized at 102 percent by treasuries and agencies), and approved money market funds. The program is designed to meet the needs of Michigan public sector investors. It purchases securities that are legally permissible under state statutes and are available for investment by Michigan counties, cities, townships, school districts, authorities, and other public agencies.

Michigan Class Edge Investment Pool - The Michigan CLASS EDGE investment pool invests in U.S. treasury obligations, federal agency obligations of the U.S. government, high-grade commercial paper (rated 'A-1' or better) collateralized bank deposits, repurchase agreements (collateralized at 102% by Treasuries and agencies), and approved money-market funds. The program seeks to provide safety, liquidity, convenience, and competitive rates of return, and is designed to meet the needs of Michigan public sector investors. It purchases securities that are legally permissible under state statutes and are available for investment by Michigan counties, cities, townships, school districts, authorities and other public agencies. It has a rating of AAAf/S1 from FitchRatings.

Oakland County Local Government Investment Pool - The Oakland County Local Government Investment Pool is not registered with the SEC and does not issue a separate report. The fair value of the position in the pool is not the same as the value of the pool shares, since the pool does not meet the requirements under GASB 79 to report its value for financial reporting purposes at amortized cost.

Commingled Funds - This type includes one commingled fund that invest in publicly traded domestic equity, international equity, or fixed income. 100 percent of the assets can be redeemed on a daily basis. All of the underlying securities within the commingled funds carry a Level 1 or Level 2 valuation.

Multistrategy Hedge Funds - This type invests in two hedge funds that pursues multiple strategies to diversify risks and reduce volatility. The hedge funds' portfolio for this type includes investments in approximately 47 percent global stocks, 26 percent global fixed income, and 27 percent balanced/global macro in the Pension Trust Fund and approximately 83 percent in private equity and real estate, 14 percent hedged investments, and 3 percent cash in the Retiree Health Care Trust Fund . The fair values of the investments in this type have been determined using NAV per share (or its equivalent) of the investments.

Private Equity Funds - This type includes two private equity fund that invest primarily in debt securities. The investments do not offer a stated redemption window. Instead, the nature of the investments in this type is that the distributions are received through the liquidation of the underlying assets of the funds. If these investments were held, it is expected that the underlying assets of the fund would be liquidated over one to eight years.

However, as of December 31, 2023, it is probable that all of the investments in this type will be sold at an amount different from the net asset value per share (or its equivalent) of the Plan's ownership interest in partners' capital.

Private Real Estate Funds - This type includes four real estate funds that invest primarily in U.S. commercial real estate. The fair values of the investments in this type have been determined using the NAV per share (or its equivalent) of the Plan's ownership interest in partners' capital. Distributions from each fund will be received as the underlying investments of the funds are liquidated. It is expected that the underlying assets of the funds will be liquidated over the next 1 to 8 years. 100 percent of the total investment in this type is expected to be sold. However, the individual investments that will be sold have not yet been determined. Because it is not probable that any individual investment will be sold, the fair value of each individual investment has been determined using the NAV per share (or its equivalent) of the Plan's ownership interest in partners' capital. Once it has been determined which investments will be sold and whether those investments will be sold individually or in a group, the investments will be sold in an auction process. The assets are able to be liquidated via a quarterly redemption queue of approximately 62 percent in the Pension Trust Fund and approximately 38 percent in the Retiree Health Care Trust Fund. The balance of the assets will be liquidated as underlying properties are sold or the investee fund's management approves of the buyer before the sale of the investments can be completed.

Note 4 - Restricted Assets

Restricted assets in the governmental activities represent cash held by the Auburn Hills Community Foundation (the Foundation) in the amount of $355,057 that is reflective of donations made to the Foundation for the benefit of the City that are restricted for city capital projects. Restricted assets in the business-type activities are composed of the City's unspent bond proceeds held by Oakland County, Michigan (the County) for the improvement of the water and sewer system in the amount of $2,474,148. The County holds these moneys to apply against future water and sewer system construction for the City. Additionally, restricted assets include a deposit held by North Oakland County Water Authority (NOCWA) in the amount of $776,610. NOCWA is holding the deposit to cover future water expenses.

Note 5 - Capital Assets

Capital assets activity of the primary government for the current year is as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities				
Capital assets not being depreciated				
Land	$ 5,648,991	$ -	$ -	$ 5,648,991
Construction-in-progress	6,966,914	3,977,807	6,896,515	4,048,206
Total capital assets not being depreciated	12,615,905	3,977,807	6,896,515	9,697,197
Capital assets being depreciated				
Land improvements	2,907,361	473,594	-	3,380,955
Roads	100,550,327	9,118,351	-	109,668,678
Storm drains	7,713,816	-	-	7,713,816
Buildings, additions and improvements	23,807,986	499,468	-	24,307,454
Machinery and equipment	7,005,328	1,213,029	177,721	8,040,636
Vehicles	9,511,220	1,475,824	680,104	10,306,940
Office furnishings and equipment	437,192	-	-	437,192
Right to use asset - subscription arrangements	-	130,223	-	130,223
Total capital assets being depreciated	151,933,230	12,910,489	857,825	163,985,894
Less accumulated depreciation for				
Land improvements	92,977	94,186	-	187,163
Roads	46,295,310	2,922,162	-	49,217,472
Storm drains	2,964,497	153,892	-	3,118,389
Buildings, additions and improvements	15,760,863	750,506	-	16,511,369
Machinery and equipment	5,510,003	666,069	177,721	5,998,351
Vehicles	6,654,494	947,462	680,104	6,921,852
Office furnishings and equipment	433,883	-	-	433,883
Right to use asset - subscription arrangements	-	3,617	-	3,617
Total accumulated depreciation	77,712,027	5,537,894	857,825	82,392,096
Net capital assets being depreciated	74,221,203	7,372,595	-	81,593,798
Governmental activities net capital assets	$ 86,837,108	$ 11,350,402	$ 6,896,515	$ 91,290,995

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities				
Capital assets not being depreciated				
Land	$ 8,325,776	$ -	$ -	$ 8,325,776
Construction-in-progress	6,155,395	1,276,940	1,086,554	6,345,781
Total capital assets not being depreciated	14,481,171	1,276,940	1,086,554	14,671,557
Capital assets being depreciated				
Buildings, additions and improvements	10,748,096	764,877	-	11,512,973
Machinery and equipment	2,744,782	-	-	2,744,782
Water and sewer mains	104,971,440	3,395,063	-	108,366,503
Right to use asset - machinery and equipment	63,545	-	63,545	-
Total capital assets being depreciated	118,527,863	4,159,940	63,545	122,624,258
Less accumulated depreciation for				
Buildings, additions and improvements	8,064,027	450,353	-	8,514,380
Machinery and equipment	2,604,126	60,608	-	2,664,734
Water and sewer mains	38,882,833	2,226,429	-	41,109,262
Right to use asset - machinery and equipment	31,772	31,772	63,544	-
Total accumulated depreciation	49,582,758	2,769,162	63,544	52,288,376
Net capital assets being depreciated	68,945,105	1,390,778	1	70,335,882
Business-type capital assets, net	$ 83,426,276	$ 2,667,718	$ 1,086,555	$ 85,007,439

Capital assets activity of the component unit for the current year is as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Component Units				
Capital assets not being depreciated				
Land	$ 8,137,567	$ 215,898	$ -	$ 8,353,465
Construction-in-progress	185,403	147,450	15,000	317,853
Total capital assets not being depreciated	8,322,970	363,348	15,000	8,671,318
Capital assets being depreciated				
Roads	36,470,409	-	-	36,470,409
Buildings, additions and improvements	26,827,380	47,931	-	26,875,311
Machinery and equipment	435,544	-	-	435,544
Land improvements	10,312,494	28,791	-	10,341,285
Total capital assets being depreciated	74,045,827	76,722	-	74,122,549
Less accumulated depreciation for				
Roads	14,766,349	956,190	-	15,722,539
Buildings, additions and improvements	10,885,951	693,959	-	11,579,910
Machinery and equipment	300,761	27,435	-	328,196
Land improvements	4,525,404	440,940	-	4,966,344
Total accumulated depreciation	30,478,465	2,118,524	-	32,596,989
Net capital assets being depreciated	43,567,362	(2,041,802)	-	41,525,560
Component units capital assets, net	$ 51,890,332	$ (1,678,454)	$ 15,000	$ 50,196,878

Depreciation and amortization of right to use assets expenses were charged to programs of the primary government as follows:

Governmental activities	
General government	$ 224,295
Public safety	394,615
Public works	3,422,396
Health, welfare and community development	130,482
Capital assets held by the government's internal service funds are charged to the various functions based on their usage of the assets	1,366,106
Total governmental activities	5,537,894
Business-type activities	
Golf Course Fund	388,265
Water and Sewer Fund	2,380,897
Total business-type activities	2,769,162
Total primary government	$ 8,307,056

Construction Commitments
The City had $757,351 remaining construction commitments as of December 31, 2023.

Note 6 - Interfund Receivables, Payables, and Transfers

The City has an interfund balance as of $32,752 as of December 31, 2023, payable by nonmajor governmental funds to the General Fund.

Interfund transfers reported in the fund financial statements are composed of the following:

	Transfers Out			
Transfers In	General Fund	Nonmajor governmental funds	Nonmajor enterprise funds	Total
General Fund	$ -	$ -	$ 50,000	$ 50,000
Nonmajor governmental funds	2,536,325	80,000	-	2,616,325
	$ 2,536,325	$ 80,000	$ 50,000	$ 2,666,325

The transfers from General Fund to the Major and Local Streets Fund were of unrestricted resources necessary to supplement Act 51 funds provided by the State of Michigan for road maintenance. The transfer from the General Fund to the Capital Improvement Debt Service Fund was of unrestricted resources and necessary for debt service payments. The transfer from the Wayne-Oakland Disposal Fund to the Major and Local Streets Fund was made with unrestricted funds to support additional local street maintenance expenditure.

Note 7 - Leases

Lease Receivable

The City and its component units have ten significant agreements leasing ground and airspace for billboards, ground space for cell phone towers, buildings, office space, and parking spaces. The terms of these arrangements are as follows:

Description	Agreement Date	Lease Terms	Renewal Options	Payment Frequency	Amount	Interest Rate
Outfront Media - ground/air space	10/17/2016	20 years	None	Annual	$ 45,000	1.80%
AT&T - ground space	8/18/1995	10 years	2 10-year terms	Annual	16,277	1.80%
Omnipoint - ground space	4/1/2004	5 years	5 5-year terms	Monthly	6,000	1.80%
Nextel - ground space	10/8/1997	10 years	2 10-year terms	Annual	15,017	1.80%
GTP - ground space	9/11/1997	30 years	6 5-year terms	Annual	21,130	1.80%
Verizon - ground space	8/18/1995	30 years	3 10-year terms	Monthly	1,966	1.80%
Library building	1/1/2022	10 years	None	Monthly	24,765	1.80%
Chamber office space	7/25/2022	3 years	None	Monthly	1,660	1.80%
Parking spaces	1/1/2017	60 months	None	Bi-annual	$17,487 / $17,852	1.80%
Cranks building	3/1/2016	58 months	4 years	May-September	11,000	1.80%

The leases have varying rent escalation terms:

- GTP and Verizon ground space leases increase annually equal to the increase in CPI up to a maximum of 5%.

- AT&T and Nextel ground space leases increase annually based on general price levels up to a maximum of 5%.
- Omnipoint ground space lease increases 10% at each renewal.
- Library building increases 4% annually and includes a service component that was not practical to allocate.
- Chamber office space lease increases to $1,727 per month on August 1, 2023 and to $1,796 per month on August 1, 2024.

Note 8 - Subscription-Based Information Technology Arrangements (SBITA)

The City has entered into subscription-based information technology arrangements (SBITAs) involving various desktop subscriptions and security software.

The future subscription payments under SBITA agreements are as follows:

Year Ending	Governmental Activities	
December 31,	Principal	Interest
2024	$ 19,396	$ 5,019
2025	20,326	4,090
2026	21,300	3,116
2027	22,320	2,095
2028	23,389	1,025
	$ 106,731	$ 15,345

Note 9 - Long-Term Debt

The City issues bonds to provide for the acquisition and construction of major capital facilities. General obligation bonds are direct obligations and pledge the full faith and credit of the City.

Long-term debt activity for the year ended December 31, 2023 can be summarized as follows:

	Interest Rate Ranges	Principal Maturity Ranges	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities							
Bonds and notes payable							
General obligation bonds							
Capital Improvement Bonds, Series 2017 (LTGO) (2)	3.00%	$435,000 - $550,000	$ 4,850,000	$ -	$ 425,000	$ 4,425,000	$ 435,000
Capital Improvement Bonds, Series 2021 (LTGO) (4)	2.0-3.0%	$1,005,000-$1,280,000	12,270,000	-	985,000	11,285,000	1,005,000
Total general obligation bonds			17,120,000	-	1,410,000	15,710,000	1,440,000
Special assessment obligations							
Special Assessment Bonds, Series 2017 (LTGO) (3)	3%	$165,000 - $170,000	840,000	-	170,000	670,000	170,000
Notes from direct borrowings and direct placements							
State Revolving Fund Loan - Storm Water Management Retrofit (1)	2.50%	$5,000 - $10,000	67,658	-	5,000	62,658	5,000
State Revolving Fund Loan - Storm Water Management Galloway Drain (1)	2.50%	$50,000 - $60,000	430,000	-	50,000	380,000	50,000
Total notes from direct borrowings and direct placements			497,658	-	55,000	442,658	55,000
Premiums and discounts							
Unamortized premiums			1,459,701	-	142,584	1,317,117	142,584
Total bonds and notes payable			19,917,359	-	1,777,584	18,139,775	1,807,584
Subscriptions			-	130,223	23,492	106,731	19,396
Compensated absences			1,641,789	243,697	216,105	1,669,381	219,679
Total governmental activities			$ 21,559,148	$ 373,920	$ 2,017,181	$ 19,915,887	$ 2,046,659

(1) The principal repayment amounts for the Storm Water Management Retrofit and Galloway Drain projects represent 60 percent of the project costs, while 40 percent of the project costs qualified for principal forgiveness from the American Recovery and Reinvestment Act of 2009. Principal payments on both projects began in April 2011, and the loan repayments are amortized over 20 years with an interest rate of 2.5 percent.

(2) In October 2017, the City issued Capital Improvement Bonds to fund a portion of the City's costs of improvements in three Special Assessment Districts (Pacific Drive, N. Atlantic and Continental Drives, and Deepwood Drive) and to fund the construction costs of other identified road, building, and facility improvements completed in 2018. The original issue amount was $6,865,000. The final loan payment related to issuance is expected to be fiscal year 2032.

(3) In October 2017, the City issued Special Assessment Bonds to fund a portion of the City's upfront costs of improvements in three Special Assessment Districts (Pacific Drive, N. Atlantic and Continental Drives, and Deepwood Drive). The original issue amount was $1,655,000. The final loan payment related to issuance is expected to be fiscal year 2027. Payments on this debt is expected to be made with special assessment revenue collected from benefiting property owners.

(4) In August 2021, the City issued Capital Improvement Bonds at a purchase price of $14,588,209 to assist in funding the cost of construction improvements to several roads including all or parts of Auburn, Shimmons, Five Points, Harmon, Taylor, Bald Mountain, Paramount Estates, and the Canadian Subdivision. Also, this issue supports HVAC and roof replacements across City properties. All activity is expected to be completed by 2023. The original issue par amount of the bonds is $13,240,000. The final loan payment related to issuance is expected to be fiscal year 2033.

	Interest Rate Ranges	Principal Maturity Ranges	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Business-type activities							
Bonds and notes payable							
Direct borrowings and direct placements:							
Oakland-Macomb Intercepter Drain Bonds, Series 2010A (5)	2.50%	$45,456 - $54,879	$ 442,330	$ -	$ 44,299	$ 398,031	$ 45,456
Oakland-Macomb Intercepter Drain Bonds, Series 2011A Segment 2 (6)	1.85%	$51,953 - $63,818	624,343	-	50,736	573,607	51,953
Oakland-Macomb Intercepter Drain Bonds, Financing source not finalized by Oakland County for OMID 2013A Segment 3 (7)	2.00%	$111,254 - $132,950	1,459,695	-	108,998	1,350,697	111,254
Oakland-Macomb Intercepter Drain Bonds, Series 2019A Refunding Bonds (5)	1.85%	$13,224 - $16,530	116,202	-	12,562	103,640	13,224
Oakland-Macomb Intercepter Drain Bonds, Series 2019B (10)	1.55%	$56,852 - $58,000	171,129	-	56,277	114,852	56,852
State Revolving Fund Loan - Sanitary Sewer Rehabilitation (8)	2.50%	$60,000 - $70,000	535,000	-	60,000	475,000	60,000
Clinton River Water Resource Recover Facility - Drainage District Drain Bond, Series 2017 (SRF) (9)	2.50%	$23,431 - $141,580	1,816,905	-	99,617	1,717,288	102,361
CR - Water Resource Recovery Facility #5835 - 01 (11)	5.26%		-	215,064	-	215,064	-
Evergreen Farmington (12)	0.48%	$14,741 - $25,513	-	228,064	-	228,064	-
Total notes from direct borrowings and direct placements			5,165,604	443,128	432,489	5,176,243	441,100
Leases			32,059	-	32,059	-	-
Compensated absences			130,421	18,212	19,309	129,324	19,107
Total business-type activities			$ 5,328,084	$ 461,340	$ 483,857	$ 5,305,567	$ 460,207

(5) During 2009, the counties of Macomb and Oakland, Michigan jointly established the Oakland-Macomb Interceptor Drain - Drainage District (OMID), an intercounty drainage district, under Chapter 21 of the Drain Code. The OMID was created to acquire, operate, and maintain the Oakland-Macomb Interceptor (OMI); title to the OMI was transferred from the City of Detroit, Michigan to the OMID as part of a settlement agreement with the City of Detroit, Michigan reached in May 2009. The OMID apportioned the responsibility to pay the debt required to finance this project to the participating cities, townships, and villages located in the two counties. The OMID bond debt will be amortized over a 20-year period with an interest rate of 2.5 percent. The OMID 2010B debt has a 45 percent federal interest subsidy, which is reimbursed to the City semiannually. The OMID 2010B bond was refunded during 2020.

(6) During 2011, additional bonds (Series 2011A) were issued through the State's revolving fund loans for Segment 2 of the OMID project. The state revolving fund loan is for a 20-year period with a fixed interest rate of 2.5 percent. The City will have a level debt service payment of approximately $66,400 for principal and interest for the loan duration. The final loan payment related to this issuance will be in fiscal year 2033.

(7) Beginning in 2012 as part of Oakland-Macomb Interceptor Drain project, Oakland County, Michigan commenced with Segment 3 of the project. The tentative estimated cost of this segment is $65,140,000. The City's pro rata share of the project is approximately 3.47 percent, which resulted in the City's share of the debt being approximately $2.26 million. The City will have a level debt service payment of approximately $138,300 for principal and interest for the loan duration. The final loan payment related to this issuance will be in fiscal year 2034.

(8) The principal repayment amounts for the Sanitary Sewer Rehabilitation represent 60 percent of the total project costs, as 40 percent of the project cost qualified for principal forgiveness from the American Recovery and Reinvestment Act of 2009. The first principal payment on this project was paid in April 2011. The loan repayments are amortized over 20 years with an interest rate of 2.5 percent.

(9) During 2017, the Clinton River Water Resource Recovery Facility Drainage District sold Drain Bonds Series 2017 for the Biosolids Handling and Septage Receiving Facility Project that spans the Oakland County community. This debt reflects the City’s 6.124 percent share of this project. The project is in progress at December 31, 2020. The final payment related to this debt is expected in 2038.

(10) During 2020, as part of the Oakland-Macomb Interceptor Drain project, Oakland County, Michigan and the Great Lakes Water Authority (GLWA) commenced rehabilitation and construction of certain

wastewater facilities. This debt reflects the City's 4.9750 percent share of the project. The first principal payment on this project was paid in September 2020. The final payment related to this debt is expected in 2025.

(11) During 2023, the Clinton River Water Resource Recovery Facility Drainage District issued drain bonds through the State of Michigan CWSRF Program. The project intends to upgrade and replace aging electrical infrastructure at the CRWRRF . The debt issued spans the Oakland County community. This debt reflects the City's 5.257 percent share for this project. The first principal payment on this project will be paid in October 2027 at an interest rate of 1.875%. The final payment related to this debt is expected in 2046.

(12) During 2023, the Evergreen Farmington Sanitary Drain Drainage District issued drain bonds with the Clean Water State Revolving Fund (CWSRF) which includes a 10% principal forgiveness of 10% of the amount financed. It is a draw based loan. The project is to increase the outlet capacity of the Evergreen Farmington Sewage Disposal System to the Great Lakes Water Authority. This debt reflects the City's 0.48457 percent share for this project. The first principal payment on this project will be paid in October 2027 at an interest rate of 1.875%. The final payment related to this debt is expected in 2046.

	Interest Rate Ranges	Principal Maturity Ranges	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Component units							
Notes from direct borrowings and direct placements							
Michigan Department of Environmental Quality Loan (13)	1.5%	$49,389 - $54,004	$ 410,335	$ -	$ 48,659	$ 361,676	$ 49,389

(13) In 2016, the Brownfield Redevelopment Authority received a loan from the Michigan Department of Environmental Quality (MDEQ) to fund a redevelopment project. The redevelopment project will be completed by a developer. The Brownfield Redevelopment Authority entered into a loan agreement with the developer for the same amount of the MDEQ loan. The developer will draw down the funds from the Brownfield Redevelopment Authority in the future and will repay the loan through tax increment revenue. The final loan payment for this debt will be in fiscal year 2030.

Annual debt service requirements to maturity for the above obligations are as follows:

	Governmental Activities			
			Notes from Direct Borrowings and Direct Placements	
Year Ending	Other Debt			
December 31,	Principal	Interest	Principal	Interest
2024	$ 1,610,000	$ 431,049	$ 55,000	$ 10,379
2025	1,650,000	394,024	57,658	8,971
2026	1,680,000	355,943	65,000	7,438
2027	1,710,000	314,256	65,000	5,813
2028	1,590,000	268,050	65,000	4,188
2029-2033	8,140,000	595,338	135,000	3,438
	$ 16,380,000	$ 2,358,660	$ 442,658	$ 40,227

Year Ending December 31,	Business-type Activities: Notes from Direct Borrowings and Direct Placements — Principal	Business-type Activities: Notes from Direct Borrowings and Direct Placements — Interest	Component Units: Notes from Direct Borrowings and Direct Placements — Principal	Component Units: Notes from Direct Borrowings and Direct Placements — Interest
2024	$ 441,100	$ 115,351	$ 49,389	$ 5,425
2025	454,946	111,293	50,130	4,684
2026	409,803	105,385	50,882	3,932
2027	461,810	96,911	51,645	3,169
2028	470,864	86,304	52,420	2,394
2029-2033	2,118,344	240,120	107,210	2,418
2034-2038	819,376	88,872	-	-
2039-2043	-	33,588	-	-
2044-2046	-	6,972	-	-
	$ 5,176,243	$ 884,796	$ 361,676	$ 22,022

Component Units

Excluded from the component unit long-term debt are revenue bonds issued by the Economic Development Corporation to acquire and lease property to third parties. The revenue bonds issued are payable solely from the net revenue derived from the respective leases and are not a general obligation of the City. After these bonds are issued, all financial activity is taken over by the paying agent. The bonds and related lease contracts are not reflected in the City's financial statements. As of December 31, 2023, there were five series of Economic Development Corporation bonds outstanding. The aggregate principal amount outstanding could not be determined. However, the bonds' original issue amounts totaled $16,850,000.

Note 10 - Net Investment in Capital Assets

The composition of net investment in capital assets as of year end, was as follows:

	Governmental Activities	Business-type Activities	Component Units
Capital assets			
Capital assets not being depreciated	$ 9,697,197	$ 14,671,557	$ 8,671,318
Capital assets, net of accumulated depreciation	81,593,798	70,335,882	41,525,560
Total capital assets	91,290,995	85,007,439	50,196,878
Restricted assets	-	2,474,148	-
Unspent bond proceeds	724,367	-	-
Related debt			
General obligation bonds	(15,710,000)	-	(361,676)
Special assessment obligations	(670,000)	-	-
Notes from direct borrowing and direct placements	(442,658)	(5,176,243)	-
Unamortized bond premiums	(1,317,117)	-	-
Total related debt	(18,139,775)	(5,176,243)	(361,676)
Net investment in capital assets	$ 73,875,587	$ 82,305,344	$ 49,835,202

Note 11 - Risk Management

The City is exposed to various risks of loss related to property loss, torts, errors and omissions, and employee injuries (workers' compensation), as well as medical benefits provided to employees. The City participates in the Michigan Municipal League (risk pool) for claims relating to workers' compensation. The City is self-insured for prescriptions. The City records prescription charges incurred through the end of the fiscal year. In 2004, the City became self-insured for property damage to city vehicles under $75,000. Settled claims relating to the commercial insurance have not exceeded the amount of insurance coverage in any of the past 10 years.

The Michigan Municipal League risk pool program operates as a common risk-sharing management program for local units of government in Michigan; member premiums are used to purchase commercial excess insurance coverage and to pay member claims in excess of deductible amounts.

Note 12 - Pension Plans

Plan Description - The City of Auburn Hills Pension Board of Trustees (the Pension Board) administers the City of Auburn Hills Employee Pension Plan, a single-employer defined benefit pension plan that provides pensions to all full-time employees hired prior to 1998. The plan is closed to new employees. Benefit terms have been established by contractual agreements between the City and the various employee union representation; amendments are subject to the same process.

Management of the plan is vested in the Pension Board, which consists of seven members: the mayor, city manager, city clerk, finance director, and three union representatives.

The City established a defined contribution plan as a complementary plan to the defined benefit pension plan. The City Council has authority over plan provisions and contribution requirements. Each union group negotiated a City match to their contribution. Currently, the City provides for a contribution up to 4% of regular wage to Police employees contributions up to 3%. No other groups have defined benefit members or are eligible by bargaining contract to receive a City match to their contribution. As the defined benefit plans closed to all groups, anyone hired after January 1, 2000 had only the defined contribution plan available to them. Those without a defined benefit plan receive a 9% contribution from the City. Additionally, the City contributes 3% more if the EE contributes at least 3%.

The City established a 457 plan as well. Employees may make voluntary contributions to this plan in addition to the 401K plan. The City does contribute to the 457 for employees for those group who have bargained such contribution in lieu of contributions to a RHS plan or for those groups who take advantage of nominal employer contribution the employee contributes the same amount.

For the year ended December 31, 2023, the City contributed $1,644,218.

Benefits Provided - The City of Auburn Hills Employee Pension Plan provides retirement, disability, and death benefits to plan members and their beneficiaries. Benefit terms are established by contractual agreements between the City and the various employee union representation; amendments are subject to the same process. The benefits are defined as follows:

Unit	Multiplier	Max.	Final Avg. Comp	Member Contribution	Percent	Start	Max
Admin	2.65%	80%	Final 5	6%	2.5%	55	15 years
Police officers	2.80% up to 25 years; 1% Thereafter	80%	5 highest consecutive	7%	2.5%	50 (a)	15 years
Police command	2.80%	80%	5 highest consecutive	5%	2.5%	50	15 years
Detectives	2.80%	80%	5 highest consecutive	5%	2.5%	50	15 years
Dispatch	2.65%	YOS limited to 34 years	5 highest consecutive	6%	2.5%	55	15 years
IA fire	2.65%	80%	Highest 3 of final 5	5%	2.5%	55	15 years
PT fire	(b)	80%	N/A	N/A	N/A	55	15 years

(a) Normal retirement is either 25 years of service or age 50 with 15 years of service; an officer with 25 years of service could have normal retirement prior to age 50 and would begin receiving benefit increases each January 1 following one year of retirement.

(b) $5 per month for each year of service prior to January 1, 1988; $10 per month for each year of service after January 1, 1988.

Deferred Retirement Annual Amount - Computed as service retirement but based upon service, average final compensation (AFC), and benefit multiplier in effect at termination. Benefits begin at the date retirement would have occurred had the member remained in employment.

Death after Retirement Annual Amount - Surviving spouse receives the excess of member contributions with interest over the total of benefits paid.

Death in Service Annual Amount - Surviving beneficiary receives 100 times the projected monthly benefit.

Disability Annual Amount - With long-term disability - the greater of a member's accrued benefit or 60 percent of the projected benefit, based on AFC at the date of disability and years of service until earliest retirement (payable at age 65). Without long-term disability - the accrued benefit is payable immediately with 10 years of service if age 40.

Employees Covered by Benefit Terms – At the December 31, 2021 valuation date, the following employees were covered by benefit terms:

Inactive employees or beneficiaries currently receiving benefits	129
Inactive employees entitled to, but not yet receiving benefits	7
Active employees	8
	144

Contributions - Article 9, Section 24 of the State of Michigan constitution requires that financial benefits arising on account of employee service rendered in each year be funded during that year. Accordingly, the Pension Board retains an independent actuary to determine the annual contribution. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability. Contribution requirements of plan members are established and may be amended by the Pension Board in accordance with the City's collective bargaining units. The system contribution from employees is detailed in the table below. For the year ended December 31, 2023, the City made the actuarially determined contribution of $992,461 into a prefunded pension trust, which is reported in this financial statement as a pension and other postemployment benefit trust fund type.

Net Pension Liability - The City has chosen to use December 31, 2023 as its measurement date for the net pension liability. The December 31, 2023 fiscal year end reported net pension liability was determined using a measure of the total pension liability and the pension net position as of the December 31, 2023 measurement date. The December 31, 2023 measurement date total pension liability was determined by an actuarial valuation performed as of December 31, 2021 that has used procedures to roll the information forward to the measurement date.

Actuarial Assumptions - The total pension liability was determined using the following actuarial assumptions applied to all periods included in the measurement:

- Inflation: 2.25 percent
- Salary increases (including inflation): 3.5 percent
- Investment rate of return (net of investment expense): 6.25 percent
- Mortality rates: Pub-2010 Mortality Table with Generational Projection per MP-2021, with PubS-2010 tables for public safety groups and PubS-2010 tables for all others

- Cost of living adjustments (COLA): 2.5 percent simple payable for 15 years for future retirees. Current retiree COLA depends on date of retirement.

Investment Rate of Return - The long-term expected rate of return on pension plan investments was determined using a model method in which the best-estimate ranges of expected future real rates of return (expected returns, net of investment and administrative expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates or arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return
US Cash	1%	0.59%
US Core Fixed Income	22.00%	2.13%
Private Credit	7.00%	6.19%
US Large Cap Equity	22.00%	4.09%
US Small & Mid Cap Equity	14.00%	4.10%
Foreign Developed Equity	15.00%	5.15%
Priavate Real Estate Property	9.00%	3.70%
Hedge Funds	10.00%	3.49%

Rate of return - For the year ended December 31, 2023, the annual money-weighted rate of return on investments, net of investment expense, was 11.55%. The money-weighted rate of return expresses investment performance, net of investment expenses, adjusted for the changing amounts actually invested.

Discount rate - The discount rate used to measure the total pension liability was 6.25 percent in the December 31, 2023 roll forward valuation, which was an increase of .25 percent from the prior year's discount rate which was 6.00 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that city contributions will be made at rates equal to the difference between actuarially determined contribution rates and the employee rate.

Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees.

Changes in the net pension liability were as follows:

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balances as of December 31, 2022	$ 68,713,631	$ 55,752,203	$ 12,961,428
Changes for the year			
Service cost	159,490	-	159,490
Interest on total pension liability	3,991,986	-	3,991,986
Experience differences	-	-	-
Changes in assumptions	(1,722,506)	-	
Employer contributions	-	992,461	(992,461)
Employee contributions	-	30,219	(30,219)
Net investment income (loss)	-	6,215,466	(6,215,466)
Benefit payments and refunds	(4,749,215)	(4,749,215)	-
Administrative expense	-	(33,108)	33,108
Net changes	(2,320,245)	2,455,823	(4,776,068)
Balances as of December 31, 2023	$ 66,393,386	$ 58,208,026	$ 8,185,360

Sensitivity of the net pension liability to changes in the discount rate -The following presents the net pension liability of the employer, calculated using the discount rate of 6.25%, as well as what the employer's net pension liability would be using a discount rate that is 1% point lower (5.25%) or 1% higher (7.25%) than the current rate.

	1% Decrease	Current Discount Rate	1% Increase
Net pension liability	$ 15,567,546	$ 8,185,360	$ 1,998,272

Pension expense and deferred outflows of resources and deferred inflows of resources related to pensions - For the year ended December 31, 2023, the employer recognized pension expense of $(1,922,253). The employer reported deferred outflows and inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Total to Amortize
Net difference between projected and actual earning on plan investments	$ 1,331,045	$ 1,331,045

Amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended December 31,	
2024	$ 48,962
2025	557,360
2026	1,321,308
2027	(596,585)
	$ 1,331,045

Detailed information about the plan's fiduciary net position is not available in a separately issued financial report. For the purpose of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pension, and pension expense, information about the plan's fiduciary net position and additions to/deductions from fiduciary net position have been determined on the same basis as they are reported by the plan. The plan uses the economic resources measurement focus and full accrual basis of accounting. Investments are stated at fair value. Contribution revenue is recorded as contributions are due, pursuant to legal requirements. Benefit payments and refunds of employee contributions are recognized as expense when due and payable in accordance with benefit terms.

Note 13 - Other Postemployment Benefits

Plan Description - The Auburn Hills Retiree Healthcare Board provides postemployment benefits other than pensions (OPEB) to eligible former City Council members and retired employees and eligible dependents, as well as to certain retirees and eligible dependents of the Auburn Hills Public Library. The benefits are provided through the Auburn Hills Retiree Health Care Plan, a cost-sharing defined OPEB plan administered by the Auburn Hills Retiree Health Care Plan Board. There are two participating employers in the plan, the City of Auburn Hills, Michigan and the Auburn Hills Public Library (the "Library").

The financial statements of the OPEB plan are included in these financial statements as a pension and other postemployment benefit funds (a fiduciary fund).

Management of the plan is vested in the Retiree Healthcare Board, which consists of seven members: the mayor, city manager, city clerk, finance director, and three union representatives.

Benefits provided - The Auburn Hills Retiree Health Care Plan provides health care, dental, and vision benefits for retirees and their dependents. Benefits are provided through a third-party insurer, and generally the full cost of the benefits is covered by the plan. The City is self-insured for prescriptions, and the full cost of benefits is covered by the plan. As of January 1, 2012, the plan was closed to new entrants.

Employees covered by benefit terms - As of December 31, 2021, the most recent valuation date, the plan membership consisted of the following:

Inactive employees or beneficiaries currently receiving benefits	112
Active employees	61
	173

Contributions - The City Code grants the authority to establish and amend the contribution requirements of the City and employees to the board. The City has no obligation to make contributions in advance of when the insurance premiums are due for payment. For the year ended December 31, 2023, the City paid postemployment health care premiums of $586,031, plus it contributed $854,395 into a prefunded retiree health care fund, which

is reported in these financial statements as a pension and other employee benefit trust fund type. Employees are not required to contribute to the plan.

Net OPEB Liability - The net OPEB liability of $3,847,362 has been allocated separately to the City and to the Library. A special funding situation does not exist in accordance with Governmental Accounting Standards Board Statement No. 75, and, therefore, the City has not recorded the Library's proportionate share of the net OPEB liability. The City's proportionate share of the net OPEB liability is $3,723,742 at December 31, 2023. At December 31, 2023, the City's proportionate share was 96.8 percent, based on the City's number of plan members as a percentage of the plan's total members. At December 31, 2022, the prior measurement date, the City's proportionate share was 96.9 percent, or a 0.1 percent change.

The City has chosen to use the December 31, 2023 measurement date as its measurement date for the net OPEB liability. The December 31, 2023 fiscal year end reported net OPEB liability was determined using a measure of the total OPEB liability and the OPEB net position as of the December 31, 2023 measurement date. The December 31, 2023 total OPEB liability was determined by an actuarial valuation performed as of December 31, 2021, which used update procedures to roll forward the liability to December 31, 2023.

Actuarial assumptions - The total OPEB liability in the December 31, 2021 actuarial valuation was determined using an investment rate of return (net of investment expenses) of 6.25 percent; a health care cost trend rate of 6.5 percent for 2023, decreasing to an ultimate rate of 3.9 percent over 53 years for pre-Medicare participants, and a health care cost trend rate of 6.3 percent for 2023, decreasing to an ultimate rate of 3.9 percent over 53 years for post-Medicare participants; and mortality rates based on the PubG-2010 with Generational Projection per MP-2021.

Discount rate - The discount rate used to measure the total OPEB liability was 6.25%. The projection of cash flows used to determine the discount rate assumed that City contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the OPEB plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best-estimates of geometric real rates of return as of the December 31, 2023 measurement date for each major asset class included in the OPEB plan’s target asset allocation, as disclosed in the investment footnote, are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return
US Core Fixed Income	26.00%	2.13%
Private Credit	4.00%	6.19%
US Large Cap Equity	25.00%	4.09%
US Small & Mid Cap Equity	15.00%	4.10%
Foreign Developed Equity	16.00%	5.15%
Private Real Estate Property	9.00%	3.70%
Hedge Funds	5.00%	3.49%

Rate of return - For the year ended December 31, 2023, the annual money-weighted rate of return on investments, net of investment expense, was 5.27% The money-weighted rate of return expresses investment performance, net of investment expenses, adjusted for the changing amounts actually invested.

Changes in the net OPEB liability were as follows:

	Increase (Decrease)		
	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (a) - (b)
Balances as of December 31, 2022	$ 34,041,627	$ 28,743,366	$ 5,298,261
Changes for the year			
Service cost	490,022	-	490,022
Interest on total OPEB liability	2,030,073	-	2,030,073
Changes in assumptions	(1,033,326)	-	
Employer contributions	-	1,440,426	(1,440,426)
Net investment income (loss)	-	1,525,589	(1,525,589)
Benefit payments and refunds	(1,414,812)	(1,414,812)	-
Administrative expense	-	(28,347)	28,347
Net changes	71,957	1,522,856	(1,450,899)
Balances as of December 31, 2023	$ 34,113,584	$ 30,266,222	$ 3,847,362

Plan fiduciary net position as a percentage of the total OPEB liability is 88.7%.

Sensitivity of the net OPEB liability to changes in the discount rate - The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using a discount rate that is 1% lower (5.25%) or 1% higher (7.25%) than the current discount rate.

	1% Decrease	Current Discount Rate	1% Increase
Net OPEB liability	$ 8,311,597	$ 3,847,362	$ 179,331
City's proportionate share	8,043,905	3,723,742	173,555

Sensitivity of the net OPEB liability to changes in the healthcare cost trend rates - The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if were calculated using healthcare cost trend rates that are 1% lower or 1% higher than the current healthcare cost trend rates.

	1% Decrease	Healthcare Cost Trend Rates	1% Increase
Net OPEB liability	$ (502,407)	$ 3,847,362	$ 9,184,091
City's proportionate share	(486,226)	3,723,742	8,888,299

OPEB expense and deferred outflows of resources and deferred inflows of resources related to OPEB - For the year ended December 31, 2023, the City recognized OPEB expense of $(2,710,996). The City reported deferred outflows and inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources	Total to Amortize
Differences in experience	$ -	$ (476,480)	$ (476,480)
Differences in assumptions	91,188	(541,266)	(450,078)
Net difference between projected and actual earning on plan investments	2,002,383	-	2,002,383
Total	$ 2,093,571	$ (1,017,746)	$ 1,075,825
City's share	$ 2,026,064	$ (984,284)	$ 1,041,780
Library's share	67,507	(33,462)	34,045
	$ 2,093,571	$ (1,017,746)	$ 1,075,825

Amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended December 31,	
2024	$ (498,068)
2025	513,873
2026	1,020,175
2027	39,845
	$ 1,075,825

Detailed information about the plan's fiduciary net position is not available in a separately issued financial report. For the purpose of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the plan's fiduciary net position and additions to/deductions from fiduciary net position have been determined on the same basis as they are reported by the plan. The plan uses the economic resources measurement focus and full accrual basis of accounting. Investments are stated at fair value. Contribution revenue is recorded as contributions are due, pursuant to legal requirements. Benefit payments and refunds of employee contributions are recognized as expense when due and payable in accordance with benefit terms.

The City also provides retiree health care benefits to employees ineligible for the defined benefit retiree health care plan through the Retiree Health Savings (RHS) Plan. All employee units are vested after 10 years, with the exception of the fire unit, which is vested after five years with the City. The City Council has authority over plan provisions and contribution requirements. For the non-bargaining administrative group, the City is required to contribute 3 percent of total salaries and the employees of this group must contribute 3 percent of their salaries. All bargaining units negotiated a 3 to 4 percent contribution into a 457 plan in lieu of the RHS. During the year ended December 31, 2023, the City made contributions of $48,159.

Note 14 - Pension and Other Employee Benefit Trust Funds

The following are condensed financial statements for the individual pension plans and postemployment health care plans:

	Pension Trust Fund	Retiree Health Care Trust Fund
Statement of Net Position		
Cash and cash equivalents	$ 475,058	$ 638,425
Investments	57,732,418	29,625,456
Other assets	3,759	2,944
Net position	$ 58,211,235	$ 30,266,825

	Pension Trust Fund	Retiree Health Care Trust Fund
Statement of Changes in Net Position		
Investment income	$ 6,266,965	$ 1,551,339
Contributions	1,022,680	1,440,426
Benefit payments	(4,749,215)	(1,414,812)
Administrative expense	(84,607)	(54,097)
Net change in net position	$ 2,455,823	$ 1,522,856

Note 15 - Tax Abatements

The City offers property tax incentives to promote economic activity, increase and retain employment, and provide incentives for investment in property that increase the tax base of the City. The more significant property tax abatements, as defined by GASB Statement No. 77, *Tax Abatement Disclosures*, that occurred during fiscal year 2023 are as follows:

The City uses the New Facility Industrial Facilities Exemption Certificate (IFEC) to enter into agreements with local businesses for industrial real property and land improvements, other than a replacement facility to be built or installed in a plant rehabilitation district or industrial development district by an existing business or new business, as provided in PA 198 of 1974. The minimum investment in a facility shall have an estimated construction value of $2,000,000. Under the program, the City grants reductions of 50 percent of the property tax bill for real property for up to 12 years. As a condition of receiving the IFEC pursuant to city policy, the business agrees to operate the facility for which the certificate is granted for the term of the certificate plus an additional term after the date of expiration of the certificate equal to one year of business residency per abated year. If a business vacates or fails to operate the facility for which the certificate is granted, then it shall be liable for repayment of any property tax savings benefiting the business due to the existence of the certificate, beginning with the initial effective year of the certificate. For the fiscal year ended December 31, 2023, the City abated approximately $340,284 of taxes under this program.

The City has a payment in lieu of taxes agreement with a business that provides housing for elderly citizens of low and moderate income, which is federally aided or statute authority aided in accordance with the State Housing Development Act of 1966, as provided in PA 346 of 1966. Under this program, the property pays 6 percent of rental income to the City in lieu of taxes. The tax-exempt status of the property shall be rescinded

when the authority no longer has an interest in the property. For the fiscal year ended December 31, 2023, the City abated approximately $40,192 of taxes under this program.

Finally, the Brownfield Redevelopment Authority, a discretely presented component unit, uses brownfield redevelopment agreements under PA 381 of 1996 to capture property taxes within the brownfield area and then uses those captures to reimburse taxpayers that remediate environmental contamination on their properties. As a result of these agreements, the City's tax revenue is reduced as this revenue is captured by the Brownfield Redevelopment Authority. For the fiscal year ended December 31, 2023, the Brownfield Redevelopment Authority captured approximately $350,000 of city taxes, in addition to captures from other taxing jurisdictions. Additionally, this captured brownfield revenue must, by agreement, be used in part to reimburse developers. Due to the restricted nature of these agreements, the Brownfield Redevelopment Authority essentially must pass on related tax dollars to the developers and, for the purpose of this pronouncement, reimbursed approximately $181,000 to developers during the year.

Note 16 - Joint Venture

The City is a member of the North Oakland County Water Authority, which provides joint management of the four member communities' water systems. Each of the four member communities appoints one member to the governing body. During the year ended December 31, 2023, the City contributed $4,392,238 to pay water obligations. Additionally, during 2015, the City deposited $776,610 with NOCWA to cover two months' worth of expenses in the event the City fails to pay that has been recorded as a restricted asset. There are no financial statements available for the authority for the year ended December 31, 2023.

City of Auburn Hills
Required Supplementary Information
Budgetary Comparison Schedule
General Fund
For the Year Ended December 31, 2023

	Budgeted Amounts			Actual Over (Under) Final
	Original	Final	Actual	Budget
Revenues				
Taxes				
Property taxes	$ 21,986,115	$ 21,986,115	$ 21,543,485	$ (442,630)
Penalties and interest	11,500	11,500	28,295	16,795
Administration fee	920,649	920,649	1,051,733	131,084
Special assessments	165,662	165,662	276,680	111,018
Licenses and permits	1,203,350	2,263,187	2,319,959	56,772
Federal grants	338,965	425,990	333,084	(92,906)
State-shared revenue	4,436,216	4,436,216	5,587,725	1,151,509
State grants	54,407	173,446	196,438	22,992
Local contributions	50,750	223,726	288,441	64,715
Charges for services	4,748,761	4,828,910	4,751,069	(77,841)
Fines and forfeitures	289,400	289,400	219,375	(70,025)
Rental income	354,067	354,067	341,389	(12,678)
Investment income	167,014	167,014	2,600,928	2,433,914
Other revenue	1,075,220	1,089,350	898,504	(190,846)
Total revenues	35,802,076	37,335,232	40,437,105	3,101,873
Expenditures				
General government				
City Council	140,259	131,119	87,535	(43,584)
City manager	704,609	813,856	736,376	(77,480)
Clerk	328,818	362,627	327,648	(34,979)
Information technology/data processing	666,880	678,306	616,219	(62,087)
Treasurer	613,377	637,273	572,726	(64,547)
Assessing	386,226	386,748	386,731	(17)
Facilities	1,411,235	1,557,359	1,288,364	(268,995)
Human resources	369,241	392,761	322,233	(70,528)
Pension board	22,181	22,181	12,313	(9,868)
Grounds	1,411,029	1,404,785	1,243,069	(161,716)
Capital improvements	25,000	604,191	543,470	(60,721)
General administration	1,666,821	2,181,752	2,463,597	281,845
Total general government	7,745,676	9,172,958	8,600,281	(572,677)
Public safety				
Police	7,932,767	8,250,302	8,076,039	(174,263)
Police administration	2,097,617	2,190,545	2,068,996	(121,549)
Fire suppression	4,305,787	4,577,411	4,173,758	(403,653)
Fire prevention	471,254	499,330	480,434	(18,896)
Fire administration	1,513,467	1,539,622	819,451	(720,171)
Building services	1,281,278	1,451,015	1,318,756	(132,259)
Total public safety	17,602,170	18,508,225	16,937,434	(1,570,791)
Public works				
DPW management services	605,284	635,148	610,872	(24,276)
Stormwater drainage	243,760	246,566	145,614	(100,952)
Total public works	849,044	881,714	756,486	(125,228)

See Accompanying Notes to Required Supplementary Information

City of Auburn Hills
Required Supplementary Information
Budgetary Comparison Schedule
General Fund
For the Year Ended December 31, 2023

	Budgeted Amounts			Actual Over (Under) Final
	Original	Final	Actual	Budget
Health, welfare and community development				
Community development administration	$ 286,147	$ 294,095	$ 290,818	$ (3,277)
Senior citizens	587,423	658,137	585,491	(72,646)
SMART grant	80,215	107,914	104,193	(3,721)
Total health, welfare and community development	953,785	1,060,146	980,502	(79,644)
Recreation and culture				
Recreation	815,336	535,959	339,534	(196,425)
Parks maintenance	890,509	999,399	727,191	(272,208)
Total recreation and culture	1,705,845	1,535,358	1,066,725	(468,633)
Debt service				
Principal retirement	55,000	55,000	78,492	23,492
Interest and fiscal charges	11,754	11,754	7,145	(4,609)
Total debt service	66,754	66,754	85,637	18,883
Total expenditures	28,923,274	31,225,155	28,427,065	(2,798,090)
Excess (deficiency) of revenues over expenditures	6,878,802	6,110,077	12,010,040	5,899,963
Other financing sources (uses)				
Transfers in	50,000	50,000	50,000	-
Transfers out	(2,681,325)	(2,681,325)	(2,536,325)	145,000
Insurance recoveries	-	-	1,897	1,897
Subscription liabilities issued	-	-	130,223	130,223
Sale of capital assets	1,000	1,000	336	(664)
Total other financing sources (uses)	(2,630,325)	(2,630,325)	(2,353,869)	276,456
Net change in fund balance	4,248,477	3,479,752	9,656,171	6,176,419
Fund balance - beginning of year	39,323,922	39,323,922	39,323,922	-
Fund balance - end of year	$ 43,572,399	$ 42,803,674	$ 48,980,093	$ 6,176,419

See Accompanying Notes to Required Supplementary Information

City of Auburn Hills
Required Supplementary Information
Employee Pension Plan
Schedule of Changes in Net Pension Liability and Related Ratios

Fiscal year ended December 31,	2023	2022	2021	2020	2019
Total pension liability					
Service cost	$ 159,490	$ 154,625	$ 322,587	$ 341,012	$ 443,110
Interest	3,991,986	4,039,702	3,830,500	3,828,935	3,840,887
Experience differences	-	(337,715)	481,264	660,370	1,082,585
Changes in assumptions	(1,722,506)	(23,747)	(6,253,413)	4,296,374	(1,394,259)
Benefit payments and refunds	(4,749,215)	(4,520,106)	(4,304,443)	(4,104,733)	(3,821,541)
Net change in total pension liability	(2,320,245)	(687,241)	(5,923,505)	5,021,958	150,782
Total pension liability - beginning	68,713,631	69,400,872	75,324,377	70,302,419	70,151,637
Total pension liability - ending (a)	$ 66,393,386	$ 68,713,631	$ 69,400,872	$ 75,324,377	$ 70,302,419
Plan fiduciary net position					
Employer contributions	$ 992,461	$ 2,055,950	$ 1,586,293	$ 2,014,732	$ 1,702,433
Employee contributions	30,219	36,293	52,261	67,512	81,344
Net investment income (loss)	6,215,466	(5,821,496)	7,308,103	5,951,307	8,950,504
Benefit payments and refunds	(4,749,215)	(4,520,106)	(4,304,443)	(4,104,733)	(3,821,541)
Administrative expense	(33,108)	(73,394)	(55,770)	-	(73,524)
Net change in plan fiduciary net position	2,455,823	(8,322,753)	4,586,444	3,928,818	6,839,216
Plan fiduciary net position - beginning	55,752,203	64,074,956	59,488,512	55,559,694	48,720,478
Plan fiduciary net position - ending (b)	$ 58,208,026	$ 55,752,203	$ 64,074,956	$ 59,488,512	$ 55,559,694
Net pension liability (a-b)	$ 8,185,360	$ 12,961,428	$ 5,325,916	$ 15,835,865	$ 14,742,725
Plan fiduciary net position as a percentage of total pension liability	87.67%	81.14%	92.33%	78.98%	79.03%
Covered payroll	$ 547,800	$ 677,377	$ 1,092,276	$ 1,178,201	$ 1,446,223
Net pension liability as a percentage of covered payroll	1,494.22%	1,913.47%	487.60%	1,344.07%	1,019.40%

See Accompanying Notes to Required Supplementary Information

City of Auburn Hills
Required Supplementary Information
Employee Pension Plan
Schedule of Changes in Net Pension Liability and Related Ratios

Fiscal year ended December 31,	2018	2017	2016	2015	2014
Total pension liability					
Service cost	$ 624,297	$ 591,358	$ 842,510	$ 809,483	$ 381,691
Interest	3,873,213	3,664,089	3,459,438	3,369,628	3,509,763
Experience differences	-	290,536	(1,807,601)	489,295	72,377
Changes in assumptions	(1,437,482)	5,467,388	(9,027,540)	(578,372)	1,533,771
Benefit payments and refunds	(3,593,596)	(3,762,724)	(3,189,841)	(3,056,599)	(2,661,802)
Net change in total pension liability	(533,568)	6,250,647	(9,723,034)	1,033,435	2,835,800
Total pension liability - beginning	70,685,205	64,434,558	74,157,592	73,124,157	70,288,357
Total pension liability - ending (a)	$ 70,151,637	$ 70,685,205	$ 64,434,558	$ 74,157,592	$ 73,124,157
Plan fiduciary net position					
Employer contributions	$ 765,611	$ 1,034,387	$ 1,093,400	$ 476,733	$ 472,439
Employee contributions	115,417	106,629	108,915	126,708	148,282
Net investment income (loss)	(933,112)	6,181,445	2,851,238	1,630,824	3,514,376
Benefit payments and refunds	(3,593,596)	(3,762,724)	(3,189,841)	(3,056,599)	(2,661,802)
Administrative expense	-	-	-	-	-
Net change in plan fiduciary net position	(3,645,680)	3,559,737	863,712	(822,334)	1,473,295
Plan fiduciary net position - beginning	52,366,158	48,806,421	47,942,709	48,765,043	47,291,748
Plan fiduciary net position - ending (b)	$ 48,720,478	$ 52,366,158	$ 48,806,421	$ 47,942,709	$ 48,765,043
Net pension liability (a-b)	$ 21,431,159	$ 18,319,047	$ 15,628,137	$ 26,214,883	$ 24,359,114
Plan fiduciary net position as a percentage of total pension liability	69.45%	74.08%	75.75%	64.65%	66.69%
Covered payroll	$ 1,669,155	$ 1,787,161	$ 2,039,201	$ 2,250,657	$ 2,124,477
Net pension liability as a percentage of covered payroll	1,283.95%	1,025.04%	766.39%	1,164.77%	1,146.59%

See Accompanying Notes to Required Supplementary Information

City of Auburn Hills
Required Supplementary Information
Employee Pension Plan
Schedule of Employer Contributions

Fiscal Year Ended	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
2014	$ 422,149	$ 472,439	$ (50,290)	$ 2,124,477	22.24%
2015	474,821	476,733	(1,912)	2,250,657	21.18%
2016	1,093,400	1,093,400	-	2,039,201	53.62%
2017	1,034,387	1,034,387	-	1,787,161	57.88%
2018	765,611	765,611	-	1,669,155	45.87%
2019	1,230,563	1,730,563	(500,000)	1,446,223	119.66%
2020	1,514,732	2,014,732	(500,000)	1,178,201	171.00%
2021	1,298,526	1,586,293	(287,767)	1,092,276	145.23%
2022	1,055,948	2,055,950	(1,000,002)	677,377	303.52%
2023	992,461	992,461	-	547,800	181.17%

See Accompanying Notes to Required Supplementary Information

City of Auburn Hills
Required Supplementary Information
Employee Pension Plan
Schedule of Investment Returns

Fiscal Year Ended December 31,	Money-weighted Rate of Return
2014	7.60%
2015	3.90%
2016	6.30%
2017	16.92%
2018	-1.83%
2019	18.96%
2020	10.90%
2021	12.57%
2022	-9.24%
2023	11.55%

See Accompanying Notes to Required Supplementary Information

City of Auburn Hills
Required Supplementary Information
Other Postemployment Benefits
Schedule of Changes in Net OPEB Liability and Related Ratios

Fiscal year ended December 31,	2023	2022
Total OPEB liability		
Service cost	$ 490,022	$ 469,138
Interest	2,030,073	2,073,489
Experience differences	-	(2,382,400)
Changes in assumptions	(1,033,326)	455,944
Benefit payments and refunds	(1,414,812)	(1,308,075)
Other	-	-
Net change in total OPEB liability	71,957	(691,904)
Total OPEB liability - beginning	34,041,627	34,733,531
Total OPEB liability - ending (a)	$ 34,113,584	$ 34,041,627
Plan fiduciary net position		
Employer contributions	$ 1,440,426	$ 1,000,000
Net investment income (loss)	1,525,589	(2,988,183)
Benefit payments and refunds	(1,414,812)	(1,308,075)
Administrative expense	(28,347)	(10,342)
Net change in plan fiduciary net position	1,522,856	(3,306,600)
Plan fiduciary net position - beginning	28,743,366	32,049,966
Plan fiduciary net position - ending (b)	$ 30,266,222	$ 28,743,366
Net OPEB liability (a-b)	$ 3,847,362	$ 5,298,261
Plan fiduciary net position as a percentage of total OPEB liability	88.72%	84.44%

See Accompanying Notes to Required Supplementary Information

City of Auburn Hills
Required Supplementary Information
Other Postemployment Benefits
Schedule of Changes in Net OPEB Liability and Related Ratios

Fiscal year ended December 31,	2021	2020	2019	2018	2017
Total OPEB liability					
Service cost	$ 532,540	$ 635,842	$ 799,084	$ 778,931	$ 1,012,637
Interest	2,478,387	2,453,325	2,351,538	2,252,089	2,652,607
Experience differences	(8,598,679)	(1,479,431)	77,702	(781,920)	(781,920)
Changes in assumptions	189,178	1,850,059	1,355,786	180,873	600,606
Benefit payments and refunds	(1,265,213)	(1,339,376)	(1,310,654)	(1,354,238)	(1,304,387)
Other	-	(20,000)	-	-	-
Net change in total OPEB liability	(6,663,787)	2,100,419	3,273,456	1,075,735	2,179,543
Total OPEB liability - beginning	41,397,318	39,296,899	36,023,443	34,165,788	39,915,088
Total OPEB liability - ending (a)	$ 34,733,531	$ 41,397,318	$ 39,296,899	$ 35,241,523	$ 42,094,631
Plan fiduciary net position					
Employer contributions	$ 2,108,273	$ 3,376,820	$ 2,810,654	$ 2,354,238	$ 1,604,387
Net investment income (loss)	3,703,698	2,422,547	3,059,696	(576,455)	1,866,867
Benefit payments and refunds	(1,265,213)	(1,339,376)	(1,310,654)	(1,354,238)	(1,304,387)
Administrative expense	-	-	-	-	-
Net change in plan fiduciary net position	4,546,758	4,459,991	4,559,696	423,545	2,166,867
Plan fiduciary net position - beginning	27,503,208	23,043,217	18,483,521	18,059,976	15,893,109
Plan fiduciary net position - ending (b)	$ 32,049,966	$ 27,503,208	$ 23,043,217	$ 18,483,521	$ 18,059,976
Net OPEB liability (a-b)	$ 2,683,565	$ 13,894,110	$ 16,253,682	$ 16,758,002	$ 24,034,655
Plan fiduciary net position as a percentage of total OPEB liability	92.27%	66.44%	58.64%	52.45%	42.90%

See Accompanying Notes to Required Supplementary Information

City of Auburn Hills
Required Supplementary Information
Other Postemployment Benefits
Schedule of Employer Contributions

Fiscal Year Ending December 31,	Actuarially Determined Contribution	Actual Contribution	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
2014	$ 1,179,856	$ 1,570,268	$ (390,412)	N/A	N/A
2015	1,421,536	1,396,382	25,154	N/A	N/A
2016	1,526,848	1,287,504	239,344	N/A	N/A
2017	1,457,864	1,604,387	(146,523)	N/A	N/A
2018	2,233,562	2,354,238	(120,676)	N/A	N/A
2019	1,897,955	2,810,654	(912,699)	N/A	N/A
2020	1,754,928	3,376,820	(1,621,892)	N/A	N/A
2021	931,828	2,108,273	(1,176,445)	N/A	N/A
2022	604,395	1,000,000	(395,605)	N/A	N/A
2023	586,031	1,440,426	(854,395)	N/A	N/A

See Accompanying Notes to Required Supplementary Information

City of Auburn Hills
Required Supplementary Information
Other Postemployment Benefits
Schedule of City's Proportionate Share of the Net OPEB Liability

Fiscal Year Ending December 31,	City's Proportion of the Net OPEB Liability	City's Proportionate Share of the Net OPEB Liability	City's Covered-Employee Payroll	City's Proportionate Share of the Net OPEB Liability as a Percentage of its Covered-Empoyee Payroll	Plan Fiduciary Net Position as a Percentage of Total OPEB Liability
2017	98.92754%	$ 18,319,047	$ 7,173,993	255.35%	52.86%
2018	97.34332%	17,073,942	6,747,847	253.03%	51.31%
2019	97.43084%	15,816,612	6,394,237	247.36%	58.67%
2020	96.90799%	13,464,503	5,900,336	228.20%	66.44%
2021	96.77627%	2,597,054	5,101,121	50.91%	92.27%
2022	96.94040%	5,136,148	4,695,753	109.38%	84.44%
2023	96.77500%	3,723,742	4,629,200	80.44%	88.72%

See Accompanying Notes to Required Supplementary Information

City of Auburn Hills
Required Supplementary Information
Other Postemployment Benefits
Schedule of Investment Returns

Fiscal Year Ended December 31,	Money-weighted Rate of Return
2017	5.89%
2018	-3.15%
2019	16.07%
2020	10.19%
2021	14.33%
2022	-9.31%
2023	5.27%

See Accompanying Notes to Required Supplementary Information

Budgetary Information

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for the General Fund and all special revenue funds. All annual appropriations lapse at fiscal year end. The City employs the following procedures in establishing the budgetary data reflected in the financial statements:

1. Prior to the first Monday in August, city departments, in conjunction with the finance office, prepare and submit their proposed operating budgets for the year beginning on January 1 to the city manager.

2. The city manager compiles and reviews such budget requests and then prepares recommendations and submits them to the City Council on or before September 1 of each year.

3. A public hearing is conducted to obtain taxpayers' comments.

4. No later than the first Monday in November, the budget is legally enacted through council passage for the budget resolutions.

5. After the budget is adopted, any revisions that alter total expenditure of a department or fund must be approved by the City Council.

The budget document presents information by fund, function, and department. The legal level of budgetary control adopted by the governing body is the department level (i.e., the level at which expenditures may not legally exceed appropriations) for the General Fund and the fund total level for all other funds.

Encumbrance accounting is employed in governmental funds. Amounts encumbered for purchase orders, contracts, etc. are not tracked during the year. Budget appropriations are considered to be spent once the goods are delivered or the services rendered.

A reconciliation of the General Fund budgetary comparison schedules to the fund-based statement of changes in fund balance is as follows:

	Total Revenue	Total Expenditures
Amounts per operating statement	$ 40,973,985	$ 28,963,945
Bad debt expenditures	(536,880)	(536,880)
Amounts per budget statement	$ 40,437,105	$ 28,427,065

The City had the following expenditures in excess of appropriations:

	Appropriations	Actual	Budget Variance
General Fund			
General administration	$ 2,181,752	$ 2,463,597	$ 281,845
Principal retirement	55,000	78,492	23,492

Pension Information
Changes in assumptions:

1. The long-term assumed rate of return was 6.66 percent in 2016 and prior years, 6.54 percent in 2017, 6.50 percent in 2018, 6.25 percent in 2019, 6.00 percent in 2020, 6.00 percent in 2021, 6.00 percent in 2022 and 6.25 percent in 2023.

2. The mortality tables have been updated annually:

   2017: RP-2014 with Generational Mortality Scale MP-2016
   2018: RP-2014 with Generational Mortality Scale MP-2017
   2019: RP-2014 with Generational Mortality Scale MP-2018
   2020: Pub-2010 Mortality Table with Generational Projection per scale MP-2019, with PubS-2010 tables for public safety and PubG-2010 tables for all others
   2021: Pub-2010 Mortality Table with Generational Projection per scale MP-2020, with PubS-2010 tables for public safety and PubG-2010 tables for all others
   2022: Pub-2010 Mortality Table with Generational Projection per the MP-2021 scale, with employee rates before benefit commencement
   2023: Pub-2010 Mortality Table with Generational Projection per the MP-2021 scale, with PubS-2010 for public safety groups and PubG-2010 for all others

3. The single discount rate was 5.83 percent in 2016 and prior years, 5.57 percent in 2017, 5.59 percent in 2018, 5.58 percent in 2019, 5.21 percent in 2020, 6.00 percent in 2021, 6.00 percent in 2022, and 6.25 percent in 2023.

OPEB Information
Changes in assumptions:

1. The long-term assumed rate of return was 6.57 percent in 2017, 6.50 percent in 2018, 6.25 percent in 2019, 6.00 percent in 2020, 6.00 percent in 2021, 6.00 percent in 2022 and 6.25 percent in 2023.

2. The mortality tables have been updated annually:

   2017: RP-2014 with Generational Mortality Scale MP-2016
   2018: RP-2014 with Generational Mortality Scale MP-2017
   2019: RP-2014 with Generational Mortality Scale MP-2018
   2020: Pub-2010 with Generational Projection per scale MP-2019
   2021: Pub-2010 Mortality Table with Generational Projection per scale MP-2020, with PubS-2010 tables for public safety and PubG-2010 tables for all others
   2022: Pub-2010 Mortality Table with Generational Projection per the MP-2021 scale, with employee rates before benefit commencement and healthy or disabled annuitant rates after benefit commencement.
   2023: Pub 2010 with Generational Mortality Scale MP-2021

3. The single discount rate was 6.57 percent in 2017, 6.50 percent in 2018, 6.25 percent in 2019, 6.00 percent in 2020, 6.00 percent in 2021, 6.00 percent in 2022 and 6.25 percent in 2023.

4. Health care cost trend rates have been updated as follows:

   2019: The health care cost trend rate was 8.2 percent for 2019, decreasing to an ultimate rate of 4.1 percent over 72 years for pre-Medicare participants, a health care cost trend rate of 8.5 percent for 2019, decreasing to an ultimate rate of 4.3 percent over 68 years for post-Medicare participants.

2020: The health care cost trend rate was 5.3 percent for 2020, decreasing to an ultimate rate of 4.0 percent over 55 years for pre-Medicare participants, and a health care cost trend rate of 5.6 percent for 2020, decreasing to an ultimate rate of 4.3 percent over 55 years for post-Medicare participants.
2021: The health care cost trend rate was 5.0 percent for 2020, decreasing to an ultimate rate of 4.0 percent over 54 years for both pre-Medicare and post-Medicare participants.
2022: The health care cost trend rate was 5.0 percent for 2021, decreasing to an ultimate rate of 4.0 percent over 53 years for both pre-Medicare and post-Medicare participants.
2023: The health care cost trend rate was 6.5 percent for 2023, decreasing to an ultimate rate of 3.9 percent over 51 years for pre-Medicare participants, and healthcare cost trend rate of 6.3 percent for 2023, decreasing to an ultimate rate of 3.9 percent over 51 years for post-Medicare participants.

Contributions to the OPEB plan are not based on a measure of pay; therefore, no covered payroll is presented.

The total OPEB liability as of December 31, 2017, was restated to reflect an updated claims curve methodology.

GASB Statement No. 74 was implemented for the fiscal year ended December 31, 2017, and GASB Statement No. 75 was implemented for the fiscal year ended December 31, 2018, and does not require retroactive implementation. Data will be added as information is available until 10 years of such data is available.

City of Auburn Hills
Other Supplementary Information
Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2023

	Special Revenue Funds					
	Major and Local Streets	Metro Act	Wayne-Oakland Disposal	Tree Ordinance	State and Federal Drug Forfeiture	Special Circumstances
Assets						
Cash and cash equivalents	$ 2,990,215	$ 71,082	$ 1,194,882	$ 1,127,900	$ 138,783	$ 51,983
Receivables						
General accounts receivable	30,366	-	-	-	-	-
Special assessments	-	-	-	-	-	-
Due from other units of government	562,539	-	-	-	-	356,788
Total assets	$ 3,583,120	$ 71,082	$ 1,194,882	$ 1,127,900	$ 138,783	$ 408,771
Liabilities						
Accounts payable	133,115	13,215	1,489	238	35	13
Contracts payable - retainage	6,967	-	-	-	-	-
Due to other funds	-	-	-	-	-	-
Due to other units of government	1,025	-	-	-	-	-
Payroll and other liabilities	19,766	-	-	-	-	-
Refundable deposits	1,085,452	-	-	244,320	-	-
Total liabilities	1,246,325	13,215	1,489	244,558	35	13
Deferred inflows of resources						
Unavailable revenue						
Other receivables	2,621	-	-	-	-	356,788
Special assessments	-	-	-	-	-	-
Total deferred inflows of resources	2,621	-	-	-	-	356,788
Fund balances						
Restricted for						
Public works	-	57,867	-	883,342	-	-
Public safety	-	-	-	-	138,748	-
Health and welfare	-	-	-	-	-	51,970
Debt service	-	-	-	-	-	-
Streets	2,334,174	-	-	-	-	-
Committed	-	-	1,193,393	-	-	-
Unassigned (deficit)	-	-	-	-	-	-
Total fund balances (deficit)	2,334,174	57,867	1,193,393	883,342	138,748	51,970
Total liabilities, deferred inflows of resources, and fund balances	$ 3,583,120	$ 71,082	$ 1,194,882	$ 1,127,900	$ 138,783	$ 408,771

City of Auburn Hills
Other Supplementary Information
Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2023

	Special Revenue Fund	Debt Service Funds		
	CDBG	Special Assessment Debt Service	Capital Improvement Debt Service	Total Nonmajor Governmental Funds
Assets				
Cash and cash equivalents	$ -	$ 370,974	$ 1	$ 5,945,820
Receivables				
General accounts receivable	-	-	-	30,366
Special assessments	-	361,035	-	361,035
Due from other units of government	64,577	-	-	983,904
Total assets	$ 64,577	$ 732,009	$ 1	$ 7,321,125
Liabilities				
Accounts payable	9,889	42	-	158,036
Contracts payable - retainage	-	-	-	6,967
Due to other funds	32,752	-	-	32,752
Due to other units of government	-	-	-	1,025
Payroll and other liabilities	-	-	-	19,766
Refundable deposits	-	-	-	1,329,772
Total liabilities	42,641	42	-	1,548,318
Deferred inflows of resources				
Unavailable revenue				
Other receivables	37,039	-	-	396,448
Special assessments	-	330,472	-	330,472
Total deferred inflows of resources	37,039	330,472	-	726,920
Fund balances				
Restricted for				
Public works	-	-	-	941,209
Public safety	-	-	-	138,748
Health and welfare	-	-	-	51,970
Debt service	-	401,495	1	401,496
Streets	-	-	-	2,334,174
Committed	-	-	-	1,193,393
Unassigned (deficit)	(15,103)	-	-	(15,103)
Total fund balances (deficit)	(15,103)	401,495	1	5,045,887
Total liabilities, deferred inflows of resources, and fund balances	$ 64,577	$ 732,009	$ 1	$ 7,321,125

City of Auburn Hills
Other Supplementary Information
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended December 31, 2023

	Special Revenue Funds					
	Major and Local Streets	Metro Act	Wayne-Oakland Disposal	Tree Ordinance	State and Federal Drug Forfeiture	Special Circumstances
Revenues						
Special assessments	$ -	$ -	$ -	$ -	$ -	$ -
Federal grants	-	-	-	-	-	-
State grants	3,129,757	99,978	-	-	-	-
Charges for services	-	-	217,063	-	-	-
Fines and forfeitures	-	-	-	-	48,686	-
Investment income	83,097	2,127	34,097	40,565	1,260	1,184
Other revenue	56,496	-	-	-	57,809	10,164
Total revenues	3,269,350	102,105	251,160	40,565	107,755	11,348
Expenditures						
Current						
General government	-	110,411	-	35,551	-	-
Public safety	-	-	-	-	36	-
Public works	-	-	39,330	-	-	-
Health and welfare	-	-	-	-	-	13
Streets	4,113,474	-	-	-	-	-
Debt service						
Principal retirement	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-
Total expenditures	4,113,474	110,411	39,330	35,551	36	13
Excess (deficiency) of revenues over expenditures	(844,124)	(8,306)	211,830	5,014	107,719	11,335
Other financing sources (uses)						
Transfers in	755,000	-	-	-	-	-
Transfers out	-	-	(80,000)	-	-	-
Insurance recoveries	5,397	-	-	-	-	-
Total other financing sources and uses	760,397	-	(80,000)	-	-	-
Net change in fund balances	(83,727)	(8,306)	131,830	5,014	107,719	11,335
Fund balances - beginning of year	2,417,901	66,173	1,061,563	878,328	31,029	40,635
Fund balances (deficit) - end of year	$ 2,334,174	$ 57,867	$ 1,193,393	$ 883,342	$ 138,748	$ 51,970

City of Auburn Hills
Other Supplementary Information
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended December 31, 2023

	Special Service Fund	Debt Service Funds		
	CDBG	Special Assessment Debt Service	Capital Improvement Debt Service	Total Nonmajor Governmental Funds
Revenues				
Special assessments	$ -	$ 103,899	$ -	$ 103,899
Federal grants	63,020	-	-	63,020
State grants	-	-	-	3,229,735
Charges for services	-	-	-	217,063
Fines and forfeitures	-	-	-	48,686
Investment income	-	29,880	-	192,210
Other revenue	-	-	-	124,469
Total revenues	63,020	133,779	-	3,979,082
Expenditures				
Current				
General government	-	-	-	145,962
Public safety	-	-	-	36
Public works	-	42	-	39,372
Health and welfare	85,816	-	-	85,829
Streets	-	-	-	4,113,474
Debt service				
Principal retirement	-	170,000	1,410,000	1,580,000
Interest and fiscal charges	-	15,925	451,325	467,250
Total expenditures	85,816	185,967	1,861,325	6,431,923
Excess (deficiency) of revenues over expenditures	(22,796)	(52,188)	(1,861,325)	(2,452,841)
Other financing sources (uses)				
Transfers in	-	-	1,861,325	2,616,325
Transfers out	-	-	-	(80,000)
Insurance recoveries	-	-	-	5,397
Total other financing sources and uses	-	-	1,861,325	2,541,722
Net change in fund balances	(22,796)	(52,188)	-	88,881
Fund balances - beginning of year	7,693	453,683	1	4,957,006
Fund balances (deficit) - end of year	$ (15,103)	$ 401,495	$ 1	$ 5,045,887

City of Auburn Hills
Other Supplementary Information
Combining Statement of Fiduciary Net Position
Pension and Other Employee Benefit Trust Funds
December 31, 2023

	Pension Trust Fund	Retiree Health Care Trust Fund	Total Pension and Other Employee Benefit Trust Funds
Assets			
Cash and cash equivalents	$ 475,058	$ 638,425	$ 1,113,483
Investments			
Mutual funds	34,040,887	26,146,662	60,187,549
Hedge funds	5,293,667	1,174,256	6,467,923
Commingled funds	14,659,473	-	14,659,473
Real estate	3,738,391	2,304,538	6,042,929
Accrued interest and other	3,759	2,944	6,703
Total assets	58,211,235	30,266,825	88,478,060
Liabilities			
Accounts payable	3,209	603	3,812
Net position			
Restricted for:			
Pensions	58,208,026	-	58,208,026
Postemployment benefits other than pension	-	30,266,222	30,266,222
Total net position	$ 58,208,026	$ 30,266,222	$ 88,474,248

City of Auburn Hills
Other Supplementary Information
Combining Statement of Changes in Fiduciary Net Position
Pension and Other Employee Benefit Trust Funds
For the Year Ended December 31, 2023

	Pension Trust Fund	Retiree Health Care Trust Fund	Total Pension and Other Employee Benefit Trust Funds
Additions			
Contributions			
Employer	$ 992,461	$ 1,440,426	$ 2,432,887
Members	30,219	-	30,219
Total contributions	1,022,680	1,440,426	2,463,106
Investment earnings			
Interest, dividends and other	598,577	615,782	1,214,359
Net increase in fair value of investments	5,702,828	935,557	6,638,385
Total investment earnings	6,301,405	1,551,339	7,852,744
Less investment costs			
Investment activity costs	34,440	-	34,440
Net investment earnings	6,266,965	1,551,339	7,818,304
Total additions	7,289,645	2,991,765	10,281,410
Deductions			
Benefits paid to participants or beneficiaries	4,749,215	1,414,812	6,164,027
Administrative expense	84,607	54,097	138,704
Total deductions	4,833,822	1,468,909	6,302,731
Change in net position	2,455,823	1,522,856	3,978,679
Net position - beginning of year	55,752,203	28,743,366	84,495,569
Net position - end of year	$ 58,208,026	$ 30,266,222	$ 88,474,248

City of Auburn Hills
Other Supplementary Information
Combining Balance Sheet
Street Fund Detail
December 31, 2023

	Major Streets	Local Streets	Total
Assets			
Cash and cash equivalents	$ 2,504,962	$ 485,253	$ 2,990,215
Receivables			
General accounts receivable	25,366	5,000	30,366
Due from other units of government	435,060	127,479	562,539
Total assets	$ 2,965,388	$ 617,732	$ 3,583,120
Liabilities			
Accounts payable	$ 67,681	$ 65,434	$ 133,115
Contracts payable - retainage	6,967	-	6,967
Due to other units of government	1,025	-	1,025
Payroll and other liabilities	10,063	9,703	19,766
Refundable deposits	565,581	519,871	1,085,452
Total liabilities	651,317	595,008	1,246,325
Deferred inflows of resources			
Unavailable revenue			
Other receivables	2,621	-	2,621
Fund balances			
Restricted for			
Streets	2,311,450	22,724	2,334,174
Total liabilities, deferred inflows of resources, and fund balances	$ 2,965,388	$ 617,732	$ 3,583,120

City of Auburn Hills
Other Supplementary Information
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Street Fund Detail
For the Year Ended December 31, 2023

	Major Streets	Local Streets	Total
Revenues			
State grants	$ 2,432,904	$ 696,853	$ 3,129,757
Investment income	71,338	11,759	83,097
Other revenue	56,496	-	56,496
Total revenues	2,560,738	708,612	3,269,350
Expenditures			
Current			
Streets and public improvements	2,834,960	1,278,514	4,113,474
Excess (deficiency) of revenues over expenditures	(274,222)	(569,902)	(844,124)
Other financing sources (uses)			
Transfers in	180,000	575,000	755,000
Insurance recoveries	5,397	-	5,397
Total other financing sources and uses	185,397	575,000	760,397
Net change in fund balances	(88,825)	5,098	(83,727)
Fund balances - beginning of year	2,400,275	17,626	2,417,901
Fund balances - end of year	$ 2,311,450	$ 22,724	$ 2,334,174

City of Auburn Hills
Audit Results
December 31, 2023

YEO & YEO
BUSINESS SUCCESS PARTNERS

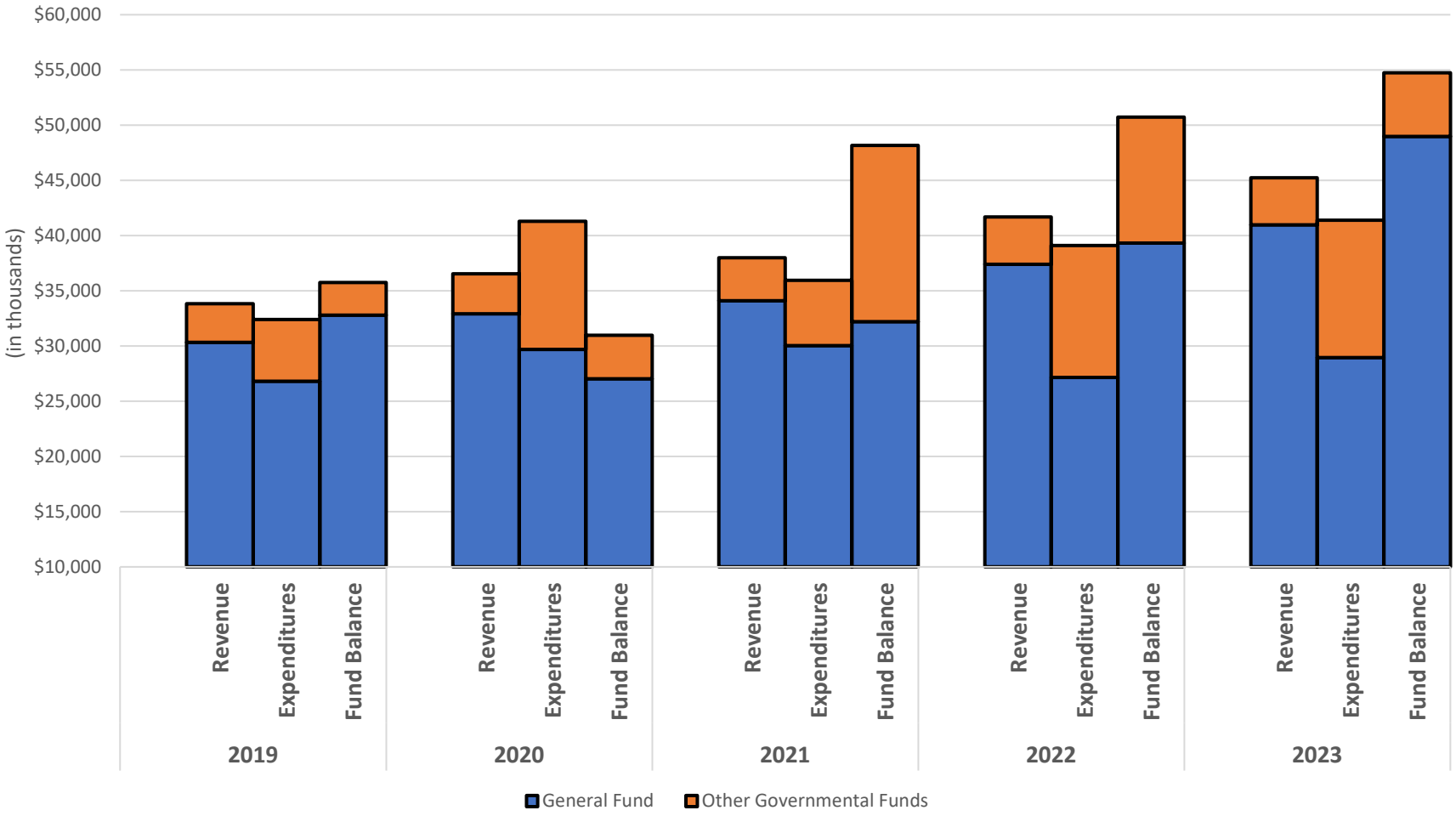
PRESENTED BY
Michael L. Rolka, CPA, CGFM
Principal

June 17, 2024 | City of Auburn Hills

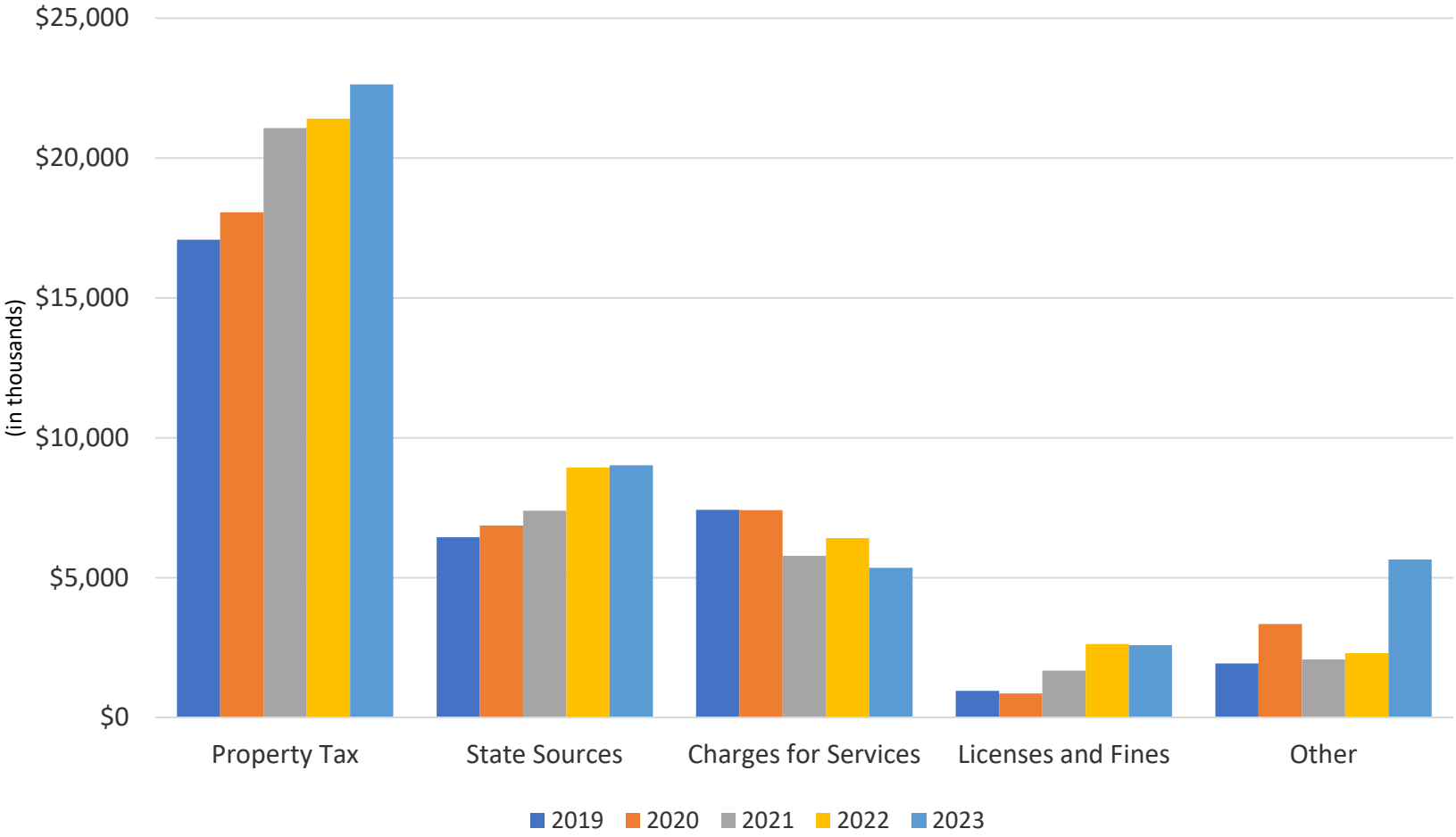
City of Auburn Hills
Audit Opinion

- The purpose of an audit
- Unmodified opinion – highest level of assurance
- Management's responsibility
  - Preparation and fair presentation in accordance with GAAP
  - Design, implementation and maintenance of internal controls
- Auditors' responsibility
  - Express opinions on the financial statements based on our audit

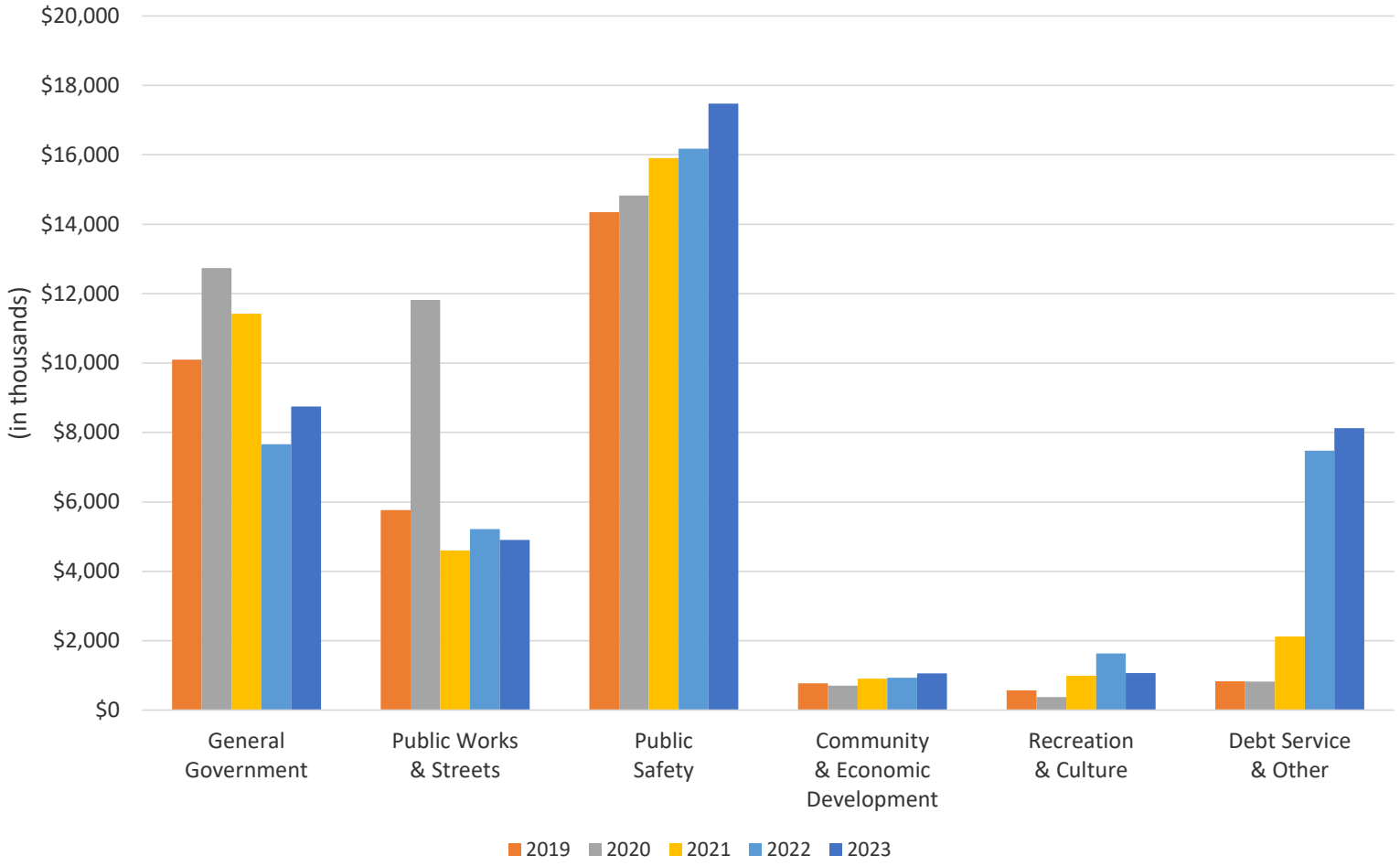
City of Auburn Hills
Governmental Revenues, Expenditures, and Fund Balances



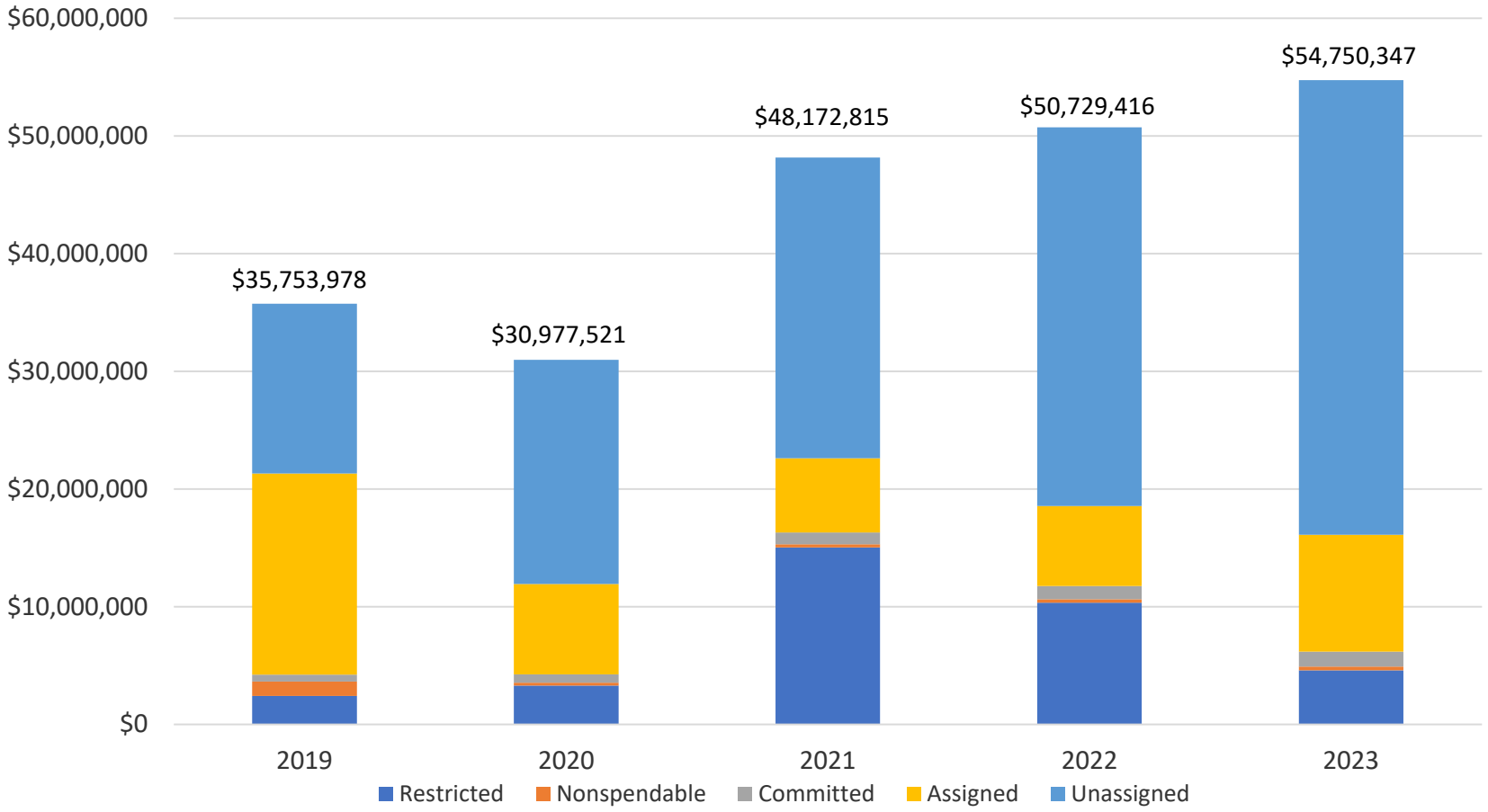
City of Auburn Hills
Governmental Revenues



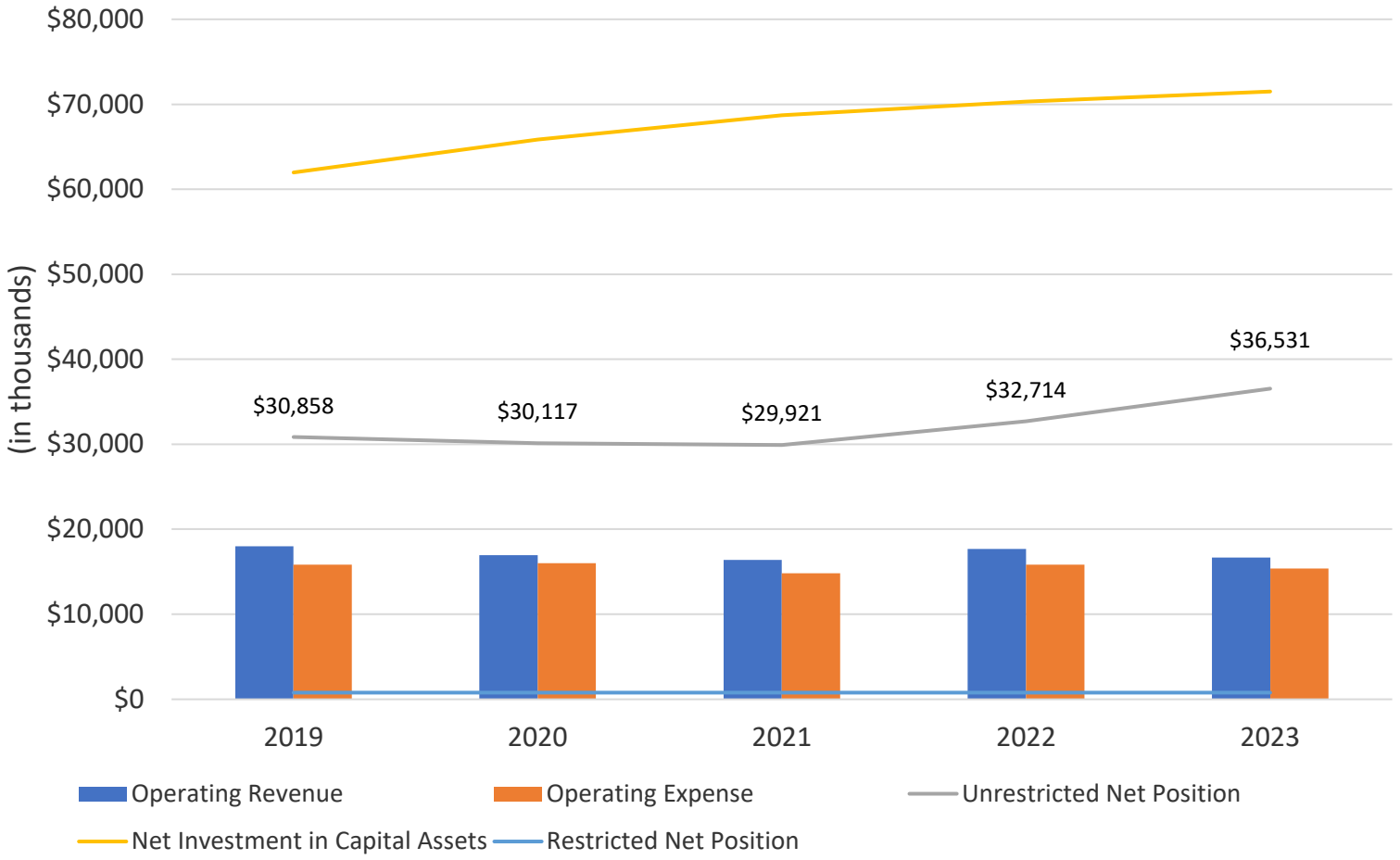
City of Auburn Hills
Governmental Expenditures



City of Auburn Hills
Governmental Funds – Fund Balances



City of Auburn Hills
Water and Sewer Fund Activity



City of Auburn Hills
Pension and OPEB Funding Trends

	2023	2022	2021	2020	2019
Net Pension Liability (GASB 68)	$8,185,000	$12,961,000	$5,326,000	$15,836,000	$14,743,000
Funded %	87.7%	81.1%	92.3%	79.0%	79.0%
Net OPEB Liability (GASB 75)	$3,847,000	$5,298,000	$2,684,000	$13,894,000	$16,254,000
Funded %	88.7%	84.4%	92.3%	66.4%	58.6%

City of Auburn Hills
Governance Letter

- Required Communication
- Planned Timing and Scope of Audit
- Qualitative Aspects of Accounting Practices
  - GASB Statements Adopted
  - Significant Estimates
- Accounting Standards
  - Upcoming GASB Statements
- Material Audit Adjustments

Questions?

Michael L. Rolka, CPA, CGFM
Principal
Michael.Rolka@yeoandyeo.com
(248) 239-0900

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BUSINESS SUCCESS PARTNERS

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BUSINESS SUCCESS PARTNERS

CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
NOT YET APPROVED

June 5, 2024

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

ROLL CALL: Present: **Carolyn Shearer, Sam Beidoun, Ray Saelens, Dominick Tringali, Jack Ferguson, Cynthia Pavlich, Laura Ochs, Chauncey Hitchcock, Greg Ouellette**
Absent: None
Also Present: Director of Community Development Steve Cohen and Assistant to the Director of Community Development Devin Lang
Guests: 5

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

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – May 8, 2024

Moved by Beidoun to approve the minutes of May 8, 2024.
Second by Ferguson.
VOTE: Yes: Shearer, Beidoun, Ferguson, Saelens, Ochs, Pavlich, Tringali, Hitchcock, Ouellette
No: None **Motion Carried (9-0)**

5. PETITIONERS

5a. <u>The Learning Experience (7:01 p.m.)</u>
Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit, Site Plan, and Tree Removal Permit approval to construct a childcare facility.

Mr. Cohen explained that this is a request from Lorenzo Cavaliere, Cavaliere Companies/Triangle Land LLC, for approval to construct a 10,000-square-foot childcare facility with an exterior playground for The Learning Experience at 2635 N. Squirrel Road. The Five Points Community Church currently owns the property, which is the location of its former parsonage. The 2.13-acre parcel is zoned B-2, General Business District.

Mr. Cavaliere is working with City staff to save and transplant several mature trees on the property. Four large landmark-sized trees along the shared north property with the Countryside Townhomes apartment complex could be saved, and ten trees impacted by site grading in the rear of the property could be transplanted. Eleven protected trees, including one landmark tree situated in the proposed parking lot area, will be removed to create the development's pad and replaced with twenty-nine replacement trees. Four mature trees along N. Squirrel Road should be removed due to poor health, disease, and decay, as determined by the City's Woodlands Consultant.

Mr. Cavaliere also worked with City staff regarding the building façade. TLE agreed to upgrade its prototype building to better match Auburn Hill's character. The applicant also provided a traffic impact study (TIS) to evaluate the proposed childcare facility's traffic impact on the adjacent roadway network. This TIS indicated that the intersections and crossovers near the site would continue to operate at acceptable levels of service and that the proposed development would not significantly impact the surrounding road network. OHM Advisors have reviewed

the methodology and analysis of the TIS and concurred that the site and surrounding roadways will function appropriately when the childcare facility is in operation.

The proposed facility is anticipated to operate Monday through Friday, 6:30 a.m. to 6:30 p.m. Construction on the project is expected to begin in August 2024 and be completed by June 2025.

Lorenzo Cavaliere, Triangle Land LLC, 30078 Schoenherr, #300, Warren, MI, Tony Antone, Five Points Community Church, 3411 E. Walton Blvd., Auburn Hills, MI, John Houser, PEA Group, 1849 Pond Run, Auburn Hills, MI, and **Kyle Ramaker, Tetra Tech, 7927 Nemco Way, Suite 100, Brighton, MI** were available to answer any questions of the Commission.
The Commission asked about the following:

1. The identity of the franchisee for this location;
2. Traffic concerns;
3. A longer deceleration lane;
4. Concern with congestion at the northernmost turnaround on N. Squirrel Road;
5. Construction traffic;
6. Level of service grading criteria for roadways;
7. The possibility of a shared drive with Five Points Community Church;
8. Draining issues;
9. Ownership of the building;
10. Economic concerns.

Mr. Cavaliere stated that while this will be a franchise location, the franchisee has not been identified at this time.

Kyle Ramaker, Tetra Tech, explained how the current location of the median prohibits a left turn out of the site and onto Squirrel Road. He also stated that a “No Left Turn” sign would be posted. Chairman Ouellette pointed out that the review letter from the Police Department requests that this “No Left Turn” sign be installed. Mr. Ramaker explained that approximately 110 morning and 111 evening trips are anticipated to be generated during peak hours. Those trips would be split between traffic entering and exiting the site. In the morning peak hours, there would be more staggered trips. The center would not be open on the weekends. The traffic study, with which the City’s traffic consultant concurs, indicates that the site will operate at acceptable levels because of the right-in/right-out design.

Mr. Ramaker explained that the taper for the approach to the site meets Road Commission of Oakland County (RCOC) standards. A full deceleration lane is not required for this location.

Mr. Ramaker stated that an analysis of the northernmost turnaround on N. Squirrel Road shows a marginal increase in delays. The study was based on a single-lane approach, but most vehicles will pull in side-by-side to access the turnaround, allowing for an even greater capacity than indicated by the study.

Construction traffic will utilize the Squirrel Road entrance/exit. Tony Antone, Five Points Community Church, stated that the church construction should be completed by January 2025. There may be a slight overlap in construction traffic with The Learning Experience, but the sites do not connect. The Learning Experience site will be split from the church’s property as part of the sale.

Mr. Cohen explained to the Commission that the City’s traffic engineer and the Police Department have determined that the project will not have a measurable impact on the surrounding roadways. He explained that any ensuing traffic concerns over time on N. Squirrel Road would be the City’s responsibility to remedy. The current zoning on the property, B-2 District, would allow for various uses that would generate much more traffic, e.g., gas stations, car washes, fast food restaurants, etc. The City’s traffic consultant finds the use acceptable as daycare centers are relatively low-traffic generators in relation to other types of allowable commercial uses. Mr. Cavaliere stated that if the traffic volume from The Learning Experience would prohibit the use of the property, then no development would be possible for the site. He further stated that traffic studies use non-subjective data. The data provided by Tetra Tech and confirmed by the City’s traffic engineer shows minimal impact on the traffic on N. Squirrel Road.

Mr. Ramaker explained the level of service grading methodology for traffic flow is based on federal research and guidelines.

Mr. Cohen stated that shared access with Five Points Community Church to the south was explored but determined unfeasible because of the significant drop in grade. With that understanding, the City's traffic engineer requested that the ingress/egress point be at the furthest point south of the property to eliminate the possibility of a driver mistakenly turning left out of the site into oncoming traffic of southbound N. Squirrel Road.

John Houser, PEA Group, explained that the existing retention ponds were sized for the property but not for this type of development. The retention pond will be increased to a size that will work for this development. He further explained that the property naturally drains to the western portion of the property.

Mr. Cavaliere stated that his company will retain ownership of the building with The Learning Experience as the tenant. The Learning Experience will choose the franchisee who will run the facility.

Mr. Cavaliere shared that other properties he has developed for the same use have done quite well. Childcare facilities are uses that continue to do well. Mr. Cohen stated that if the property were to be no longer used as an early childhood educational facility in the future, it could be redeveloped for medical or general office use.

Mr. Ouellette opened the public hearing at 8:24 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 8:24 p.m.

Moved by Beidoun to recommend to the City Council approval of the Special Land Use Permit, Site Plan, and Tree Removal Permit for The Learning Experience subject to the conditions of the City's Administrative Review Team.
Second by Tringali.
VOTE: Yes: Ochs, Beidoun, Shearer, Tringali, Ferguson, Pavlich, Ouellette
No: Saelens, Hitchcock **Motion Carried (7-2)**

5b. <u>Text Amendment to the Zoning Ordinance (8:29 p.m.)</u>
Public Hearing/Motion – Recommendation to City Council to amend the text of Article IX-A. D, Downtown Districts; Section 1805. Off-Street Parking Space Layout, Standards, Construction, and Maintenance; and Section 1830. Planned Unit Development of the Zoning Ordinance.

Mr. Cohen explained that the proposed text amendment has been drafted to address the following:
1. Municipal Parking Structure Standards in the Downtown;
2. Require Off-Street Parking for New Residential Dwelling Units in the Downtown; and
3. Expiration of PUD projects.

The Commission discussed the current requirement for performance bonds and the design of the proposed parking structure to resemble windows. Mr. Cohen explained that the "windows" in the proposed parking structure are all open, which is in keeping with the aesthetics of the surrounding area.

Mr. Ouellette opened the public hearing at 8:35 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 8:35 p.m.

Moved by Shearer to recommend to City Council approval of the enclosed text amendment, amending Article IX-A. D, Downtown Districts; Section 1805. Off-Street Parking Space Layout, Standards, Construction, and Maintenance; and Section 1830. Planned Unit Development Option of the Zoning Ordinance.
Second by Pavlich.
VOTE: Yes: Shearer, Beidoun, Ochs, Saelens, Hitchcock, Tringali, Ferguson, Pavlich, Ouellette
No: None **Motion Carried (9-0)**

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS

7a. <u>Motion – Adopt the Y2023-2024 Auburn Hills Planning Commission Annual Report</u>
Moved by Beidoun to adopt the Y2023-2024 Planning Commission Annual Report and submit it to the City Council per the Michigan Planning Enabling Act.
Second by Ochs.
VOTE: Yes: Shearer, Beidoun, Ochs, Saelens, Hitchcock, Tringali, Ferguson, Pavlich, Ouellette

No: None **Motion Carried (9-0)**

7b. <u>Motion – Cancel the July 17, 2024 Auburn Hills Regular Planning Commission Meeting</u>
Moved by Beidoun to cancel the July 17, 2024 Auburn Hills Regular Planning Commission meeting.
Second by Tringali.
VOTE: Yes: Saelens, Ochs, Tringali, Ferguson, Pavlich, Hitchcock, Beidoun, Shearer, Ouellette
No: None **Motion Carried (9-0)**

8. COMMUNICATIONS
Mr. Hitchcock stated that this has been his last meeting as a member, as he is not seeking reappointment to the Planning Commission. He thanked the Commission and City staff for all their guidance and work over the past 19 years. The Commission thanked Mr. Hitchcock for his service over the years.

9. NEXT SCHEDULED MEETING
The next scheduled meeting is on Wednesday, August 14, 2024 at 7:00 p.m. in the Auburn Hills Council Chambers.

10. ADJOURNMENT
There being no further business, Chairperson Ouellette adjourned the meeting at 8:48 p.m.

Submitted by:
Susan McCullough, MiPMC III, CMC
Recording Secretary

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: JUNE 17, 2024 | **AGENDA ITEM NO 7B**

COMMUNITY DEVELOPMENT

To: Mayor and City Council

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

Submitted: June 10, 2024

Subject: Motion – Award Contract for the Woodlands Consultant Services / Site Specific, Inc.

INTRODUCTION

The City of Auburn Hills has utilized a Woodlands Preservation Ordinance since May 1990. The role of the City's Woodlands Consultant is to perform woodland and landscape consulting services, which include reviewing tree removal plans submitted by developers, conducting on-site inspections, communicating with the developer's design experts, preparing reports, and, when necessary, attending meetings to report findings. In recent years, this role has expanded to include the extensive inspection of tree plantings after installation to confirm compliance with the approved site plan.

Julie Stachecki, President of Site Specific, Inc., has served as the City's Woodlands Consultant since June 20, 2016. The City's contract with Site Specific, Inc. expires on June 20, 2024. Since the current contract was expiring, staff determined it prudent to issue a Request for Qualifications (RFQ) for Woodland Consulting Services.

City Woodlands Consultant Julie Stachecki

The City of Auburn Hills issued an RFQ for Woodlands Consultant Services on January 8, 2024 (amended January 18, 2024). The three firms listed in the table below responded to the City's RFQ to the City Clerk by January 31, 2024, at 2:00 p.m.

No.	Company Name	City/State
1.	Site Specific, Inc.	Howell, Michigan
2.	Davey Resource Group, Inc.	Kent, Ohio
3.	Natural Community Services, Inc.	West Bloomfield, Michigan

STAFF RECOMMENDATION

A committee reviewed and evaluated the qualifications of the three responding firms. The committee included Assistant City Manager Brandon Skopek, Director of Community Development Steven Cohen, Director of Public Works Steve Baldante, Economic Development Manager Stephanie Carroll, Construction Coordinator/Assistant to the Director of Community Development Devin Lang, and OHM Advisors Engineering Consultant Tim Juidici.

STAFF RECOMMENDATION (cont.)

Based on the qualifying conditions, the committee selected Site Specific, Inc. on February 14, 2024, to continue as the City's Woodlands Consultant. As a result of the selection, Site Specific, Inc. and staff jointly drafted the enclosed updated five-and-one-half (5½) year contract with a five (5) year renewal option. City Attorney Beckerleg has reviewed the proposed agreement and found it acceptable from a legal standpoint. Compensation for services performed by Site Specific, Inc. are "pass-through costs" fully reimbursed by fees collected from the developer/applicant.

MOTION

Move to award the contract for professional services for Woodland Consultant Services to Site Specific, Inc. and authorize the City Manager to execute the Agreement on behalf of the City. In addition, the City Clerk is authorized to amend the woodland review fees in the City's 2024 Fee Schedule effective June 21, 2024, in accordance with the new contract.

I CONCUR:

Thomas A. Tanghe

_____

THOMAS A. TANGHE, CITY MANAGER

2024-2029 Woodland and Arboriculture Consulting Service Agreement

I. Parties

This Agreement is made and entered into this 21st day of June, 2024 between City of Auburn Hills, a Michigan municipal corporation (hereinafter referred to as "Client") and Site Specific, Inc. (hereinafter referred to as "Contractor").

II. Definitions

For purposes of the Agreement, the following definitions shall apply:

1. City – City of Auburn Hills.
2. Client – City of Auburn Hills.
3. Contractor – Site Specific, Inc.
4. Woodlands Consultant – Site Specific, Inc.
5. Woodlands Ordinance - shall mean Article VIII of Chapter 34, ordinance #762 of the City's Ordinances, also known as the "Woodlands Preservation Ordinance" for the City.
6. Woodlands Permit – shall refer to the requirements made by the City for the applicant to fulfill the requirements of the Woodlands Ordinance.

III. Scope of Services

The scope of the services (Services) and schedule are described in Exhibit A – *Woodland and Arboriculture Consulting Services for City of Auburn Hills,* which is (are) attached to and incorporated in this Agreement. Services will begin June 21st, 2024 and end December 31, 2029.

The Client shall have the option to renew this Agreement for one additional five and one-half-year period. If this Agreement is renewed for one five-year period, the Agreement's terms and conditions, including but not limited to, the terms and conditions pertaining to the Woodland Consultant rates and payment maximum amounts shall apply to and govern the renewal periods, provided that the Contractors' hourly rate shall be subject to an annual three percent (3.0%) increase at the beginning of each year, of each respective renewal periods.

IV. Fee

As compensation for Woodland and Arboriculture Consulting Services performed by Contractor, Client shall pay according to Exhibit A. If necessary, Laboratory fees (soil, diagnostic, etc.) will be charged in addition to the Service agreement hourly rate, and lab cost plus $65.00, for handling.

V. Responsibilities of the Contractor Versus Those of the City:

A. The City shall be responsible for requesting services from the Contractor, and supplying all applicable plans, correspondence, minutes, and/or court documents that are necessary for purposes of Woodlands Consultant fulfilling all obligations under this agreement.

B. If the City observes or otherwise becomes aware of any fault or defect in any information, document, survey, application, permit or other material furnished by it to the Contractor, it shall give prompt written notice thereof to Contractor. In turn, the Contractor shall inform the Client of faulty or defective information and shall base field work, recommendations, and decisions on corrected information and documents.

C. The City shall be responsible for invoicing and collecting any and all appropriate monies, fees, charges and financial guarantees from the property owners, permit applicant or other responsible entities related to the Regulations, Ordinances and work performed by the Contractor.

D. When the Woodlands Consultant is to perform on-site inspections of a property owner's real estate, the City shall, prior to the on-site inspection, obtain and provide Woodlands Consultant with a copy of the written permission obtained from the property owner(s) permitting Woodlands Consultant to go upon the property to perform such inspections at all reasonable times for purposes of fulfilling obligations under this agreement.

E. The Woodlands Consultant shall be responsible for creating reports in a timely manner.

F. Woodlands Consultant shall be entitled to reasonably rely on the accuracy of the information, documents, surveys, applications, permits or other materials furnished by the City, at its expense, to Woodlands Consultant. When the accuracy of the information and related documents is faulty, the Contractor will perform work and responsibilities when information and document accuracy is corrected and improved.

VI. General Conditions

A. Payment

1. Contractor shall invoice Client for services associated with individual projects. Invoicing will occur following submission to the City, of the written 'final agreement letter,' acknowledging that acceptable compliance to the City of Auburn Hills' Woodlands Preservation Ordinance has been satisfied by the applicant of the Woodlands Permit.
2. All payments are due upon receipt of invoice by the City.
3. If a project is terminated, the Woodlands Consultant shall be permitted to invoice the City for all services performed by Woodlands Consultant on that project regardless of whether the project called for a written report or final agreement letter.
4. Invoices will reflect the fee structure in Exhibit A, except when Contractor Services relate to pending court action, including preparation for and time in deposition and time spent at court, which shall be invoiced at an hourly rate of $250 per hour.

B. Independent Contractor Status

In performing Services under this Agreement, Contractor shall operate as, and have the status of, an independent contractor and shall not act as or be an employee of Client.

C. Professional Responsibility

Subject to any limitations established by the Client as to the degree of care and amount of time to be incurred and any other limitations contained in this Agreement, Contractor shall perform the Services consistent with that level of care and skill ordinarily exercised by other professional consultants under similar circumstances at the time the Services are performed. Client hereby acknowledges that whenever a project involves biological and meteorological systems, there are certain unpredictable factors involved which may adversely affect the results of the Services, even though the Services are performed with such skill and care. Contractor is not liable for damage or delays as a result of such occurrences.

D. Hazardous or Unsafe Conditions

Client will provide Contractor with access to all information known to Client concerning type, quantity, and location of any hazardous, toxic, or dangerous materials, or unsafe or unhealthy conditions which may affect the performance of Services. This would include pre-notification of pesticide storage and pesticide applications at/to the site where Contractor will be working.

E. Insurance

Contractor shall, at its own cost, maintain during the performance of the Services: (i) statutory Workers' Compensation/Employer's Liability coverage, (ii) Automobile Liability insurance coverage, (iii) Professional liability insurance coverage, (iv) General Commercial Liability insurance coverage. The aforementioned insurance shall be in the limit amounts set forth in the City's Insurance Requirements, City of Auburn Hills, Michigan, and/or City of Auburn Hills T.I.F.A, B.R.A., D.D.A. document, and said insurance shall also comply with the requirements in said document.

F. Subcontractors

Contractor may subcontract for the services of others without obtaining Client's consent where Contractor deems it necessary or desirable to have others perform certain Services.

G. Assignment

Except as expressly provided in this Agreement, neither the Client nor Contractor may delegate, assign, sublet or transfer duties or interests in this Agreement without prior consent of the other party.

H. Termination

Client or Contractor may terminate this Agreement at any time for any reason upon thirty (30) days prior written notice. In the event of termination, Client shall pay Contractor for the Services performed prior to the termination notice date, and for any expenses incurred including but not limited to, the cost of completing analysis, records, and reports documenting job status at the time of termination.

I. Delays

Neither party shall hold the other responsible for damages or delays in performance caused by *force majeure,* acts of God, or other events beyond the control of the other party or that could not have been reasonably foreseen and prevented.

J. Changed Conditions

If during the course of the performance of the Services under this Agreement, conditions or circumstances develop or are discovered which are not contemplated by Contractor at the commencement of this Agreement and which affect Consultant's ability to perform Services, then Contractor shall notify Client of the newly discovered conditions or circumstances, and Client and Contractor shall negotiate, in good faith, the terms and conditions of this Agreement.

K. Confidentiality

All documents, reports, disclosures, plans, and other information of any nature and description which Client supplies to Contractor for which Contractor discovers or develops in performance of the Services under this Agreement shall be deemed confidential and Contractor

shall not disclose any of the same without Client's authorization to any third party, except to the extent that information is in the public domain or is required by law or under professional obligations necessary to perform this Agreement.

L. Compliance with the Law

Client and Contractor shall comply with all applicable laws in effect at the time the Services are performed, which to the best of their knowledge, information, and belief, apply to their respective obligations under this Agreement.

M. Indemnification

The Contractor shall comply with and sign the City of Auburn Hills Hold Harmless Agreement.

N. Attorneys' Fees

If an action or proceeding is commenced to enforce the terms of this Agreement, the prevailing party shall be entitled to recover reasonable Attorneys' fees, costs, and expenses.

O. Governing Law

This Agreement shall be interpreted and enforced according to the laws of the State of Michigan to the extent federal law are not applicable.

P. Notices

All notices and communications required by this Agreement to be given verbally or in writing between Contractor and Client shall be delivered to the persons designated by the parties listed below.

Site Specific, Inc.
Julie Stachecki
3650 Brighton Road
Howell, MI 48843-9429
810-599-0343

Client
City Manager/Director of Community Development
City of Auburn Hills
1827 N. Squirrel Road
Auburn Hills, MI 48326
248-370-9400

Contractor:
Site Specific, Inc.
Signed by: _____Date:_____
Julie Stachecki, President

Client:
Signed by: _____Date:_____
Thomas A. Tanghe, City Manager

Exhibit A

2024-2029 WOODLAND AND ARBORICULTURE CONSULTING SERVICES

By Site Specific, Inc.

Activities Supporting The City Of Auburn Hills Woodland Preservation Ordinance:

A. Woodlands Consultant shall:

1. Upon receiving site plans, and associated tree survey information (electronically in Excel format) from the City;
    a. Review the plans for compliance with the current Woodlands Ordinance, together with such other applicable woodlands-related ordinances, resolutions and requirements of the City.
    b. Evaluate the tree survey provided by the property owner/representative to the City, by conducting a field evaluation.
    c. Discuss any discrepancies and/or recommendations with property owner/representative.
    d. Prepare and submit a report to the City stating whether the Plans meet with the Regulations, or what is required for the Plans to meet the Regulations.
    e. Provide Woodland Approval Letter as part of packet to be approved by City Council.
2. Upon receiving a request for, and the necessary documents and information from the City, conduct on-site woodlands inspection to determine that the requirements of a Woodlands Permit have been completed and met after construction and site development. After each such inspection the Woodlands Consultant shall prepare and submit to the City a report recommending either the release of financial guarantees, or outlining items that need to be completed.

B. When requested, assist the City with enforcement of the Woodlands Ordinance or recommendations for proposed changes to the Woodlands Ordinance by the City.

C. Upon request by the City, attend any necessary meetings.

D. Upon request by the City, provide arboriculture-consulting services regarding trees within the City.

Continue to the next page for Fee Structure for Woodland Consultant Services

Exhibit A - continued

FEE STRUCTURE FOR WOODLAND AND ARBORICULTURE CONSULTING SERVICES

Part 1 – Field Inspection and Woodland Report

The field inspection fee includes all aspects of the work conducted, including travel to the project site. Additional work beyond reasonable levels as determined by City staff shall be charged per hour as outlined in other fees upon authorization. *Note: Field inspection fees can be lowered at the City staff's discretion for previously developed sites and based on the area impacted.*

The fees below shall be billed at the time of application for plan review and field inspection.

Field Inspection Fee	**June 21-**	**5 Year Period with 3% annual increases**				
Parcel Size	**December 31, 2024**	**2025**	**2026**	**2027**	**2028**	**2029**
0.0-3.9 acres	$1,000	$1,030	$1,061	$1,093	$1,126	$1,159
4.0-9.9 acres	$1,350	$1,391	$1,432	$1,475	$1,519	$1,565
10.0-14.9 acres	$1,750	$1,803	$1,857	$1,912	$1,970	$2,029
15.0-24.9 acres	$2,250	$2,318	$2,388	$2,459	$2,532	$2,608
25+ acres	$2,750	$2,833	$2,917	$3,005	$3,095	$3,188

The fees below shall be billed after the Woodlands Review Letter is completed.

Report Base Fee	**June 21-**	**5 Year Period with 3% annual increases**				
Parcel Size	**December 31, 2024**	**2025**	**2026**	**2027**	**2028**	**2029**
All sites	$200	$206	$213	$219	$225	$232
Plus	$1 per regulated tree up to 1,000 trees + $0.50 per regulated tree above 1,000 trees					

Continue to the next page for Fee Structure for Woodland Consultant Services

Exhibit A - continued

FEE STRUCTURE FOR WOODLAND AND ARBORICULTURE CONSULTING SERVICES

Part 2 – Inspection of Tree Installation for Conformance with Approved Site Plan

The field inspection fee includes all aspects of the work conducted, including travel to the project site. Additional work beyond reasonable levels as determined by City staff shall be charged per hour as outlined in other fees upon authorization. *Note: Field inspection fees can be lowered at the City staff's discretion for previously developed sites and based on the area impacted.*

The fees below will be billed at the time of field inspection of the tree installation.

Field Inspection Fee	**June 21-**	**5 Year Period with 3% annual increases**				
Parcel Size	**December 31, 2024**	**2025**	**2026**	**2027**	**2028**	**2029**
0.0-3.9 acres	$1,000	$1,030	$1,061	$1,093	$1,126	$1,159
4.0-9.9 acres	$1,350	$1,391	$1,432	$1,475	$1,519	$1,565
10.0-14.9 acres	$1,750	$1,803	$1,857	$1,912	$1,970	$2,029
15.0–24.9 acres	$2,250	$2,318	$2,388	$2,459	$2,532	$2,608
25+ acres	$2,750	$2,833	$2,917	$3,005	$3,095	$3,188

The fees below will be billed after the final inspection report is submitted.

Report Base Fee*	**June 21-**	**5 Year Period with 3% annual increases**				
Parcel Size	**December 31, 2024**	**2025**	**2026**	**2027**	**2028**	**2029**
All sites	$350	$361	$371	$382	$394	$406
Plus	$1 per landscape/replacement tree installed up to 1,000 trees + $0.50 per landscape/replacement tree installed above 1,000 trees					

**Inspection Report/Photos/Communications: Fee includes all reports and communications reasonably required to communicate inspection results to City staff for all inspections conducted.*

Other Fees

Work beyond reasonable level as determined by City staff and miscellaneous work requested by City staff upon authorization.

Fees per hour	**June 21-**	**5 Year Period with 3% annual increases**				
	December 31, 2024	**2025**	**2026**	**2027**	**2028**	**2029**
Per hour	$130	$134	$138	$142	$146	$151

Site Specific, Inc.
3650 Brighton Road, Howell, MI 48843 ◆ 810.599.0343 ◆ stachec1@me.com

REQUEST FOR QUALIFICATIONS
RFQ-CAH-01-08-2024

FOR

WOODLANDS CONSULTANT SERVICES

CITY OF AUBURN HILLS
1827 N. SQUIRREL ROAD
AUBURN HILLS, MI 48326
www.auburnhills.org

RELEASE DATE:
January 8, 2024

Amended
January 18, 2024

SUBMISSION DEADLINE:
January 31, 2024
2:00 PM

The City of Auburn Hills (City) is requesting written qualifications from interested and qualified consultant firms to assist the Auburn Hills Community Development Department with reviewing applications for Tree Removal Permits, performing on-site inspections, preparing reports, and, when necessary, attending meetings to report findings.

Sealed proposals will be received at the City Clerk's Office, located at 1827 N. Squirrel Road, Auburn Hills, MI 48326 until **2:00 PM, local time, January 31, 2024**.

ALL PROPOSALS MUST BE LABELED: WOODLAND CONSULTANT SERVICES

Five (5) hard copies of proposals must be signed and include a digital thumb drive when submitted. Digital copies must be in PDF format. The digital copy submitted on the thumb drive/USB must be identical to the hard copy.

Proposals to receive consideration shall be received before the specified time. NO LATE SUBMISSIONS WILL BE ACCEPTED. Proposals are considered officially submitted when received and date stamped by the office of the City Clerk.

All questions should be directed in writing to Steve Cohen, Director of Community Development, 1827 N. Squirrel Road, Auburn Hills, MI 48326, or email scohen@auburnhills.org. by 5:00 p.m. January 24, 2024. All questions will be answered promptly. If necessary, the City will issue a written addendum to this RFQ to clarify inquiries that substantially or materially change the RFQ.

The City reserves the right to reject any and all proposals, to waive or not to waive any informalities or irregularities in the proposal received, and to accept respondents who, in its judgment, best serve the interests of the City.

PROPOSAL SUBMISSION REQUIREMENTS
Sealed proposals will be received at the City Clerk's Office, located at 1827 N. Squirrel Road, Auburn Hills, MI 48326, until **2:00 PM local time, January 31, 2024**.

ALL PROPOSALS MUST BE LABELED: WOODLAND CONSULTANT SERVICES

Five (5) hard copies of proposals must be signed and include a digital thumb drive when submitted. Digital copies must be in PDF format. The digital copy submitted on the thumb drive/USB must be identical to the hard copy.

Proposals to receive consideration shall be received before the specified time. NO LATE SUBMISSIONS WILL BE ACCEPTED. Proposals are considered officially submitted when received and date stamped by the office of the City Clerk.

The proposal shall clearly address all of the information requested herein. Proposals should be thorough yet concise. Proposals are to be prepared at the consultant firm's expense. To assist in the evaluation process, proposals should contain the following information and be submitted in the format outlined below:

1. Introduction and General Information: The Consultant shall describe the firm's areas of expertise and other information that helps to characterize the firm. Provide identifying information about the firm, including name, year established, address, contact information, and the primary contact's name, title, address, and phone number. For a multi-firm team, the prime Consultant shall list each sub-consultant and their respective areas of expertise and primary contact information.

    A. Describe your firm's overall understanding of the service to be rendered:
    Part 1. Methodology for conducting site visits to determine the accuracy of submitted tree surveys. Also, explain the methodology for reviewing Tree Removal Permit applications and Landscape Plans for compliance with related City ordinance requirements, including interaction with applicants.

    Part 2. Review experience and provide references to demonstrate the firm's competence in communicating findings and recommendations orally and in writing. Include sample review letters and sample presentations given by the firm.

2. Consultant Team: Describe the Consultant team, including key personnel's name and office location. Include a listing of each subconsultant and their respective office location of key personnel. Provide key personnel's resumes detailing their role for these scope of services, their qualifications, and relevant related experience.

3. Relevant Experience: Describe the team's experience and capabilities in conducting woodland inspections and plan reviews.

4. Capacity: Describe how your firm can provide resources to assist the City. State your capacity to perform the work as described.

5. References: Include three (3) recent references for a similar scope of services. References shall include the date and type of services performed and contact information for an owner's representative having knowledge of the lead firm's work.

6. Billing Rate Schedule: Provide options/billing methods for compensation for services based on past practice with other municipalities.

SCOPE OF WORK

The qualified firm will need to personally inspect the sites proposed for development in a timely fashion, as specified by the City of Auburn Hills. The qualified firm must be able to present findings effectively orally and in writing. The qualified firm must have demonstrated experience in working effectively with the development community to resolve issues and develop projects which not only meet City ordinance requirements but further the goals and objectives of the City Council pertaining to high quality development practices and economic development initiatives. Firms must have experience working in a strong team environment that strives to perform high-quality work efficiently and with an outstanding focus on customer service. The terms of service delivery will be defined at the time of contract negation for the selected firm or firms.

SELECTION CRITERIA

The firm selection will be based on the submitted qualifications information. After the proposals are received, and an initial review is performed, the City may conduct interviews to assist in selecting a final firm. However, the City does not intend to request extensive clarification of the proposals received. Therefore, it is to the benefit of the respondent to provide an explicit, detailed, and complete discussion of the team's experience and capabilities in the proposal. For the interview, each firm's project manager and key personnel must be present.

All submittals made in response to this Request for Qualifications will be evaluated using the following (unranked) criteria:

1. Compliance with the Request for Qualifications.

2. Relevant and demonstrated experience/expertise with similar projects.

3. Qualifications and experience of key project team members, including subconsultants, who will be actively involved in the service.

4. Service approach and understanding.

5. The quality of related work and knowledge exhibited in both written and graphical form, and if necessary, during the interview.

6. Demonstration of the knowledge and firm's ability to conduct reviews and inspections.

7. References.

After a firm is selected, the City will negotiate with the successful firm to draft a final scope of work and fee schedule. During negotiations, the selected firm must demonstrate that it has adequate and qualified staff and the necessary resources to perform the work. If the City and the selected firm are unable to agree to terms for a mutually acceptable contract, similar negotiations will occur with the second-ranked firm or the process may be re-advertised.

SELECTION PROCESS SCHEDULE
The anticipated schedule of the selection process is as follows:

1. January 8, 2024 – Release of RFQ

2. January 24, 2024 – Deadline to submit questions related to the RFQ by 5:00 p.m.

3. January 31, 2024 – Proposals Due by 2:00 p.m.

4. February 12 – 23, 2024 – Follow up questions and/or interviews, if necessary.

5. February 26, 2024 – Notification of selected firm.

6. March 18, 2024 – Recommendation of Consultant contract to City Council

COST OF PREPARING PROPOSALS
All costs associated with responding to this RFQ are the sole responsibility of the responding consultant firms.

ADDITIONAL INFORMATION
Submitted responses to this RFQ become the property of the City of Auburn Hills. The City reserves the right to use any and all ideas included in any response without incurring any obligations to the responding company or committing to procuring the proposed services.

INSURANCE REQUIREMENTS
The firm must comply with the City's Insurance Requirements as set forth in the Insurance Requirements portion of this document.

TERMINATION CLAUSE
The City has the unilateral right to terminate a contract agreement with the selected firm for any reason whatsoever with 60 days' notice to the firm.

CITY OF AUBURN HILLS
HOLD HARMLESS AGREEMENT

As required for approval of the _____
(Activity)

_____ herein after referred to as _____
(Name of Company) (Abbreviated Name Form)

agrees to release, indemnify, defend, and hold harmless The City of Auburn Hills, including all elected and appointed officials, all employees, representatives, and volunteers, all boards, commissions, and/or authorities, including but not limited to the Tax Increment Finance Authority, Brownfield Redevelopment Authority and the Downtown Development Authority, and their officers, employees, representatives and volunteers from any injuries, liability, damages, expenses, attorney's fees, causes of action, suits, claims or judgments, costs, incurred and/or arising from the Contractor's performing its work, jobs, duties and/or any other actions and/or omissions of the Contractor and/or its employees, representatives and/or agents pertaining to and/or in connection with the Activity.

In addition, _____ agrees to furnish an ACORD certificate of insurance
(Abbreviated Name Form)

a. as required by the City of Auburn Hills with the description of the ACORD form to read as follows: *It is understood and agreed that the following shall be additional insured: The City of Auburn Hills, including all elected and appointed officials, all employees, representatives and volunteers, all boards, commissions, and/or authorities, including but not limited to the Tax Increment Finance Authority, Brownfield Redevelopment Authority and the Downtown Development Authority, and their officers, employees, representatives and volunteers. The coverage shall be primary to the additional insured and not contributing with any other insurance or similar protection available to the additional insured. This shall not apply to the contractor's required worker's compensation/employer's liability*.

Name of Company

_____

By _____

Dated _____

Witnesses

_____

_____

Insurance Requirements
City of Auburn Hills, Michigan
And/Or
City of Auburn Hills T.I.F.A, B.R.A., D.D.A

1. **Liability Insurance**:

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

a. General Liability (affording coverage not less than ISO Commercial General Liability coverage form):

   I. Check mark indicating occurrence as opposed to claims made form
   II. Limits of Liability:
      $1,000,000 each occurrence
      $2,000,000 general and products-completed operations aggregates
   III. Personal Injury
      $2,000,000 aggregate

b. Automobile Liability:

   I. Check mark indicating coverage as to any automobile
   II. Certificate must reflect Michigan "No Fault" PIP and PPI statutory coverages are also afforded
   III. Limits of Liability: $1,000,000 combined single limit

c. Commercial Umbrella (Excess) of at least $4,000,000
d. The Contractor shall insure the Contractor's equipment and property and the City and those persons and entities described in section 1(e) herein shall not be liable and/or responsible for any damage to said equipment and/ or property.
e. Description section of ACORD form is to read: It is understood and agreed that the following shall be additional insured: *The City of Auburn Hills, including all elected and appointed officials, all employees and volunteers, all boards, commissions, and/or authorities, including but not limited to the Tax Increment Finance Authority, Brownfield Redevelopment Authority and the Downtown Development Authority, and their officers, employees, representatives and volunteers. The coverage shall be primary to the additional insured and not contributing with any other insurance or similar protection available to the additional insured. This shall not apply to the contractor's required worker's compensation/employer's liability.*
f. The Description of Operation section of the Certificate shall also name or describe the project and/or event for which coverage is provided.

2. **Workers Compensation**

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

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

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

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

3. Hold Harmless/Indemnification Agreement

It is further required that all contractors providing services or performing duties for the City of Auburn Hills and/or its Authorities shall enter into a Hold Harmless/Indemnification Agreement with the City and all other entities as set forth in section 1(e) herein, in which Agreement the Contractor and its employees, representatives and agents agrees to release, indemnify, defend, and hold harmless the City of Auburn Hills, including all elected and appointed officials, all employees, representatives, and volunteers, all boards, commissions, and/or authorities, including but not limited to the Tax Increment Finance Authority, Brownfield Redevelopment Authority and the Downtown Development Authority, and their officers, employees, representatives and volunteers from any injuries, liability, damages, expenses, attorney's fees, causes of action, suits, claims or judgments, costs, incurred and/or arising from the Contractor's performing its work, jobs, duties and/or any other actions and/or omissions of the Contractor and/or its employees, representatives and/or agents pertaining to and/or in connection with the Activity.

4. Certification of Insurance

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

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

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

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

5. Sub-Contractors Insurance Requirements

If approval is granted by the City of Auburn Hills for a Contractor to subcontract any or all of such contract to others, then prior to commencing the subcontract, the City's contract or agreement with the Contractor shall stipulate that the Contractor will require their subcontractor agreements to carry the same limits as required by the City of the Contractor.

6. Requirement as Part of Contract

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

7. OTHER INSURANCE REQUIREMENTS THAT MAY BE APPLICABLE DEPENDING ON SCOPE OR TYPE OF WORK. IF CHECKED, THESE REQUIREMENTS ARE MANDATORY TO THE CONTRACT AND SHALL BE INCLUDED IN CONTRACT AND PROVIDED TO THE CITY AS DIRECTED.

a. Owner's and Contractor's Protective Liability (_____)

The Contractor shall procure and maintain during the life of the contract Owner's and Contractor's Protective Liability Insurance in the name of the City of Auburn Hills, in an amount not less than $2,000,000 per occurrence, and $4,000,000 aggregate for injuries, including death, to persons and property damage including loss of use thereof. This insurance shall be from an insurance company acceptable to the City of Auburn Hills.

b. Professional Liability (_____)

If the Contractor is providing professional services/work, then the Contractor shall procure and maintain during the life of the contract Professional Liability insurance in the amount of $1,000,000. Evidence of such coverage must be provided to the City. (Professional services is defined but not limited to architects, builders, engineers, agents, attorney).

c. Cyber Liability (_____)

Cyber Liability Insurance with limits of at least $1,000,000 and this policy shall include $1,000,000 of third party liability. Required if the contractor is providing technological services (includes but not limited to programming of any systems/services, anything accessing private City data, or is related to phones/telecommunications/computers/electronic data/banking services).

d. **Employee Dishonesty (w/third party endorsement)** (_____)

Employee Dishonesty coverage with limits of at least $1,000,000 w/ third party of endorsement. Required when contractor is working on site in city owned buildings. May be required when contractor is working on site on city owned property.

2. Temporary Events and/or Special Events

With respect to temporary events and special events, the City shall have the discretion to amend some or all of the insurance requirements set forth in this document upon request of the applicant and review by the City. Determination of such amendment will be solely at the discretion of the City and the City's consultants and such determination will consider the type of services being provided and any and all potential risk to City. Applicants granted amended insurance requirements for any event must request such amendment each event and or occurrence of such event that is separately contracted with the City. An applicant or vendor which utilizes fireworks or alcohol may not be considered for waiver and must be evaluated for additional licenses and permits. All applicants, at a minimum, must enter into a Hold Harmless/Indemnification Agreement as described in Section 9 herein.

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: June 17, 2024 | **AGENDA ITEM NO 7C**

Finance/Treasurer

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Michelle Schulz, Finance Director**
Submitted: **May 28, 2024**
Subject: **Motion – Receive and File the 2023 Retirement System Annual Report**

INTRODUCTION AND HISTORY

In accordance with Public Act 202 of 2017, pension and retiree health care reports for retirement systems are required to be electronically filed with the Michigan Department of Treasury no later than six months after the end of the local unit of government's fiscal year. The unit must have submitted their most recent audited financial statements to Treasury prior to the submission of the retirement system annual report. Specific instructions provided by Treasury for both Pension and Retiree Health Care were followed and required utilization of the audited financial statements, actuarial reports, and trust investment reports.

Form 5572 is required to be submitted in the original excel file as provided for on the Treasury. Receipt of the form was confirmed by Treasury on June 3, 2024. Further, instructions state compliance requires:

"The local government shall also electronically submit the report to the governing body (e.g. Board/Council) of the local government. Formal vote of approval or governing body resolution is not required for this report."

Thus, a PDF copy of the submission is provided herein. The report must also be posted to the local unit's website. This has been completed. Any questions, charges, or deficiencies, if any, in the report will be communicated to staff after Treasury completes review. Should the report attached herein be modified, it will be resubmitted for receipt by the City Council at that time.

STAFF RECOMMENDATION

Staff recommends City Council receive and file the submitted Retirement System Annual Report to comply with the notification requirement as required by Public Act 202 of 2017 as referenced above.

MOTION

Move to receive and file the 2023 Retirement System Annual Report.

I CONCUR: Thomas A. Tanghe

_____

THOMAS A. TANGHE, CITY MANAGER

Michigan Department of Treasury
Form 5572 (7-20)

The Protecting Local Government Retirement and Benefits Act (PA 202 of 2017) & Public Act 530 of 2016 Pension Report

Enter Local Government Name	City of Auburn Hills	Instructions: For a list of detailed instructions on how to complete and submit this form, visit michigan.gov/LocalRetirementReporting.
Enter Six-Digit Municode	632005	
Unit Type	City	
Fiscal Year End Month	December	
Fiscal Year (four-digit year only, e.g. 2019)	2023	
Contact Name (Chief Administrative Officer)	Michelle Schulz	Questions: For questions, please email LocalRetirementReporting@michigan.gov. Return this original Excel file. Do not submit a scanned image or PDF.
Title if not CAO	Finance Director/Treasurer	
CAO (or designee) Email Address	mschulz@auburnhills.org	
Contact Telephone Number	248-364-6819	

Pension System Name (not division) 1	City of Auburn Hills Employee Pension Plan	If your pension system is separated by divisions, you would only enter one system. For example, one could have different divisions of the same system for union and non-union employees. However, these would be only one system and should be reported as such on this form.
Pension System Name (not division) 2		
Pension System Name (not division) 3		
Pension System Name (not division) 4		
Pension System Name (not division) 5		

Line	Descriptive Information	Source of Data	System 1	System 2	System 3	System 4	System 5
1	Is this unit a primary government (County, Township, City, Village)?	Calculated	YES	YES	YES	YES	YES
2	Provide the name of your retirement pension system	Calculated from above	City of Auburn Hills Employee Pension Plan				
3	**Financial Information**						
4	Enter retirement pension system's assets (system fiduciary net position ending)	Most Recent Audit Report	58,208,026				
5	Enter retirement pension system's liabilities (total pension liability ending)	Most Recent Audit Report	66,393,386				
6	Funded ratio	Calculated	87.7%				
7	Actuarially Determined Contribution (ADC)	Most Recent Audit Report	992,461				
8	Governmental Fund Revenues	Most Recent Audit Report	45,225,434				
9	All systems combined ADC/Governmental fund revenues	Calculated	2.2%				
10	**Membership**						
11	Indicate number of active members	Actuarial Funding Valuation used in Most Recent Audit Report	8				
12	Indicate number of inactive members	Actuarial Funding Valuation used in Most Recent Audit Report	7				
13	Indicate number of retirees and beneficiaries	Actuarial Funding Valuation used in Most Recent Audit Report	129				
14	**Investment Performance**						
15	Enter actual rate of return - prior 1-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	11.23%				
16	Enter actual rate of return - prior 5-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	8.44%				
17	Enter actual rate of return - prior 10-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	7.00%				
18	**Actuarial Assumptions**						
19	Actuarial assumed rate of investment return	Actuarial Funding Valuation used in Most Recent Audit Report	6.25%				
20	Amortization method utilized for funding the system's unfunded actuarial accrued liability, if any	Actuarial Funding Valuation used in Most Recent Audit Report	Level Dollar				
21	Amortization period utilized for funding the system's unfunded actuarial accrued liability, if any	Actuarial Funding Valuation used in Most Recent Audit Report	16				
22	Is each division within the system closed to new employees?	Actuarial Funding Valuation used in Most Recent Audit Report	Yes				
23	**Uniform Assumptions**						
24	Enter retirement pension system's actuarial value of assets using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	59,157,406				
25	Enter retirement pension system's actuarial accrued liabilities using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	67,041,546				
26	Funded ratio using uniform assumptions	Calculated	88.2%				
27	Actuarially Determined Contribution (ADC) using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	992,461				
28	All systems combined ADC/Governmental fund revenues	Calculated	2.2%				
29	**Pension Trigger Summary**						
30	Does this system trigger "underfunded status" as defined by PA 202 of 2017?	**Primary government triggers:** Less than 60% funded AND greater than 10% ADC/Governmental fund revenues. **Non-Primary government triggers:** Less than 60% funded	NO	NO	NO	NO	NO

Requirements (For your information, the following are requirements of P.A. 202 of 2017)
Local governments must post the current year report on their website or in a public place.
The local government must electronically submit the form to its governing body.
Local governments must have had an actuarial experience study conducted by the plan actuary for each retirement system at least every 5 years.
Local governments must have had a peer actuarial audit conducted by an actuary that is not the plan actuary OR replace the plan actuary at least every 8 years.

By emailing this report to the Michigan Department of Treasury, the local government acknowledges that this report is complete and accurate in all known respects.

Michigan Department of Treasury
Form 5572 (7-20)

The Protecting Local Government Retirement and Benefits Act (PA 202 of 2017) Health Care (OPEB) Report

Enter Local Government Name	City of Auburn Hills
Enter Six-Digit Municode	632005
Unit Type	City
Fiscal Year End Month	December
Fiscal Year (four-digit year only, e.g. 2019)	2023
Contact Name (Chief Administrative Officer)	Michelle Schulz
Title if not CAO	Finance Director/Treasurer
CAO (or designee) Email Address	mschulz@auburnhills.org
Contact Telephone Number	248-364-6819

Instructions: For a list of detailed instructions on how to complete and submit this form, visit michigan.gov/LocalRetirementReporting.

Questions: For questions, please email LocalRetirementReporting@michigan.gov. Return this original Excel file. Do not submit a scanned image or PDF.

OPEB System Name (not division) 1	City of Auburn Hills Retiree Health Care Fund
OPEB System Name (not division) 2	
OPEB System Name (not division) 3	
OPEB System Name (not division) 4	
OPEB System Name (not division) 5	

If your OPEB system is separated by divisions, you would only enter one system. For example, one could have different divisions of the same system for union and non-union employees. However, these would be only one system and should be reported as such on this form.

Line	Descriptive Information	Source of Data	System 1	System 2	System 3	System 4	System 5
1	Is this unit a primary government (County, Township, City, Village)?	Calculated	YES	YES	YES	YES	YES
2	Provide the name of your retirement health care system	Calculated from above	City of Auburn Hills Retiree Health Care				
3	**Financial Information**						
4	Enter retirement health care system's assets (system fiduciary net position ending)	Most Recent Audit Report	30,266,222				
5	Enter retirement health care system's liabilities (total OPEB liability)	Most Recent Audit Report	34,113,584				
6	Funded ratio	Calculated	88.7%				
7	Actuarially determined contribution (ADC)	Most Recent Audit Report	586,031				
7a	Do the financial statements include an ADC calculated in compliance with Numbered Letter 2018-3?	Most Recent Audit Report	YES				
8	Governmental Fund Revenues	Most Recent Audit Report	45,225,434				
9	All systems combined ADC/Governmental fund revenues	Calculated	1.3%				
10	**Membership**						
11	Indicate number of active members	Actuarial Funding Valuation used in Most Recent Audit Report	61				
12	Indicate number of inactive members	Actuarial Funding Valuation used in Most Recent Audit Report	1				
13	Indicate number of retirees and beneficiaries	Actuarial Funding Valuation used in Most Recent Audit Report	111				
14	Provide the amount of premiums paid on behalf of the retirants	Most Recent Audit Report or Accounting Records	586,031				
15	**Investment Performance**						
16	Enter actual rate of return - prior 1-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	5.15%				
17	Enter actual rate of return - prior 5-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider	6.68%				
18	Enter actual rate of return - prior 10-year period	Actuarial Funding Valuation used in Most Recent Audit Report or System Investment Provider					
19	**Actuarial Assumptions**						
20	Assumed Rate of Investment Return	Actuarial Funding Valuation used in Most Recent Audit Report	6.25%				
21	Enter discount rate	Actuarial Funding Valuation used in Most Recent Audit Report	6.25%				
22	Amortization method utilized for funding the system's unfunded actuarial accrued liability, if any	Actuarial Funding Valuation used in Most Recent Audit Report	Level Dollar				
23	Amortization period utilized for funding the system's unfunded actuarial accrued liability, if any	Actuarial Funding Valuation used in Most Recent Audit Report	26				
24	Is each division within the system closed to new employees?	Actuarial Funding Valuation used in Most Recent Audit Report	Yes				
25	Health care inflation assumption for the next year	Actuarial Funding Valuation used in Most Recent Audit Report	6.50%				
26	Health care inflation assumption - Long-Term Trend Rate	Actuarial Funding Valuation used in Most Recent Audit Report	3.90%				
27	**Uniform Assumptions**						
28	Enter retirement health care system's actuarial value of assets using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	30,669,358				
29	Enter retirement health care system's actuarial accrued liabilities using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	33,607,472				
30	Funded ratio using uniform assumptions	Calculated	91.3%				
31	Actuarially Determined Contribution (ADC) using uniform assumptions	Actuarial Funding Valuation used in Most Recent Audit Report	714,959				
32	All systems combined ADC/Governmental fund revenues	Calculated	1.6%				
33	**Summary Report**						
34	Did the local government pay the retiree insurance premiums for the year?	Accounting Records	YES				
35	Did the local government pay the normal cost for employees hired after June 30, 2018?	Accounting Records	N/A				
36	Does this system trigger "underfunded status" as defined by PA 202 of 2017?	**Primary government triggers**: Less than 40% funded AND greater than 12% ARC/Governmental fund revenues. **Non-Primary government** triggers: Less than 40% funded	NO	NO	NO	NO	NO

Requirements (For your information, the following are requirements of P.A. 202 of 2017)
Local governments must post the current year report on their website or in a public place
The local government must electronically submit the form to its governing body.
Local governments must have had an actuarial experience study conducted by the plan actuary for each retirement system at least every 5 years
Local governments must have had a peer actuarial audit conducted by an actuary that is not the plan actuary OR replace the plan actuary at least every 8 years.

By emailing this report to the Michigan Department of Treasury, the local government acknowledges that this report is complete and accurate in all known respects.

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: June 17, 2024 **AGENDA ITEM NO 7D**

Finance/Treasurer

To: **Mayor and City Council**

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

Submitted: **May 30, 2024**

Subject: **Motion – To receive and file the encumbrance 2024 budget amendment increasing the 2024 budget for encumbered goods or services not yet received as of 12/31/2023.**

INTRODUCTION AND HISTORY

City council began approving encumbrance budget amendments in 2021. The purpose of the encumbrance amendment is to give City Council transparency to see what prior year budgeted funds of expected goods and services were encumbered but are not expected to be received until the following year. It also supports why funds and/or departments may appear to come under budget at the end of any given year. While rolling encumbrances forward with an amendment for any particular year may significantly increase the next year's budget, it is only increasing with funds that were already anticipated to be spent in the previous fiscal year.

At the 2/15/2021 City Council meeting, City Council approved the Finance Director and assigned staff the authorization to roll appropriate year end purchase orders forward with an approved budget amendment from one fiscal year to the next fiscal year with the amendments coming before City Council in an informational memo to receive and file. The attached detail report supports the amendment. It is important to note that not all open purchase orders as of year end are rolled forward with amendments if the department does not have appropriate funds unspent or if the item was budgeted in the next year, but ordered in the previous year.

The total 2024 Encumbrance Budget amendment carried from 2023 open purchase orders totals $4,127,089.
The details by fund are attached for review. The purchase order (PO) detail is also attached primarily for staff reference.

STAFF RECOMMENDATION

Staff recommends the City Council review the amount of the 2023 budget that will be rolled forward to the 2024 budget, and receive and file the attached encumbrance budget amendment that amends the 2024 budget for necessary open encumbrances as of 12/31/2023.

MOTION

Move to receive and file the encumbrance 2024 budget amendment increasing the 2024 budget for encumbered goods or services not yet received as of 12/31/2023.

I CONCUR:

Thomas A. Tanghe

_____

THOMAS A. TANGHE, CITY MANAGER

2023 ENCUMBRANCE AMENDMENT SUMMARY

Fund	Amendment Amount	Total Per Fund
General Fund		
Facilities - 265	123,239.33	
Police Patrol - 301	9,200.00	
Fire Suppression - 339	7,352.00	
Parks - 770	6,647.75	
Capital Improvements - 901	46,731.73	$ 193,170.81
Local Roads - 203		$ 229,400.19
Major Roads - 202		$ 111,778.56
Tree Ordinance - 230		$ 6,273.01
Capital Projects - 401		$ 459,685.16
Water/Sewer		
Water - 536	503,540.90	
Sewer - 535	69,186.13	$ 572,727.03
Fleet - 661		$ 2,407,309.23
Golf - 584		$ 146,745.10
TOTAL AMENDMENT		$ 4,127,089.09

DETAIL ON 2023 ENCUMBRANCE BUDGET AMENDMENTS

Fund or General Fund Department	Account to be Amended	Amount	PO Info (abbreviated from BSA system)
CAPITAL IMPROVEMENTS	101-901-975.000-PKSTRUC_3381	45,739.38	PO: 226914, RICH & ASSOCIATES, INC PARKING STRUCTURE ADDITION - ARCHIT
CAPITAL IMPROVEMENTS	101-901-972.001-VETERANSMEM	178.85	PO: 237694, G2 CONSULTING GROUP, LLC Material Testing - 2023 Parking Lot
CAPITAL IMPROVEMENTS	101-901-972.001-VETERANSMEM	813.50	PO: 237695, ORCHARD, HILTZ, & MCCLIMENT, CE/CA for 2023 Parking Lot Improvem
CAPITAL PROJECTS (BOND)	401-901-973.000-21BDCNDIANSB	21,047.49	PO: 237248, G2 CONSULTING GROUP, LLC 2023 Paving Program Material Testin
CAPITAL PROJECTS (BOND)	401-901-935.000-21BDPARAMNTE	6,329.74	PO: 237248, G2 CONSULTING GROUP, LLC 2023 Paving Program Material Testin
CAPITAL PROJECTS (BOND)	401-901-973.000-21BDCNDIANSB	22,583.00	PO: 237249, ORCHARD, HILTZ, & MCCLIMENT, 2023 Paving Program CA/CE
CAPITAL PROJECTS (BOND)	401-901-935.000-21BDPARAMNTE	2,227.75	PO: 237249, ORCHARD, HILTZ, & MCCLIMENT, 2023 Paving Program CA/CE
CAPITAL PROJECTS (BOND)	401-901-973.000-21BDCNDIANSB	80,906.34	PO: 237250, F. ALLIED CONSTRUCTION COMPA 2023 Paving Program
CAPITAL PROJECTS (BOND)	401-901-935.000-21BDPARAMNTE	208,534.83	PO: 237250, F. ALLIED CONSTRUCTION COMPA 2023 Paving Program
CAPITAL PROJECTS (BOND)	401-901-973.002-21BDFIRE3LOT	7,560.75	PO: 237471, ORCHARD, HILTZ, & MCCLIMENT, CA/CE for DPW Back Lot CO #1
CAPITAL PROJECTS (BOND)	401-901-973.002-21BDFIRE3LOT	83,443.32	PO: 237472, GREAT LAKES CONTRACTING SOLU DPW Back Lot CO #1 - Fire #3 Lot/Mi
CAPITAL PROJECTS (BOND)	401-901-973.002-21BDFIRE1LOT	1,726.30	PO: 237694, G2 CONSULTING GROUP, LLC Material Testing - 2023 Parking Lot
CAPITAL PROJECTS (BOND)	401-901-973.002-21BDFIRE1LOT	4,117.50	PO: 237695, ORCHARD, HILTZ, & MCCLIMENT, CE/CA for 2023 Parking Lot Improvem
CAPITAL PROJECTS (BOND)	401-901-973.002-21BDFIRE1LOT	21,208.14	PO: 237695, ORCHARD, HILTZ, & MCCLIMENT, CE/CA for 2023 Parking Lot Improvem
FACILITIES	101-265-977.000	99,482.00	PO: 237046, CUMMINS INC. Civic Center Generator Replacement
FACILITIES	101-265-931.100	6,027.24	PO: 237533, GRAYBAR ELECTRIC COMPANY Decorative Light - Stock
FACILITIES	101-265-931.000-DPWBLDG_1500	6,250.00	PO: 237596, SANDRA STACEY DESIGN LLC Office 2 Furniture
FACILITIES	101-265-931.100	1,509.09	PO: 237651, LESLIE ELECTRIC COMPANY University Streetscape Lighting
FACILITIES	101-265-931.000-ADMBLDG_1827	9,971.00	PO: 237653, DETECTION SYSTEMS AND ENGINE Public Safety AMAG Installation
FIRE SUPPRESSION	101-339-799.000	6,780.00	PO: 237673, PHOENIX SAFETY OUTFITTERS, L Bunker Gear-Swett and Knapp
FIRE SUPPRESSION	101-339-799.000	572.00	PO: 237710, MACQUEEN EMERGENCY GROUP Fire Boots-Fortenberry
FLEET	661-594-977.000	14,877.83	PO: 226323, R&M MOTORS INC. 2022 Kubota RTV-X900WL-H for Hawkwo
FLEET	661-594-981.000	71,440.00	PO: 226648, VERSALIFT MIDWEST, LLC 2022 RAM Promaster 3500 Cargo Van &
FLEET	661-594-977.000	97,544.00	PO: 237034, GRAND RAPIDS METROLOGY, INC Replacement Truck Scale DPW
FLEET	661-594-981.000	3,950.00	PO: 237131, MAJIK GRAPHICS, INC Decaling for new quint apparatus
FLEET	661-594-981.000	1,424,750.00	PO: 237132, EMERGENCY VEHICLES PLUS 2023 Rosenbauer 78' Quint Fire Appa
FLEET	661-594-981.000	473,144.00	PO: 237412, LAFONTAINE CHRYSLER DODGE JE 2024 Stellantis Vehicle Replacemen
FLEET	661-594-981.000	224,755.00	PO: 237474, LAFONTAINE FORD OF LANSING, 7 - 2024 Ford Mavericks
FLEET	661-594-981.000	63,978.00	PO: 237707, LAFONTAINE CHRYSLER DODGE JE 2-2024 Jeep Compasses for DB
FLEET	661-594-977.000	32,870.40	PO: 237736, PMG SM HOLDINGS LLC Graco Equipment
GOLF	584-753-931.000	9,000.00	PO: 237434, KENNEDY INDUSTRIES INC. Pump Controls
GOLF	584-753-973.002	888.03	PO: 237694, G2 CONSULTING GROUP, LLC Material Testing - 2023 Parking Lot
GOLF	584-753-972.001-CARTPATHIMP	1,452.57	PO: 237694, G2 CONSULTING GROUP, LLC Material Testing - 2023 Parking Lot
GOLF	584-753-973.002	3,593.25	PO: 237695, ORCHARD, HILTZ, & MCCLIMENT, CE/CA for 2023 Parking Lot Improvem
GOLF	584-753-972.001-CARTPATHIMP	6,203.50	PO: 237695, ORCHARD, HILTZ, & MCCLIMENT, CE/CA for 2023 Parking Lot Improvem
GOLF	584-753-973.002	98,197.31	PO: 237695, ORCHARD, HILTZ, & MCCLIMENT, CE/CA for 2023 Parking Lot Improvem
GOLF	584-753-972.001-CARTPATHIMP	17,960.44	PO: 237695, ORCHARD, HILTZ, & MCCLIMENT, CE/CA for 2023 Parking Lot Improvem
GOLF	584-753-972.000	9,450.00	PO: 237730, OPTIMUM CONTRACTING SOLUTION Fieldstone Bridge Board Replacement

DETAIL ON 2023 ENCUMBRANCE BUDGET AMENDMENTS

Fund or General Fund Department	Account to be Amended	Amount	PO Info (abbreviated from BSA system)
LOCAL ROADS	203-453-973.000-HUNTCLUBXXXX	36,775.00	PO: 237704, ORCHARD, HILTZ, & MCCLIMENT, Design Services for 2024 Local Road
LOCAL ROADS	203-453-973.000-ZEL HAT GLEN	27,112.00	PO: 237704, ORCHARD, HILTZ, & MCCLIMENT, Design Services for 2024 Local Road
LOCAL ROADS	203-453-973.000-SUPERIOR_SAD	39,139.50	PO: 237704, ORCHARD, HILTZ, & MCCLIMENT, Design Services for 2024 Local Road
LOCAL ROADS	203-453-973.000-DEXTR_N_WLTN	6,000.00	PO: 237705, G2 CONSULTING GROUP, LLC G2 - Support for Design of 2024 Shi
LOCAL ROADS	203-453-973.000-DEXTR_N_WLTN	46,171.00	PO: 237706, ORCHARD, HILTZ, & MCCLIMENT, Design Services for 2024 Shimmons/D
LOCAL ROADS	203-453-935.000-ASPHALTMAINT	66,320.00	PO: 237735, HIGHWAY MAINTENANCE & CONSTR 2024 Asphalt Maintenance Program
LOCAL ROADS	203-453-935.000-ASPHALTMAINT	7,882.69	PO: 247791, ORCHARD, HILTZ, & MCCLIMENT, 2024 Asphalt Maintenance Program
MAJOR ROADS	202-452-935.000	9,894.00	PO: 237471, ORCHARD, HILTZ, & MCCLIMENT, CA/CE for DPW Back Lot CO #1
MAJOR ROADS	202-452-973.000-SHIMDEXCURVE	4,000.00	PO: 237705, G2 CONSULTING GROUP, LLC G2 - Support for Design of 2024 Shi
MAJOR ROADS	202-452-973.000-SHIMDEXCURVE	61,707.25	PO: 237706, ORCHARD, HILTZ, & MCCLIMENT, Design Services for 2024 Shimmons/D
MAJOR ROADS	202-452-935.000-ASPHALTMAINT	28,080.00	PO: 237735, HIGHWAY MAINTENANCE & CONSTR 2024 Asphalt Maintenance Program
MAJOR ROADS	202-452-935.000-ASPHALTMAINT	5,097.31	PO: 247791, ORCHARD, HILTZ, & MCCLIMENT, 2024 Asphalt Maintenance Program
MAJOR ROADS	202-452-935.000	3,000.00	PO: 247927, SUPERIOR EXCAVATING Harmon Rd/I-75 Ramp Erosion Repair
TREE ORDINANCE	230-267-790.000-VETERANSMEM	6,273.01	PO: 237494, WCI CONTRACTORS, INC Veteran's Memorial
PARKS	101-770-972.001-MANITOB_4220	1,500.00	PO: 237248, G2 CONSULTING GROUP, LLC 2023 Paving Program Material Testin
PARKS	101-770-972.001-MANITOB_4220	12.75	PO: 237249, ORCHARD, HILTZ, & MCCLIMENT, 2023 Paving Program CA/CE
PARKS	101-770-937.001-CLINTONTR_25	5,135.00	PO: 237529, ORCHARD, HILTZ, & MCCLIMENT, 2022 CLINTON RIVER PATH CONST SERV
POLICE PATROL	101-301-799.000	9,200.00	PO: 237084, CMP DISTRIBUTORS, INC Sage Deuce 37mm less lethal launche
SEWER	592-535-971.000	8,296.17	PO: 226734, ORCHARD, HILTZ, & MCCLIMENT, 2022 Sewer Rehabilitation CE/CA & i
SEWER	592-535-971.000	60,889.96	PO: 226830, PIPELINE MANAGEMENT COMPANY 2022 Sewer Rehabilitation project
WATER	592-536-971.002-AUBURNROADXX	140,324.40	PO: 215744, STATE OF MICHIGAN Auburn Road Construction
WATER	592-536-971.002-DUTTONWM	30,626.50	PO: 226788, ORCHARD, HILTZ, & MCCLIMENT, Dutton WM extension design services
WATER	592-536-971.002-DEXTR_N_WLTN	5,000.00	PO: 237705, G2 CONSULTING GROUP, LLC G2 - Support for Design of 2024 Shi
WATER	592-536-971.002-DEXTR_N_WLTN	52,151.50	PO: 237706, ORCHARD, HILTZ, & MCCLIMENT, Design Services for 2024 Shimmons/D
WATER	592-536-971.002-SOUTHBLVDWM	35,500.00	PO: 237744, G2 CONSULTING GROUP, LLC South BLVD Material Testing - Desig
WATER	592-536-971.002-SOUTHBLVDWM	239,938.50	PO: 237745, ORCHARD, HILTZ, & MCCLIMENT, South BLVD Water Main Design Servic
	Total Encumbrance Amendment	**4,127,089.09**	

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: June 17, 2024 **AGENDA ITEM NO 7E**

Department of Public Works

To: **Mayor and City Council**

From: **Thomas A. Tanghe, City Manager; Stephen Baldante, Director of Public Works**

Submitted: **June 10, 2024**

Subject: **Motion – To Approve Michigan Department of Transportation Contract No. 24-5229 and Resolution for Lapeer Road Improvements**

INTRODUCTION AND HISTORY

Included in the City Council packet is an agreement accepting the conditions of entering into a contract with the Michigan Department of Transportation (MDOT) for Lapeer Road Improvements. In addition, attached is a resolution that states the City of Auburn Hills will accept the conditions and contract with the Michigan Department of Transportation (MDOT) for the rehabilitation and improvements to Lapeer Road. The details of the improvements include shoulder conversion to thru lane along southbound M-24 from Harmon Road to I-75 on-ramp; northbound M-24 to southbound M-24 crossover closure and traffic signal removal at Championship Drive; southbound M-24 to northbound M-24 crossover closure at Paldan Drive; southbound M-24 to northbound M-24 crossover construction approximately 230 feet south of Championship Drive including construction of a left turn lane; right turn lane construction along southbound M-24 at Isiah Thomas Drive and traffic signal modernization; and other related work.

The contract between MDOT and the City shall be met, in part, by contributions from TEDF Category A funds and shall be applied to eligible items of the project cost up to an amount not to exceed the lesser of either 100% of the approved and responsible low bid amount, or $2,007,820. The City of Auburn Hills applied and was approved approximately $2,007,820 in Federal Funds to complete the project. In a separate agreement from 2023, Schostak has agreed to bear the soft costs of the project related to engineering design and construction engineering costs related to the project estimated at $525,800. Total costs for the project are estimated at $2,533,620 (Exhibit 1). Becasue this is a direct grant from the State of Michigan, the bidding and contract administration will be directly managed by the City. Since the project is receiving Federal Funds, it requires an executed agreement between the City and MDOT. The required resolution (Exhibit 2) and the contract agreement (Exhibit 3) are included for reference. The required Resolution is for the delegation of authority to Thomas A. Tanghe, City Manager, and Stephen Baldante, Public Works Director, to sign the contract on behalf of the City.

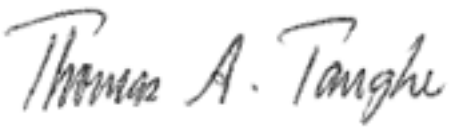
STAFF RECOMMENDATION

Staff recommends approving and entering contract number 24-5229 with the Michigan Department of Transportation and signing the Resolution for the Lapeer Road Improvements Project.

MOTION

Move to Approve Michigan Department of Transportation Contract and Resolution Authorizing Officials to Sign Contract for Lapeer Road Improvements – Contract No. 24-5229.

I CONCUR:



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THOMAS A. TANGHE, CITY MANAGER

MDOT
Michigan Department of Transportation

TEDA Application

Application: TEDA 1457.01

Budget Information

Indicate the anticipated costs for this project and the grant amount requested. A detailed engineer's estimate must be uploaded under Documents.

Participating

Phase	Cost	Grant Amount	Local Match
Preliminary Engineering (Design)	$200,800.00	$0.00	$200,800.00
Right-of-Way	$0.00	$0.00	$0.00
Construction	$2,007,820.00	$2,007,820.00	$0.00
Construction Engineering	$325,000.00	$0.00	$325,000.00
Other	$0.00	$0.00	$0.00
Total	**$2,533,620.00**	**$2,007,820.00**	**$525,800.00**

Participating Match Details

Source	Type	Amount	Match Percentage
City of Auburn Hills (PAH Real Estate)	Other	$525,800.00	20.75%
Total		**$525,800.00**	

Non-Participating Details

Description	Amount
Total	

Will federal funds be used on the project? No

Project Summary:

Participating Items	$2,533,620.00
Non Participating Items	$0.00
Project Total	$2,533,620.00

Request Summary:

Grant Funds	$2,007,820.00	79.25%
Match	$525,800.00	20.75%
Participating Costs	$2,533,620.00	

Resolution

Be it resolved that

Contract No. 24-5229, Control Section EDA 63112, Job Number 220938CON

With Location M-24

By and between the

Michigan Department of Transportation

and the

City of Auburn Hills

Is hereby accepted.

The following Officials are authorized to sign the said contract:

Thomas A. Tanghe, City Manager

Stephen Baldante, DPW Director

Moved by:

Supported by:

ADOPTED: AYES:

NAYES:

Absent:

I hereby certify that the foregoing is a true and correct copy of the resolution made and adopted at a regular meeting of the Auburn Hills City Council, on the 17th day of June 2024.

Signed:_____

Laura Pierce, City Clerk, City of Auburn Hills

TED (A) COM
NON FED

Control Section	EDA 63112
Job Number	220938CON
Contract No.	24-5229

THIS CONTRACT is made by and between the MICHIGAN DEPARTMENT OF TRANSPORTATION, hereinafter referred to as the "DEPARTMENT;" and the CITY OF AURBURN HILLS, a Michigan municipal corporation, hereinafter referred to as the “REQUESTING PARTY;” for the purpose of fixing the rights and obligations of the parties in agreeing to the following improvements, in Auburn Hills, Michigan, hereinafter referred to as the "PROJECT" and estimated in detail on EXHIBIT "I," dated May 3, 2024, attached hereto and made a part hereof:

Shoulder conversion to thru lane along southbound M-24 from Harmon Road to I-75 on-ramp; northbound M-24 to southbound M-24 crossover closure and traffic signal removal at Championship Drive; right turn lane construction along southbound M-24 at Championship Drive; southbound M-24 to northbound M-24 crossover closure at Paldan Drive; southbound M-24 to northbound M-24 crossover construction approximately 230 feet south of Championship Drive including construction of a left turn lane; right turn lane construction along southbound M-24 at Isiah Thomas Drive and traffic signal modernization; and all together with necessary related work.

WITNESSETH:

WHEREAS, the State of Michigan is hereinafter referred to as the “State;” and

WHEREAS, the PROJECT has been approved for financing in part with funds from the State appropriated to the Transportation Economic Development Fund, hereinafter referred to as "TED FUNDS," qualifies for funding pursuant to PA 231, Section 11(3)(a); Public Act of 1987, as amended, and is categorized as:

CATEGORY “A” FUNDED PROJECT

WHEREAS, the parties hereto have reached an understanding with each other regarding the performance of the PROJECT work and desire to set forth this understanding in the form of a written contract.

NOW, THEREFORE, in consideration of the premises and of the mutual undertakings of the parties and in conformity with applicable law, it is agreed:

1. The parties hereto shall undertake and complete the PROJECT in accordance with the terms of this contract.

2. The term "PROJECT COST," as herein used, is hereby defined as the cost of the physical construction necessary for the completion of the PROJECT.

The costs incurred by the REQUESTING PARTY for preliminary engineering, construction engineering and inspection, and right-of-way are excluded from the PROJECT COST as defined by this contract.

The Michigan Department of Environment, Great Lakes, and Energy has informed the DEPARTMENT that it adopted new administrative rules (R 325.10101, et. seq.) which prohibit any governmental agency from connecting and/or reconnecting lead and/or galvanized service lines to existing and/or new water main. Questions regarding these administrative rules should be directed to the Michigan Department of Environment, Great Lakes, and Energy. The cost associated with replacement of any lead and/or galvanized service lines, including but not limited to contractor claims, will be the sole responsibility of the REQUESTING PARTY.

3. The DEPARTMENT is authorized by the REQUESTING PARTY to perform, at no cost to the PROJECT, such administration of the PROJECT covered by this contract as is necessary to assist the REQUESTING PARTY to qualify for funding. Such administration may include performing such review, legal, financing, any other PROJECT related activities as are necessary to assist the REQUESTING PARTY in meeting applicable State requirements.

The DEPARTMENT shall provide the REQUESTING PARTY with a notice to proceed with the award of the construction contract for the PROJECT.

The DEPARTMENT shall make a final acceptance inspection of the PROJECT as necessary to ensure the PROJECT meets State requirements. Failure to comply with State requirements may result in forfeiture of future distributions of the Michigan Transportation Fund as described in Section 5. No charges will be made by the DEPARTMENT to the PROJECT for any inspection work or construction engineering.

4. The REQUESTING PARTY, under the terms of this contract, shall advertise and award the PROJECT work in accordance with the following:

A. The REQUESTING PARTY will, at no cost to the DEPARTMENT or the PROJECT, design, or cause to be designed, the PROJECT, and shall accept full responsibility for that design. Any review undertaken by the DEPARTMENT is for its own purposes and is not to nor does it relieve the REQUESTING PARTY of liability for any claims, causes of action or judgments arising out of the design of the PROJECT.

B. The REQUESTING PARTY, hereby, certifies to the DEPARTMENT that the plans, specifications, and estimates for the PROJECT have been prepared in compliance with applicable State laws, standards, and regulations.

C. The REQUESTING PARTY, hereby, certifies to the DEPARTMENT that the contracting procedures to be followed by the REQUESTING PARTY in connection with the solicitation of the construction contract for the PROJECT shall be based on an open competitive bid process. It is understood that the proposal for the PROJECT shall be publicly advertised and the contract awarded on the basis of the lowest responsive and responsible bid in accordance with applicable State statutes and regulations.

(1) The REQUESTING PARTY shall not award the construction contract prior to receipt of a notice to proceed from the DEPARTMENT.

(2) Upon verification that contractor selection by the REQUESTING PARTY was made in accordance with the terms of this contract and upon receipt of the "Request for Payment" form from the REQUESTING PARTY, the DEPARTMENT will authorize payment to the REQUESTING PARTY for the eligible amount in accordance with Section 5.

D. The REQUESTING PARTY will, at no cost to the PROJECT or the DEPARTMENT, comply with all applicable State statutes and regulations, including, but not limited to, those specifically relating to construction contract administration and obtain all permits and approvals with railway companies, utilities, concerned State, Federal, and local agencies, etc., and give appropriate notifications as may be necessary for the performance of work required for the PROJECT.

The REQUESTING PARTY agrees to comply with all applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resources and Environmental Protection Act, 1994 PA 451 as amended by 1995 PA 60 and 1996 PA 173, MCL 324.9101 et. seq., for all PROJECT work performed under this contract, and the REQUESTING PARTY shall require its contractors and subcontractors to comply with the same.

E. All work in connection with the PROJECT shall be performed in conformance with the DEPARTMENT'S current Standard Specifications for Construction, special provisions, and the supplemental specifications

and plans pertaining to the PROJECT. All materials furnished and used in the construction of the PROJECT shall conform to the aforesaid specifications. Any changes in the scope of work for the PROJECT will require approval by the DEPARTMENT.

F. The REQUESTING PARTY shall, at no cost to the PROJECT or to the DEPARTMENT, appoint a project engineer who shall administer the PROJECT and ensure that the plans and specifications are followed, and shall perform or cause to be performed the construction engineering and inspection services necessary for the completion of the PROJECT.

Should the REQUESTING PARTY elect to use consultants for construction engineering and inspection, the REQUESTING PARTY shall provide a full-time project manager employed by the REQUESTING PARTY who shall ensure that the plans and specifications are followed.

G. The REQUESTING PARTY shall require the contractor who is awarded the contract for the construction of the PROJECT to provide, as a minimum, insurance in the amounts specified in and in accordance with the DEPARTMENT'S current Standard Specifications for Construction, and to:

(1) Maintain bodily injury and property damage insurance for the duration of the PROJECT.

(2) Provide owner's protective liability insurance naming as insureds the State of Michigan, the Michigan State Transportation Commission, the DEPARTMENT and its officials, agents and employees, the REQUESTING PARTY and any other party with jurisdiction for the roadway being constructed as the PROJECT, and their employees, for the duration of the PROJECT and to provide copies of certificates of insurance to the insureds. It is understood that the DEPARTMENT does not assume either ownership of any portion of the PROJECT or jurisdiction of any REQUESTING PARTY highway as a result of being named as an insured on the owner's protective liability insurance policy.

(3) Comply with the requirements of notice of cancellation and reduction of insurance set forth in the current Standard Specifications for Construction and to provide copies of notices and reports prepared to those insured.

5. The PROJECT COST shall be met in part by contributions by TED FUNDS. TED FUNDS Category A shall be applied to the eligible items of the PROJECT COST up to an

amount not to exceed the lesser of: (1) 100 percent of the approved and responsible low bid amount, or (2) $2,007,820. The balance, if any, of the PROJECT COST, after deduction of TED FUNDS, is the sole responsibility of the REQUESTING PARTY.

The REQUESTING PARTY shall be responsible for the payment of all costs and expenses incurred in the performance of PROJECT work.

Based upon the final cost of the PROJECT, the final costs included in the grant, and/or a request by the REQUESTING PARTY, a payment adjustment may be initiated and/or authorized by the DEPARTMENT for eligible items of the PROJECT COST such that the total amount of TED FUNDS does not exceed 2,007,820. The grant includes those activities of preliminary engineering, right-of-way acquisition, construction, and construction engineering related to the grant. The REQUESTING PARTY shall certify all actual costs incurred for work performed under this contract that are eligible for payment with TED FUNDS and will be required to repay any TED FUNDS it received in excess of 100 percent of the total of such costs.

6. The REQUESTING PARTY shall establish and maintain adequate records and accounts relative to the cost of the PROJECT. Said records shall be retained for a period of three (3) years after completion of construction of the PROJECT and shall be available for audit by the DEPARTMENT. In the event of a dispute with regard to allowable expenses or any other issue under this contract, the REQUESTING PARTY shall continue to maintain the records at least until that dispute has been finally decided and the time after all available challenges or appeals of that decision has expired.

The DEPARTMENT, or its representative, may inspect, copy, or audit the records at any reasonable time after giving reasonable notice.

The REQUESTING PARTY, within six (6) months of completion of the PROJECT and payment of all items of PROJECT COST related thereto, shall make a final reporting of construction costs to the DEPARTMENT and certify that the PROJECT has been constructed in accordance with the PROJECT plans, specifications, and construction contract.

In the event that an audit performed by or on behalf of the DEPARTMENT indicates an adjustment to the costs reported under this contract or questions the allowability of an item of expense, the DEPARTMENT shall promptly submit to the REQUESTING PARTY a Notice of Audit Results and a copy of the audit report which may supplement or modify any tentative findings verbally communicated to the REQUESTING PARTY at the completion of an audit.

Within sixty (60) days after the date of the Notice of Audit Results, the REQUESTING PARTY shall: (a) respond in writing to the responsible Bureau or the DEPARTMENT indicating whether or not it concurs with the audit report, (b) clearly explain the nature and basis for any disagreement as to a disallowed item of expense, and (c) submit to the DEPARTMENT a written explanation as to any questioned or no opinion expressed item of expense, hereinafter referred to as the “RESPONSE”. The RESPONSE shall be clearly stated and provide any supporting

documentation necessary to resolve any disagreement or questioned or no opinion expressed item of expense. Where the documentation is voluminous, the REQUESTING PARTY may supply appropriate excerpts and make alternate arrangements to conveniently and reasonably make that documentation available for review by the DEPARTMENT. The RESPONSE shall refer to and apply the language of the contract. The REQUESTING PARTY agrees that failure to submit a RESPONSE within the sixty (60) day period constitutes agreement with any disallowance of an item of expense and authorizes the DEPARTMENT to finally disallow any items of questioned or no opinion expressed cost.

The DEPARTMENT shall make its decision with regard to any Notice of Audit Results and RESPONSE within one hundred twenty (120) days after the date of the Notice of Audit Results. If the DEPARTMENT determines that an overpayment has been made to the REQUESTING PARTY, the REQUESTING PARTY shall repay that amount to the DEPARTMENT or reach agreement with the DEPARTMENT on a repayment schedule within thirty (30) days after the date of an invoice from the DEPARTMENT. If the REQUESTING PARTY fails to repay the overpayment or reach agreement with the DEPARTMENT on a repayment schedule within the thirty (30) day period, the REQUESTING PARTY agrees that the DEPARTMENT shall deduct all or a portion of the overpayment from any funds then or thereafter payable by the DEPARTMENT to the REQUESTING PARTY under this contract or any other agreement, or payable to the REQUESTING PARTY under the terms of 1951 PA 51, as applicable. Interest will be assessed on any partial payments or repayment schedules based on the unpaid balance at the end of each month until the balance is paid in full. The rate of interest will be based on the Michigan Department of Treasury common cash funds interest earnings. The rate of interest will be reviewed annually by the DEPARTMENT and adjusted as necessary based on the Michigan Department of Treasury common cash funds interest earnings. The REQUESTING PARTY expressly consents to this withholding or offsetting of funds under those circumstances, reserving the right to file a lawsuit in the Court of Claims to contest the DEPARTMENT'S decision only as to any item of expense the disallowance of which was disputed by the REQUESTING PARTY in a timely filed RESPONSE.

The REQUESTING PARTY shall comply with the Single Audit Act of 1984, P.L. 998-502 and applicable State laws and regulations relative to audit requirements.

8. The REQUESTING PARTY certifies that it is not aware if and has no reason to believe that the property on which the work is to be performed under this agreement is a facility, as defined by the Michigan Natural Resources and Environmental Protection Act [(NREPA), PA 451, 1994, as amended 2012]; MCL 324.20101(1)(s). The REQUESTING PARTY also certifies that it is not a liable party pursuant to either Part 201 or Part 213 of NREPA, MCL 324.20126 et seq. and MCL 324.21323a et seq. The REQUESTING PARTY is a local unit of government that has acquired or will acquire property for the use of either a transportation corridor or public right-of-way and was not responsible for any activities causing a release or threat of release of any hazardous materials at or on the property. The REQUESTING PARTY

is not a person who is liable for response activity costs, pursuant to MCL 324.20101 (vv) and (ww).

9. If, subsequent to execution of this contract, previously unknown hazardous substances are discovered within the PROJECT limits, which require environmental remediation pursuant to either State or federal law, the REQUESTING PARTY, in addition to reporting that fact to the Michigan Department of Environment, Great Lakes, and Energy , shall immediately notify the DEPARTMENT, both orally and in writing of such discovery. The DEPARTMENT shall consult with the REQUESTING PARTY to determine if it is willing to pay for the cost of remediation and to determine the eligibility, for reimbursement, of the remediation costs. The REQUESTING PARTY shall pay all costs associated with such remediation, including all delay costs of the contractor for the PROJECT. If the REQUESTING PARTY refuses to participate in the cost of remediation, the amount of TED FUNDS the REQUESTING PARTY received from Grant #1457 shall be forfeited back to the DEPARTMENT.

10. If State funds administered by the DEPARTMENT are used to pay the cost of remediating any hazardous substances discovered after the execution of this contract and if there is a reasonable likelihood of recovery, the REQUESTING PARTY, in cooperation with the Michigan Department of Environment, Great Lakes, and Energy and the DEPARTMENT, shall make a diligent effort to recover such costs from all other possible entities. If recovery is made, the DEPARTMENT shall be reimbursed from such recovery for the proportionate share of the amount paid by the DEPARTMENT and the DEPARTMENT shall credit such sums to the appropriate funding source.

11. The DEPARTMENT'S sole reason for entering into this contract is to enable the REQUESTING PARTY to obtain and use funds provided by the State.

Any and all approvals of, reviews of, and recommendations regarding contracts, agreements, permits, plans, specifications, or documents, of any nature, or any inspections of work by the DEPARTMENT pursuant to the terms of this contract are done to assist the REQUESTING PARTY in meeting program guidelines in order to qualify for available funds. Such approvals, reviews, inspections and recommendations by the DEPARTMENT shall not relieve the REQUESTING PARTY and the local agencies, as applicable, of their ultimate control and shall not be construed as a warranty of their propriety or that the DEPARTMENT is assuming any liability, control or jurisdiction.

The providing of recommendations or advice by the DEPARTMENT does not relieve the REQUESTING PARTY and the local agencies, as applicable, of their exclusive jurisdiction of the highway and responsibility under MCL 691.1402 et seq., as amended.

When providing approvals, reviews and recommendations under this contract, the DEPARTMENT is performing a governmental function, as that term is defined in MCL 691.1401 et seq. as amended, which is incidental to the completion of the PROJECT.

In accordance with the permit issued to the REQUESTING PARTY by the DEPARTMENT, the facilities constructed as the PROJECT and allowed on state trunkline right-of-way shall be placed and maintained in a manner which will not impair the state trunkline or interfere with the reasonable safe and free flow of traffic. Should the facilities constructed as the PROJECT interfere with future trunkline highway operations or safety, the REQUESTING PARTY agrees to the modification of said facilities as required by the DEPARTMENT. The REQUESTING PARTY shall be responsible for the performance of and the costs associated with any such changes.

12. The DEPARTMENT, by executing this contract, and rendering services pursuant to this contract, has not and does not assume jurisdiction of the highway, described as the PROJECT for purposes of MCL 691.1402 et seq., as amended. Exclusive jurisdiction of such highway for the purposes of MCL 691.1402 et seq., as amended, rest with the REQUESTING PARTY and other local agencies having respective jurisdiction.

13. The REQUESTING PARTY shall approve all of the plans and specifications to be used on the PROJECT and shall be deemed to have approved all changes to the plans and specifications when put into effect. It is agreed that ultimate responsibility and control over the PROJECT rests with the REQUESTING PARTY and local agencies, as applicable.

Upon completion of the PROJECT, the REQUESTING PARTY shall accept the facilities constructed as built to specifications within the contract documents. It is understood that the REQUESTING PARTY shall own the facilities and shall operate and maintain the facilities in accordance with all applicable Federal and State laws and regulations, including, but not limited to, Title II of the Americans with Disabilities Act (ADA), 42 USC 12131 et seq., and its associated regulations and standards, and DEPARTMENT Road and Bridge Standard Plans and the Standard Specifications for Construction.

14. The REQUESTING PARTY agrees that the costs reported to the DEPARTMENT for this contract will represent only those items that are properly chargeable in accordance with this contract. The REQUESTING PARTY also certifies that it has read the contract terms and has made itself aware of the applicable laws, regulations, and terms of this contract that apply to the reporting of costs incurred under the terms of this contract.

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

16. In connection with the performance of PROJECT work under this contract the parties hereto (hereinafter in Appendix "A" referred to as the "contractor") agree to comply with the State of Michigan provisions for "Prohibition of Discrimination in State Contracts," as set

forth in Appendix A, attached hereto and made a part hereof. The parties further covenant that they will comply with the Civil Rights Acts of 1964 being P.L. 88-352, 78 Stat. 241, as amended, being Title 42 U.S.C. Sections 1971, 1975a-1975d, and 2000a-2000h-6, and will require similar covenants on the part of any contractor or subcontractor employed in the performance of this contract.

17. The REQUESTING PARTY and other local agencies, as applicable parties, understand and agree that the highway(s) or street(s) being improved under the terms of this agreement and funded with Transportation Economic Development Funds, shall not be subject to any restriction by local authorities in using certain commercial vehicles on such highway(s) or street(s). Such restrictions are in conflict with the basic concept of the Transportation Economic Development Program and Funding. The REQUESTING PARTY, by signing this agreement, agrees to obtain concurrence from other local governmental agencies within whose jurisdiction or control the highway(s) or street(s) are being improved.

18. This contract shall become binding on the parties hereto and of full force and effect upon the signing thereof by the duly authorized officials for the parties hereto and upon the adoption of the necessary resolution approving said contract and authorizing the signatures thereto of the respective officials of the REQUESTING PARTY, a certified copy of which resolution shall be attached to this contract.

IN WITNESS WHEREOF, the parties hereto have caused this contract to be executed as written below.

CITY OF AUBURN HILLS

By_____
Title:

By_____
Title:

MICHIGAN DEPARTMENT
OF TRANSPORTATION

By_____
for Department Director MDOT

May 3, 2024

EXHIBIT I

CONTROL SECTION	EDA 63112
JOB NUMBER	220938CON

ESTIMATED COST

Estimated PROJECT COST

Contracted Work	$2,007,820

ESTIMATED COST PARTICIPATION

GRAND TOTAL ESTIMATED COST	$2,007,820
Less TED FUNDS*	$2,007,820
BALANCE (REQUESTING PARTY'S SHARE)	$ 0

NO DEPOSIT

*TED FUNDS for the PROJECT are limited to an amount as described in Section 5.

APPENDIX A
PROHIBITION OF DISCRIMINATION IN STATE CONTRACTS

In connection with the performance of work under this contract; the contractor agrees as follows:

1. In accordance with Public Act 453 of 1976 (Elliott-Larsen Civil Rights Act), the contractor shall not discriminate against an employee or applicant for employment with respect to hire, tenure, treatment, terms, conditions, or privileges of employment or a matter directly or indirectly related to employment because of race, color, religion, national origin, age, sex, height, weight, or marital status. A breach of this covenant will be regarded as a material breach of this contract. Further, in accordance with Public Act 220 of 1976 (Persons with Disabilities Civil Rights Act), as amended by Public Act 478 of 1980, the contractor shall not discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment or a matter directly or indirectly related to employment because of a disability that is unrelated to the individual's ability to perform the duties of a particular job or position. A breach of the above covenants will be regarded as a material breach of this contract.

2. The contractor hereby agrees that any and all subcontracts to this contract, whereby a portion of the work set forth in this contract is to be performed, shall contain a covenant the same as hereinabove set forth in Section 1 of this Appendix.

3. The contractor will take affirmative action to ensure that applicants for employment and employees are treated without regard to their race, color, religion, national origin, age, sex, height, weight, marital status, or any disability that is unrelated to the individual's ability to perform the duties of a particular job or position. Such action shall include, but not be limited to, the following: employment; treatment; upgrading; demotion or transfer; recruitment; advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

4. The contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, national origin, age, sex, height, weight, marital status, or disability that is unrelated to the individual's ability to perform the duties of a particular job or position.

5. The contractor or its collective bargaining representative shall send to each labor union or representative of workers with which the contractor has a collective bargaining agreement or other contract or understanding a notice advising such labor union or workers' representative of the contractor's commitments under this Appendix.

6. The contractor shall comply with all relevant published rules, regulations, directives, and orders of the Michigan Civil Rights Commission that may be in effect prior to the taking of bids for any individual state project.

7. The contractor shall furnish and file compliance reports within such time and upon such forms as provided by the Michigan Civil Rights Commission; said forms may also elicit information as to the practices, policies, program, and employment statistics of each subcontractor, as well as the contractor itself, and said contractor shall permit access to the contractor's books, records, and accounts by the Michigan Civil Rights Commission and/or its agent for the purposes of investigation to ascertain compliance under this contract and relevant rules, regulations, and orders of the Michigan Civil Rights Commission.

8. In the event that the Michigan Civil Rights Commission finds, after a hearing held pursuant to its rules, that a contractor has not complied with the contractual obligations under this contract, the Michigan Civil Rights Commission may, as a part of its order based upon such findings, certify said findings to the State Administrative Board of the State of Michigan, which State Administrative Board may order the cancellation of the contract found to have been violated and/or declare the contractor ineligible for future contracts with the state and its political and civil subdivisions, departments, and officers, including the governing boards of institutions of higher education, until the contractor complies with said order of the Michigan Civil Rights Commission. Notice of said declaration of future ineligibility may be given to any or all of the persons with whom the contractor is declared ineligible to contract as a contracting party in future contracts. In any case before the Michigan Civil Rights Commission in which cancellation of an existing contract is a possibility, the contracting agency shall be notified of such possible remedy and shall be given the option by the Michigan Civil Rights Commission to participate in such proceedings.

9. The contractor shall include or incorporate by reference, the provisions of the foregoing paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Michigan Civil Rights Commission; all subcontracts and purchase orders will also state that said provisions will be binding upon each subcontractor or supplier.

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: JUNE 17, 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: June 10, 2024

Subject: The Learning Experience
Motion – Approval of Special Land Use Permit, Site Plan, and Tree Removal Permit

INTRODUCTION

This is a request from Lorenzo Cavaliere, with Cavaliere Companies/Triangle Land LLC, for approval to construct a 10,000-square-foot childcare facility with an exterior playground for The Learning Experience at 2635 N. Squirrel Road. The Five Points Community Church currently owns the property, which is the location of its former parsonage. The 2.13-acre parcel is zoned B-2, General Business District.

Rendering of the building and site viewed from northbound N. Squirrel Road

The Learning Experience (TLE) is considered one of the most trusted brands in the childcare industry. With more than 380 centers across the United States and the United Kingdom, TLE is known for delivering high-quality care and early education to more than 49,000 children between the ages of six weeks and six years old. TLE's mission is to make a positive difference in the lives of children, their families, and the communities they serve. An industry leader for more than 20 years, TLE has garnered many accolades, including its recent recognition as the No. 1 childcare franchise by Entrepreneur Magazine and the No. 1 education franchise by Franchise Business Review.

This proposed Auburn Hills facility is anticipated to operate Monday through Friday, 6:30 a.m. to 6:30 p.m. Construction on the project is expected to begin in August 2024 and be completed by June 2025. The overall investment is estimated at $3.5 million.

KEY ISSUES

1. Tree Preservation Efforts

Mr. Cavaliere is commended for working with City staff to save and transplant several mature trees on the property. Representatives from the City and his design team (PEA Group) walked the site together on May 9, 2024, to determine which trees could and should be saved based on their health, survivability, and the impact of grading.

As part of the process, it was determined that four large landmark-sized trees along the shared north property with the Countryside Townhomes apartment complex could be saved, and ten trees impacted by site grading in the rear of the property could be transplanted. In addition, our tree consultant determined that four mature trees along N. Squirrel Road should be removed due to poor health, disease, and decay. In all, 11 protected trees, including one landmark tree situated in the proposed parking lot area, will be removed to create the development's pad and replaced with 29 new replacement trees.

City Woodlands Consultant Julie Stachecki evaluating the health of a mature tree located near N. Squirrel Road

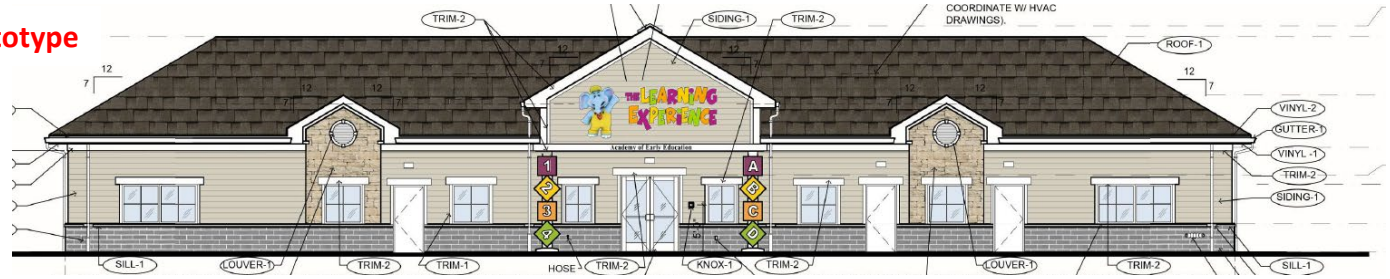
Illustrated site plan

KEY ISSUES (cont.)

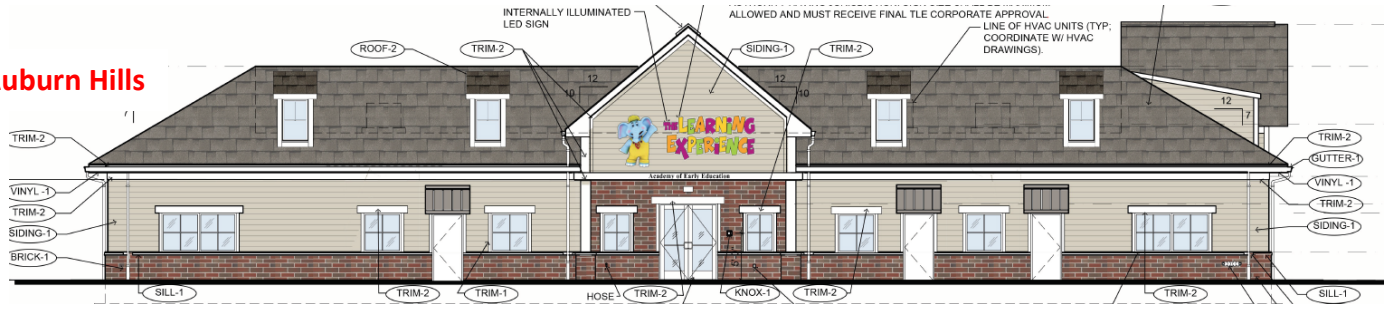
2. Upgraded Building Facade

Mr. Cavaliere also worked with City staff to communicate the City's Architectural Design Policy and expectations with TLE's corporate leaders. At the City's request, TLE agreed to upgrade its prototype building to better match our community's character. Façade elements added to improve the visual interest of the building include the addition of six dormers in the roof, a raised pitch of the roof line at the entrance and along N. Squirrel Road, doors centered within the architectural elements, metal awnings over the doors, and the elimination of signage on the entrance posts.

Prototype



Auburn Hills



Evolution of the building façade design facing south toward Walton Boulevard

Prototype

Auburn Hills

Evolution of the building façade design facing east toward N. Squirrel Road

KEY ISSUES (cont.)

3. Traffic Review

The City required Mr. Cavaliere to provide a traffic impact study (TIS) to evaluate the proposed childcare facility's traffic impact on the adjacent roadway network. Existing traffic counts and projections supplied by his consultant, Tetra Tech, in the TIS, indicated that the intersections and crossovers near the site would continue to operate at acceptable levels of service and that the proposed development would not significantly impact the surrounding road network. **OHM Advisors have reviewed the methodology and analysis of the TIS and concurred that the site and surrounding roadways will function appropriately when the childcare facility is operational.**

The site plan design proposes a new driveway approach for the childcare facility to N. Squirrel Road in the site's most southern portion. This driveway was strategically located in this spot as it would be within the boulevard section of N. Squirrel Road and south of the existing northbound-to-southbound crossover (A). This location will facilitate traffic from the south (headed northbound) to access the site. The facility's driveway is also designed far enough south of the crossover (A) to prohibit and discourage illegal traffic movements through the crossover (A) to go northbound on N. Squirrel Road. Drivers leaving the site who wish to go northbound on N. Squirrel Road would head southbound on N. Squirrel Road and utilize the crossover (B) closer to Walton Boulevard to head in that direction. Traffic control signage will be provided in the N. Squirrel Road median directly across from the facility's driveway exit and at the driveway exit to remind drivers to turn right (south) when leaving the site.

Aerial photo showing the site and surrounding roadways

STAFF RECOMMENDATION

Please be advised that the City's Administrative Site Plan Review Team has reviewed this project and recommends approval.

We recommend Approval of the Special Land Use Permit request to allow for the childcare facility use and offer the following discretionary findings of fact:

1. The location of the use will not negatively impact adjacent areas, which include non-residential zoned and multi-family residential zoned property.
2. The land will be used in accordance with its immediate character, which is planned and zoned for non-residential development.
3. The requirements of Section 1818 in the City's Zoning Ordinance will be met.
4. The use will promote the purpose and intent of the City's Zoning Ordinance.
5. The use will be consistent with the health, safety, and general welfare of the City of Auburn Hills and the purpose and intent of the City's Zoning Ordinance.
6. The requirements of Section 902, Item 20, will be met.

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

1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance can be met as follows:
   a) All requirements and standards of the Zoning Ordinance and other City Ordinances can be met.
   b) Safe, convenient vehicular and pedestrian ingress/egress has been depicted; primary access will be to N. Squirrel Road.
   c) Traffic circulation features within the site and the location of parking areas avoid common traffic problems and can promote safety.
   d) A satisfactory and harmonious relationship will exist between the proposed development and the surrounding area.
   e) The proposed use will not have an unreasonable, detrimental or injurious effect upon the natural characteristics of the subject parcel, or the adjacent area.
3. Based on the project's total square footage, 40 parking spaces are required, and 41 parking spaces are depicted.
4. The parking layout meets minimum requirements, and barrier-free parking spaces are provided (two are required, and two are provided). One space is van accessible.
5. Building and parking setback requirements will be met.
6. Greenbelts will be provided.
7. Landscape requirements will be met, and calculations have been submitted.
8. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall be shielded and directed downward. Lamp bulbs and lenses shall not extend below the light fixture shields. Light poles are designed to be 20 feet in height from the finished grade.
9. A note indicates that signs shall meet the requirements of the Zoning Ordinance.
10. A note indicates that parking spaces shall be double-striped.
11. Ground-mounted and roof-mounted mechanical equipment will be screened.

STAFF RECOMMENDATION (cont.)

12. A note indicates that outside storage, including pallet storage, overnight vehicles, and trailer storage, will not be permitted.
13. A five-foot-wide public sidewalk currently exists along N. Squirrel Road. Complete Streets considerations were made as part of the site design, with an internal sidewalk connection proposed from the building to the public sidewalk along N. Squirrel Road.
14. Although only 11 protected trees will be removed, a Tree Removal Permit is required due to the removal of one landmark tree within the development's pad. Fourteen replacement trees are required, and 29 replacement trees are provided.
15. Cavaliere Companies/Triangle Land LLC has agreed to prep the parking lot for two electric vehicle charging stations. They will install electrical stubs at planned station locations and run a conduit from the power source to the stubs during construction to support the future installation of the charging stations when needed.

Conditions:

1. Cavaliere Companies/Triangle Land LLC shall comply with the requirements of Section 2007. Performance Guarantees of the Zoning Ordinance.
2. The Five Points Community Church shall obtain land exchange and land combination approval to create the development site.
3. Site Plan approval shall be based on the representations made by Cavaliere Companies/Triangle Land LLC and TLE, as documented in this report, submittal materials, and the public meeting minutes.

PLANNING COMMISSION RECOMMENDATION

Recommended Approval on June 5, 2024 (7-2 vote)

MOTION

Move to accept the Planning Commission's recommendation and approve the Special Land Use Permit, Site Plan, and Tree Removal Permit approval for The Learning Experience subject to the conditions of the City's Administrative Review Team.

I CONCUR:

Thomas A. Tanghe

_____

THOMAS A. TANGHE, CITY MANAGER

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

June 5, 2024

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

ROLL CALL: Present: **Carolyn Shearer, Sam Beidoun, Ray Saelens, Dominick Tringali, Jack Ferguson, Cynthia Pavlich, Laura Ochs, Chauncey Hitchcock, Greg Ouellette**
Absent: None
Also Present: Director of Community Development Steve Cohen and Assistant to the Director of Community Development Devin Lang
Guests: 5

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

5. PETITIONERS

5a. The Learning Experience (7:01 p.m.)

Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit, Site Plan, and Tree Removal Permit approval to construct a childcare facility.

Mr. Cohen explained that this is a request from Lorenzo Cavaliere, Cavaliere Companies/Triangle Land LLC, for approval to construct a 10,000-square-foot childcare facility with an exterior playground for The Learning Experience at 2635 N. Squirrel Road. The Five Points Community Church currently owns the property, which is the location of its former parsonage. The 2.13-acre parcel is zoned B-2, General Business District.

Mr. Cavaliere is working with City staff to save and transplant several mature trees on the property. Four large landmark-sized trees along the shared north property with the Countryside Townhomes apartment complex could be saved, and ten trees impacted by site grading in the rear of the property could be transplanted. Eleven protected trees, including one landmark tree situated in the proposed parking lot area, will be removed to create the development's pad and replaced with twenty-nine replacement trees. Four mature trees along N. Squirrel Road should be removed due to poor health, disease, and decay, as determined by the City's Woodlands Consultant.

Mr. Cavaliere also worked with City staff regarding the building façade. TLE agreed to upgrade its prototype building to better match Auburn Hill's character. The applicant also provided a traffic impact study (TIS) to evaluate the proposed childcare facility's traffic impact on the adjacent roadway network. This TIS indicated that the intersections and crossovers near the site would continue to operate at acceptable levels of service and that the proposed development would not significantly impact the surrounding road network. OHM Advisors have reviewed the methodology and analysis of the TIS and concurred that the site and surrounding roadways will function appropriately when the childcare facility is in operation.

The proposed facility is anticipated to operate Monday through Friday, 6:30 a.m. to 6:30 p.m. Construction on the project is expected to begin in August 2024 and be completed by June 2025.

Lorenzo Cavaliere, Triangle Land LLC, 30078 Schoenherr, #300, Warren, MI, Tony Antone, Five Points Community Church, 3411 E. Walton Blvd., Auburn Hills, MI, John Houser, PEA Group, 1849 Pond Run, Auburn Hills, MI, and **Kyle Ramaker, Tetra Tech, 7927 Nemco Way, Suite 100, Brighton, MI** were available to answer any questions of the Commission.
The Commission asked about the following:

1. The identity of the franchisee for this location;
2. Traffic concerns;
3. A longer deceleration lane;
4. Concern with congestion at the northernmost turnaround on N. Squirrel Road;
5. Construction traffic;
6. Level of service grading criteria for roadways;
7. The possibility of a shared drive with Five Points Community Church;

8. Draining issues;
9. Ownership of the building;
10. Economic concerns.

Mr. Cavaliere stated that while this will be a franchise location, the franchisee has not been identified at this time.

Kyle Ramaker, Tetra Tech, explained how the current location of the median prohibits a left turn out of the site and onto Squirrel Road. He also stated that a "No Left Turn" sign would be posted. Chairman Ouellette pointed out that the review letter from the Police Department requests that this "No Left Turn" sign be installed. Mr. Ramaker explained that approximately 110 morning and 111 evening trips are anticipated to be generated during peak hours. Those trips would be split between traffic entering and exiting the site. In the morning peak hours, there would be more staggered trips. The center would not be open on the weekends. The traffic study, with which the City's traffic consultant concurs, indicates that the site will operate at acceptable levels because of the right-in/right-out design.

Mr. Ramaker explained that the taper for the approach to the site meets Road Commission of Oakland County (RCOC) standards. A full deceleration lane is not required for this location.

Mr. Ramaker stated that an analysis of the northernmost turnaround on N. Squirrel Road shows a marginal increase in delays. The study was based on a single-lane approach, but most vehicles will pull in side-by-side to access the turnaround, allowing for an even greater capacity than indicated by the study.

Construction traffic will utilize the Squirrel Road entrance/exit. Tony Antone, Five Points Community Church, stated that the church construction should be completed by January 2025. There may be a slight overlap in construction traffic with The Learning Experience, but the sites do not connect. The Learning Experience site will be split from the church's property as part of the sale.

Mr. Cohen explained to the Commission that the City's traffic engineer and the Police Department have determined that the project will not have a measurable impact on the surrounding roadways. He explained that any ensuing traffic concerns over time on N. Squirrel Road would be the City's responsibility to remedy. The current zoning on the property, B-2 District, would allow for various uses that would generate much more traffic, e.g., gas stations, car washes, fast food restaurants, etc. The City's traffic consultant finds the use acceptable as daycare centers are relatively low-traffic generators in relation to other types of allowable commercial uses. Mr. Cavaliere stated that if the traffic volume from The Learning Experience would prohibit the use of the property, then no development would be possible for the site. He further stated that traffic studies use non-subjective data. The data provided by Tetra Tech and confirmed by the City's traffic engineer shows minimal impact on the traffic on N. Squirrel Road.

Mr. Ramaker explained the level of service grading methodology for traffic flow is based on federal research and guidelines.

Mr. Cohen stated that shared access with Five Points Community Church to the south was explored but determined unfeasible because of the significant drop in grade. With that understanding, the City's traffic engineer requested that the ingress/egress point be at the furthest point south of the property to eliminate the possibility of a driver mistakenly turning left out of the site into oncoming traffic of southbound N. Squirrel Road.

John Houser, PEA Group, explained that the existing retention ponds were sized for the property but not for this type of development. The retention pond will be increased to a size that will work for this development. He further explained that the property naturally drains to the western portion of the property.

Mr. Cavaliere stated that his company will retain ownership of the building with The Learning Experience as the tenant. The Learning Experience will choose the franchisee who will run the facility.

Mr. Cavaliere shared that other properties he has developed for the same use have done quite well. Childcare facilities are uses that continue to do well. Mr. Cohen stated that if the property were to be no longer used as an early childhood educational facility in the future, it could be redeveloped for medical or general office use.

Mr. Ouellette opened the public hearing at 8:24 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 8:24 p.m.

Moved by Beidoun to recommend to the City Council approval of the Special Land Use Permit, Site Plan, and Tree Removal Permit for The Learning Experience subject to the conditions of the City's Administrative Review Team.
Second by Tringali.
VOTE: Yes: Ochs, Beidoun, Shearer, Tringali, Ferguson, Pavlich, Ouellette
No: Saelens, Hitchcock **Motion Carried (7-2)**

AUBURN HILLS

AUBURN HILLS
MAY 02 2024
COMMUNITY DEVELOPMENT

Development Application

Project Name: The Learning Experience

General Project Location: West side of Squirrel Road, approximately 800 feet north of Walton Blvd.

Parcel Size: 2.13 acres **Zoning:** B-2

Sidwell Number(s): 14-12-376-001

Project Description: Early Childhood Development, Daycare Center

Building Size (sq. ft.): 10,000 square feet

City Use Only

Address: 2635 N Squirrel

Date Received: 5/2/24

Fees Paid: $5,495.50

SP #: 240004

SLU #(s): 240005

LD/LE/SUB #:

RZ #:

PUD #:

ZBA #:

PTR240003

Check requested review(s)

- [x] Site Plan
- [x] Tree Removal Permit
- [x] Special Land Use Permit(s) Daycare Use
- [ ] Land Division
- [ ] Land Exchange
- [ ] Subdivision
- [ ] Planned Unit Development - Step 1/Step 2/Combined
- [ ] Rezoning _____ to _____
- [ ] ZBA Variance or Interpretation (see supplemental application)
- [ ] Other _____

Applicant

Name: Lorenzo Cavaliere Signature: [signature]

Business Name and Address: Triangle Land LLC, 30078 Schoenherr, #300

City: Warren State: MI Zip Code: 48088 Phone Number: 586-563-1500

Fax Number: 586-541-8540 Alt. Phone Number(s): 586-909-6622

Property Owner(s)

Name: Michael Martoia Signature: MTMartoia

Business Name and Address: FIVE POINTS COMMUNITY CHURCH 3411 E. WALTON BLVD

City: AUBURN HILLS State: MI Zip Code: 48326 Phone Number: 248.373.1381

(Provide additional sheet if necessary for multiple property owners)

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities®

May 29, 2024

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

RE: The Learning Experience (TLE)
Site Plan 1st Review

Dear Mr. Cohen:

We have completed the site plan review for the above referenced project with respect to grading, paving, storm drainage/detention, and availability of municipal utilities to serve the site. The site plan, received by this office on May 28, 2024, was prepared by PEA Group. The review comments are noted below.

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

- Soil erosion permit from O.C.W.R.C.
- Temporary grading easement from adjacent property owner
- Storm water maintenance agreement for regional detention pond

GENERAL:
The site is located on the west side of North Squirrel Road, north of Walton Boulevard, at 2635 North Squirrel Road in Section 12 of the City of Auburn Hills. The applicant is proposing to construct a childcare center called The Learning Experience (TLE), that will provide care and early education to children between the ages of 6 weeks and 6 years. The proposed building footprint is approximately 10,000 sq. ft. and the proposed site will consist of an approximately 5,000 sq. ft. outdoor playground adjacent to the rear of the building. The proposed parcel is zoned General Business (B-2) while the adjacent property to the west and north is zoned Multiple Family Low Rise (RM-1) and the adjacent property to the south is zoned General Business (B-2). A complete legal description of the parcel is shown on the plan. The City of Auburn Hills Standard Notes and Fire Department Notes are included on the plan. A landscape plan was included in the plan set and appears to be acceptable. The City of Auburn Hills Standard Details were not included in the plan set and will need to be in the engineering review submittal. Furthermore, a demolition plan and a soil erosion and sedimentation control plan are needed for the engineering review.

MUNICIPAL UTILITIES:
An existing 12-inch water main runs along the west side of North Squirrel Road. The fire suppression line and domestic water service are proposed to extend west from the existing 12-inch water main to the east side of the new building. Material type will need to be provided at engineering review. One (1) new fire hydrant will be installed approximately 67 feet south from the southeast corner of the building. A water main easement, centered on the proposed on-site public water main, will need to be recorded during the close-out process of the project.

There is existing 10-inch sanitary sewer that runs along the boulevard of North Squirrel Road to the east side of the road. An existing 6-inch sanitary sewer stub extends northwest from the 10-inch sanitary sewer. The applicant is proposing to connect to the existing 6-inch sanitary stub and extend 6-inch sanitary sewer west and then north to the southeast corner of the new building. Proposed pipe slope will be needed for engineering review.

STORM SEWER AND DETENTION:

It appears that the site is located in the McPherson Drainage District, which has a maximum discharge rate of 0.20 cfs/acre. Storm water runoff for the site will be collected via catch basins and yard drains and routed to an existing detention pond on the west side of the site. The existing detention pond ultimately outlets to the wetlands located southwest of the proposed site. The existing detention pond will be shared with Five Points Community Church to the south and expanded to account for The Learning Center's proposed site improvements. Calculations for the existing site, as-built detention storage volume, and preliminary detention calculations for the proposed development were provided on the plans. The 'C' value for the site increased by 0.05 due to the proposed development from 0.55 to 0.60. Based on the calculations provided, additional storage is proposed in the detention pond to account for the increased 'C' value. Calculations will need to be verified during the engineering review and additional detention may be required.

Multiple downspouts around the building will route storm water runoff to the proposed detention pond. A swale has been provided along the east, north, and west side of the site directing runoff to the detention basin. A cross-section meeting the County and City's pre-treatment standards for storm water shall be provided at engineering review. The following note has been provided on the plans, "Proposed swale shall meet the City and County's Best Management Practices and treatment standards." A water quality unit has also been provided on the plans prior to the storm water entering the detention basin. The water quality unit shall conform to City standards and additional details and calculations for the water quality unit will be needed for the engineering review. The existing detention pond and outlet control structure shall be restored to its original approved design condition. The pond shall be cleaned, volume verified, and the outlet control structure shall be in good condition or repaired as needed. Additional details of the stormwater management system will be needed for engineering review including storm sewer calculations, profiles, and hydraulic grade lines. The proposed slope of the storm sewer shall also be provided for engineering review.

PAVING/GRADING:

Access to the site is provided by a new, deep strength asphalt approach off North Squirrel Road. Parking spaces are proposed south of the new building with electric vehicle prepped spaces and barrier free accessible spaces adjacent to the building. The plans indicate an asphalt parking lot with concrete curb and gutter throughout. Proposed parking spaces will be 4-inch asphalt on 8-inch aggregate base and drive aisles will be 6-inch asphalt on 8-inch aggregate base. The approach off North Squirrel Road will be 9-inch asphalt on base. A cross-section shall be included for the dumpster pad. The plans indicate a portion of the loading area will be heavy duty asphalt pavement. Loading areas shall be a minimum of 8-inch non-reinforced concrete on an approved base.

The applicant is proposing 41 parking spaces including 2 barrier free parking spaces. The proposed dumpster location has been included on the plans in the northwest corner of the parking lot, south of the outdoor playground. A loading area is proposed adjacent to the dumpster. Concrete sidewalk has been provided around the proposed building with a 6-foot high vinyl fence provided around the building and outdoor playground. No major changes are proposed to the pathway along North Squirrel Road and a 5-foot wide connection has been provided from sidewalk on site to the pathway along North Squirrel Road.

GRADING:

Existing and proposed grades are shown with contours and spot elevations. The site slopes towards the west and south side of the parcel and follows the existing site's drainage pattern. Site slopes shall meet the requirement of 1:4 max and match into existing contours prior to all abutting property lines. A temporary grading easement will

be required for all off-site grading shown on the plan. Pavement slopes are mostly consistent with City standards and are to remain between 1% and 6% for drive areas and between 1% and 4% for parking areas. Sidewalk and pathway grades shall also meet ADA requirements.

A Unilock Pisa2 modular retaining wall is proposed along the north, west, and south sides of the site. A detail for the retaining wall with a fence has been provided on the plan. Design details and computations (sealed by a licensed engineer) will need to be submitted and approved during the engineering review for all walls greater than one (1) foot in height.

TRAFFIC:

The applicant is proposing a new drive approach to North Squirrel Road in the southern portion of the site. This driveway is located within the boulevard section of North Squirrel and south of the existing northbound to southbound crossover. This location will better facilitate traffic from the south to be able to access the site.

A traffic impact study (TIS) has been completed by the applicant for the proposed development. The TIS was prepared by Tetra Tech to evaluate traffic impacts of the proposed facility on the adjacent roadway network. The study analyzed the signalized intersection at Squirrel Road and Walton Boulevard as well as unsignalized crossovers along Squirrel Road including NB Squirrel Road and SB to NB crossover north of Walton Boulevard; SB Squirrel Road and NB to SB crossover north of Walton Boulevard; and SB Squirrel Road and NB to SB crossover south of Barrington Square Drive. As indicated in the TIS, the development is expected to generate approximately 110 vehicle trips in both the morning and afternoon peak hours. It should be noted that a vehicle trip is defined as a vehicle entering or exiting the site, so approximately 55 inbound and 55 outbound trips. The TIS indicates that intersections continue to operate at an acceptable level of service and the proposed development does not have a significant impact on the surrounding road network. We have reviewed the methodology, analysis, and conclusions for the TIS and are in concurrence with the findings.

RECOMMENDATIONS:

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

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

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

Sincerely,
OHM Advisors

MaryKate Kirksey for Hannah Driesenga, P.E.

Transmitted via e-mail to Steve Cohen: May 29, 2024

cc: File

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AUBURN HILLS

POLICE DEPARTMENT
1899 North Squirrel Road
Auburn Hills, MI 48326

MEMORANDUM

TO: Mr. Steve Cohen
FROM: Lieutenant Brandon Hollenbeck
DATE: May 28, 2024
SUBJECT: Site Plan Review for The Learning Experience

I have reviewed the site plans for the proposed The Learning Experience development at 2635 N. Squirrel Road.

The development has one driveway to provide access from southbound North Squirrel Road. There is a deceleration lane on Southbound North Squirrel Road for vehicles to safely turn into the business. Vehicles exiting the property will only be allowed to turn right, thus entering the flow of traffic onto Southbound North Squirrel Road.

I recommend placing a stop sign and a right-turn-only sign at the driveway exit. Additionally, I recommend placing a right-turn-only sign in the median facing the driveway, visible to vehicles exiting the property.

We have no objections to the building project as presented in the plans.

THE LEARNING EXPERIENCE®

Academy of Early Education

2024 / 2025

REAL ESTATE DEVELOPMENT

America's Fastest-Growing Private Companies
Inc. 5000

Best in Category
Satisfaction Award
2024
Franchise Business Review

Entrepreneur
45th Annual
Franchise 500
#1 in Category
2024

happy happens here.®

TLE Overview

The Learning Experience® is one of the fastest growing early childhood education franchisors in the U.S. and the leading brand-focused player in the industry.

LEADING BRAND WITH SCALE

$763M
2024E System-Wide Sales

52,000+
2024E Students Served Daily

1,000+
Corporate Partners

COMPELLING FRANCHISE SYSTEM & MODEL

420 2024E Total Units

107+ NEW Franchise Sales in 2023

76% Franchisees Own More than 1 Unit

TREMENDOUS GROWTH AND WHITESPACE

19%
System-wide Sales Growth (2019 - 2024E)

230+
Centers Under Development

1 New
Center Added Per Week

*All $ amounts include our school in the UK at the conversion rate from April 2024 of $1:£1.25

GOLDEN GATE CAPITAL OVERVIEW

Golden Gate Capital

Golden Gate Capital (GGC) is a San Francisco-based private equity investment firm with over $15 billion of capital under management and is one of the most active investors in multi-unit businesses.

- Over the past 10 years, GGC has invested in consumer companies with annual revenues in excess of $20 billion.
- GGC's strategy is to be a value-add investment partner for companies and facilitate their growth through organic growth, capital investments, geographic expansion, add-on acquisitions, and operational improvements.
- GGC's perpetual fund structure allows them to be a long-term, stable investment partner for management teams.
- GGC also opportunistically participates in attractive real estate investments that leverage GGC's consumer network and expertise.
- Representative investments in multi-unit consumer brands include Red Lobster, Bob Evans, Eddie Bauer, Pac Sun, Mavis Discount Tire, and Express Oil Change & Tire Engineers.

Recognitions and Awards

Entrepreneur 45TH ANNUAL FRANCHISE 500 #1 IN CATEGORY 2024

FranchiseTimes TOP 500

Inc. 5000 AMERICA'S FASTEST-GROWING PRIVATE COMPANIES

BEST IN CATEGORY SATISFACTION AWARD 2024 Franchise Business REVIEW

Bubbles and Friends

YouTube 393K Subscribers 100M Views

MOST INNOVATIVE FRANCHISES SATISFACTION AWARD 2023 Franchise Business REVIEW

MOST PROFITABLE FRANCHISES SATISFACTION AWARD 2023 Franchise Business REVIEW

TOP FRANCHISES FOR WOMEN SATISFACTION AWARD 2024 Franchise Business REVIEW

TOP FRANCHISES RECESSION-PROOF SATISFACTION AWARD 2023 Franchise Business REVIEW

10 YEARS HALL OF FAME SATISFACTION AWARD 2024 Franchise Business REVIEW

Philadelphia - Logan Square, PA

Boca Raton, FL

Throggs Neck, NY

Center Growth and Timeline

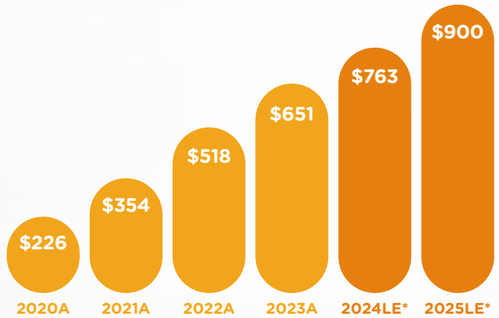
The Learning Experience® will continue to grow by increasing the number of worldwide centers.

When searching for a new center location, the Real Estate Department at The Learning Experience® focuses its demographic review on the following information:

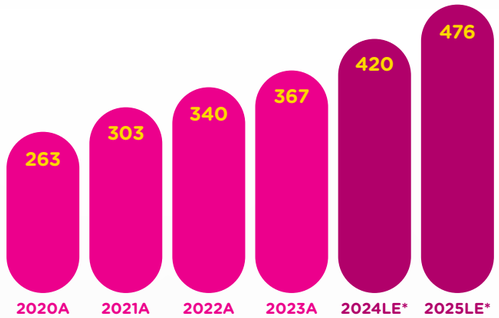
- The Cost of Real Estate
- Competitive Tuition Cost Analysis in the Area
- Population Density and growth of Children and Adults
- The Working Population

Once site selection is complete, the TLE® Executive team uses its extensive experience to coordinate site development, architectural and construction efforts, marketing efforts, and multiple other vital details.

Historical & Future Growth



System Wide Sales
(in Millions)



Total Centers

United Kingdom Expansion

TLE® has already begun its worldwide expansion with its first international location in East Finchley, UK; with a strategic growth plan to expand the TLE® footprint to 70+ centers in the UK in the next 5 years and grow their global presence through leveraging the TLE® brand to partner with international investors. Despite no specific marketing efforts abroad, significant interest has been generated in prospects from England, China, Brazil, and Mexico.

*All forward-looking statements are management's present expectations and are subject to a number of factors that could cause actual results to differ materially from those described in the forward-looking statements.

2002
The Learning Experience® forms to open and operate childcare centers throughout the **New York** and **New Jersey** metro area

2005
The **Work & Family®** program begins with **14 corporate partners**

2010
The Learning Experience® ends the year with **83 centers in 14 states**

The Learning Experience® ranks on **Entrepreneur's Franchise 500**

2012
The Learning Experience® impressively ranks **#193 on Entrepreneur's Franchise 500 list** and continues to rank year over year

2013
The Learning Experience® is named **Company of the Year** by Make-A-Wish® South Florida

The Learning Experience® partners with **Norwest Venture Partners**

2015
Forbes recognizes The Learning Experience® as one of the **best franchises to buy in 2015**

2016
Classroom & Parent Safe 'N Secure® apps roll out nationwide

The Learning Experience® ranks **#26 on Franchise Times' Fast & Serious list** of smartest growing brands

2017
The Learning Experience® moves into their **new world headquarters in Deerfield Beach, FL**

2018
The Learning Experience® partners with **Golden Gate Capital** to accelerate new center development through a newly established real estate development fund

2019
The Learning Experience® ends the year with over **230 locations and over 200 under development**

The Learning Experience® ranks **#62 on Entrepreneur's Annual Franchise 500 List**

2020
CORE operating system launched

Opened **first UK location** in East Finchley

Launched brand extension, **Bubbles & Friends**, on **YouTube**

2021
Opened 45 new locations, the most in the companies history, to end the year with **303 opened**

The Learning Experience® expanded into **4 new states; Georgia, Oklahoma, Wisconsin,** and **New Mexico**

2022
Bubbles & Friends App is launched

2023
Entrepreneur ranks TLE **#1 childcare franchise** and **Franchise Business Review #1 Education** franchise

2024
The Learning Experience® continues to grow with **50,000+ students enrolled, 384 open locations** and another **230 under development**

Bubbles & Friends eclipses **100 Million views** on **YouTube**

Site Selection

Turnkey 10,000+ Sq Ft Centers

Safe, secure, and private access

Separate classrooms specifically designed to meet the needs of children in our Six Stages of Early Development

Security cameras in each classroom monitored in the administrative offices

Rounded corners in hallways and classrooms

Age-appropriate bathrooms

Access to age-appropriate technology

Spacious, fenced-in playgrounds with designated areas for infants, toddlers, and preschoolers

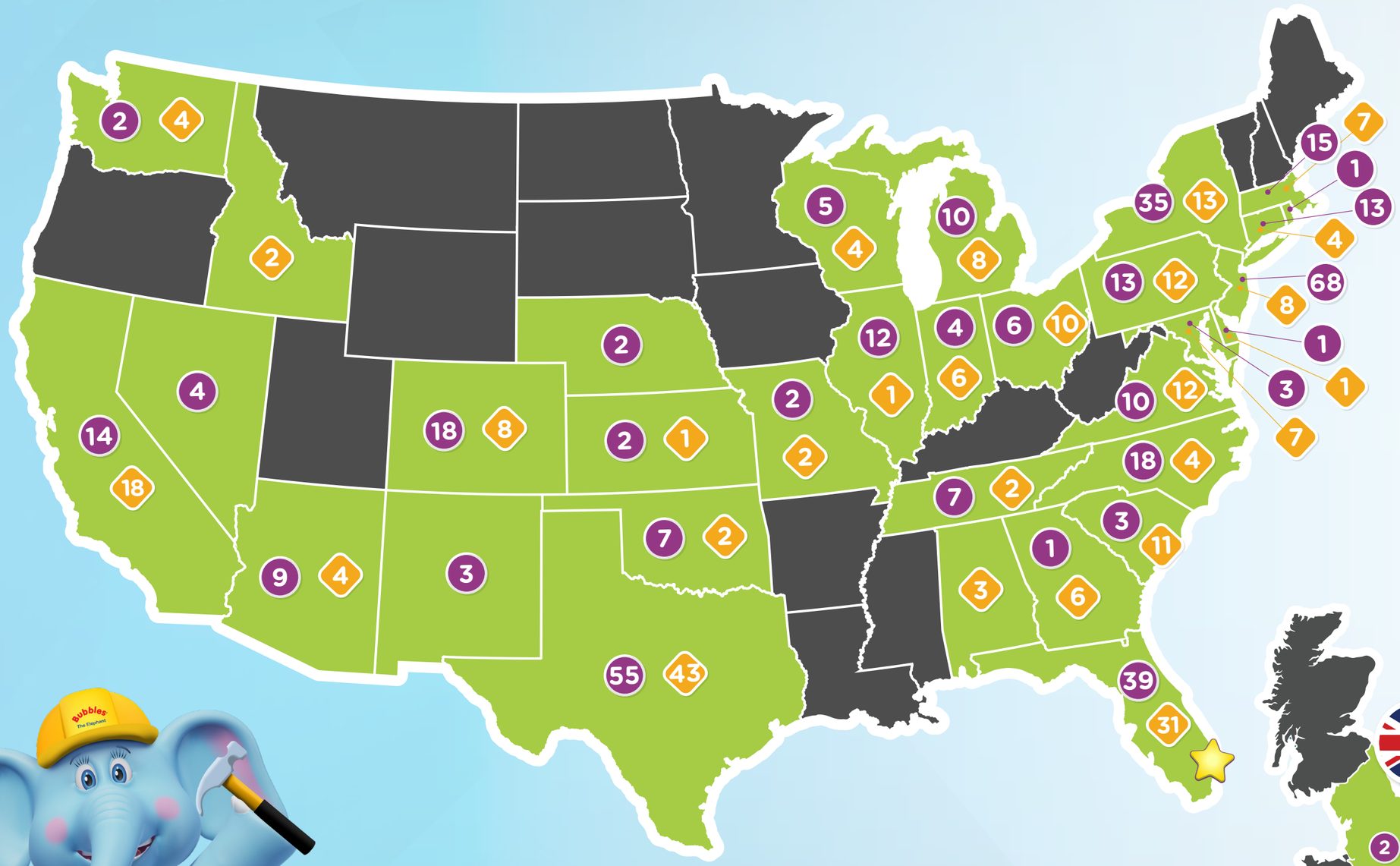
Build-to-Suit

Type	Freestanding, Out Parcels, Flexible in High Barrier of Entry Markets
Building Size	10,000 sqft
Parcel Size	1-2 acres (developed 3/4 acre)
Lease Terms	15 Years Plus Options
Additional Requirements	Playground 5,000± sq ft Ease of Egress and Ingress 40 Parking Spaces

Demo Minimum

Population	25,000+ (3 mi radius) 50,000+ (5 mi radius)
Children Under 6 Years	2,000+ (3 mi radius) 3,500+ (5 mi radius)
Average Household Incomes	$75,000+
Additional Requirements	High Signage Visibility Turnkey Build-to-Suit High Traffic Counts High Growth

Centers Operating or In Development by State



Worldwide Headquarters
Deerfield Beach, FL

International Headquarters
London, UK

 # Of Current Operating Centers

 # Of Current Centers Under Construction and In Development

REAL ESTATE Developers

With more than 600 sites either open and under development, The Learning Experience® (TLE®) has become the nation's fastest growing child care franchise!

Through our growth and experience, TLE® has become adept in understanding the needs of developers, including market and financial calculations. TLE® is now seeking Build-to-Suit Developers that can offer our company multiple locations to meet our ever-growing expansion across the world.

Characters that **Bring learning to life**

Children love learning from characters—and studies show that it's highly effective especially in preschool and early education. TLE® has a cast of unique, beloved characters, **each one teaching children a new value or activity.**

Sign Language

Physical Fitness

Math

Science

Phonics

Manners & Etiquette

Foreign Language

Technology

Philanthropy

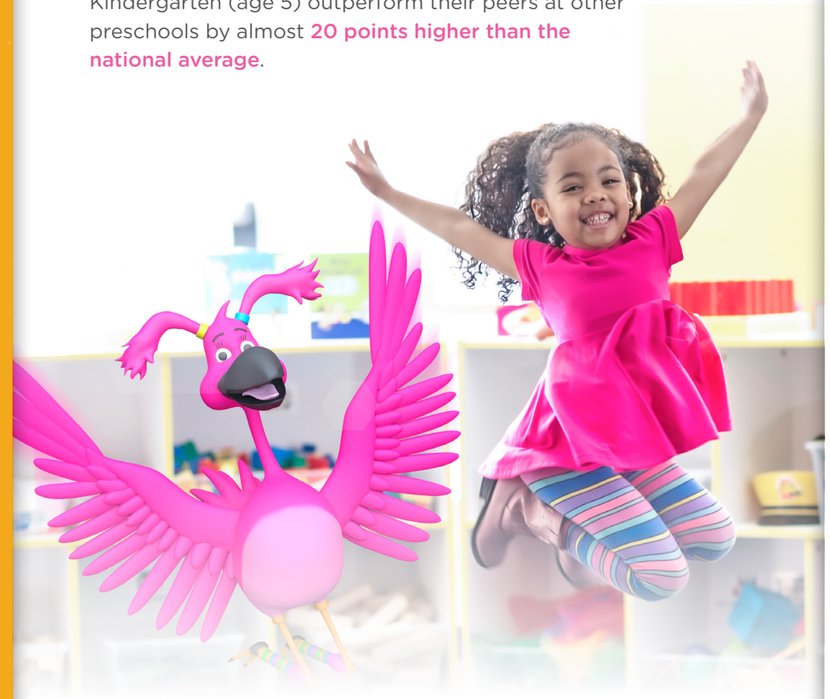
Brand **Overview**

CURRICULUM THAT
Develops the Whole Child

Our L.E.A.P.® (Learning Experience Academic Program) Curriculum uses fun, hands-on activities throughout early education to help **children develop intellectually, socially** and **cognitively**, or as we say...

learn play grow

According to an **MIT Study,** TLE children entering Kindergarten (age 5) outperform their peers at other preschools by almost **20 points higher than the national average**.



CENTERS WHERE
Imaginations Run Free

From the vibrant colors to the furniture and floor plan, TLE® Centers foster **an early childhood care environment where children feel comfortable** and where their curiosity and creativity are rewarded.

Technology and **Innovation**

Pioneering investments in technology, including interactive curriculum and classroom tools, parent mobile applications, and business intelligence tools, keep **TLE at the forefront of innovation in the industry.**

Student Technology

- **TLE's proprietary L.E.A.P. Interactive programs** are delivered through a touch screen digital whiteboard in each classroom. Promotes digital literacy and student engagement.
- **Proprietary characters** are part of the entire digital learning platform.

Parent Technology

- TLE's proprietary **Bubbles and Friends app** allows parents to stay completely up-to-date on their child's day.
- Teachers upload pictures, **provide updates** on activities and meals, and provide any other necessary updates throughout the day.
- **MyTLE app** serves as a comprehensive solution for tuition bill pay, streamlining the process for parents and TLE franchisees / school operators.

Organizational Technology

- Proprietary organizational technology tracks: **School performance and capacity, Scheduling Payments, Consumer communications**.
- New **MyTLE CORE platform** allows teachers to better plan days, as parents have to check in prior to bringing their kids to the school.
- **Pioneer in paperless record** keeping and business intelligence within the childcare industry.
- Constant school tracking and communications **ensures safety and improves crisis management**.

Working with the Real Estate Community exclusively through

ComRealty Group, L.L.C.™

For more information on opportunities with The Learning Experience® contact:

NICK VANELLA
Executive VP - Real Estate
(561) 886-6410 | nvanella@tlecorp.com
DC, DE, IL, IN, KS, MA, MD, MI, MO, NC, NH, NY, PA, RI, SC, TN, WI and United Kingdom

CHAD WEISSMAN
Associate VP - Real Estate
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AZ, CO, CT, KY, NV, OH, OK, OR, TX, UT, VA, WA and Canada

JOSH STAHL
Real Estate Manager
(561) 537-3029 | jstahl@tlecorp.com
AL, AR, CA, GA, IA, ID, LA, MN, ME, MT, ND, NE, NM, SD, VT, WV

* For FL and NJ, contact any representative.

THE LEARNING EXPERIENCE® Academy of Early Education | happy happens here.®

WWW.THELEARNINGEXPERIENCE.COM

Inc. 5000 AMERICA'S FASTEST-GROWING PRIVATE COMPANIES

BEST IN CATEGORY SATISFACTION AWARD 2024 Franchise Business REVIEW

Entrepreneur 45TH ANNUAL FRANCHISE 500 #1 IN CATEGORY 2024

©COPYRIGHT 2024 MWR HOLDINGS, LLC. ALL RIGHTS RESERVED. THE LEARNING EXPERIENCE® AND BUBBLES THE ELEPHANT® ARE REGISTERED TRADEMARKS OF MWR HOLDINGS, LLC. ALL OTHER TRADEMARKS USED HEREIN ARE PROPERTY OF THEIR RESPECTIVE OWNERS.

H:\DRAWINGS\TLE- THE LEARNING EXPERIENCE\TLE- MICHIGAN\TLEMI23-257 - TLE AUBURN HILLS\MI N SQUIRREL RD & WALTON BLVD\SPACE PLANS\TLEMI23-257-SA-1.DWG CSCHWEIKER PLOTTED: 05/28/2024

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT AND TLE FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

THE LEARNING EXPERIENCE
ACADEMY OF EARLY EDUCATION

SQUIRREL RD
AUBURN HILLS, MICHIGAN
SITE ID# 1MI0035

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5/28/24	PLANNING	CS

REVISION

NO.	DATE	DESCRIPTION	INT.

PROFESSIONAL CERTIFICATION

MATTHEW B. JARMEL
LICENSE NUMBER: 1301052189

Project Number: TLEMI23-257	Scale: AS NOTED
Drawn By: AM	Approved By: MBJ

Drawing Name:

PROPOSED RENDERING

Drawing Number:

SA-1.3

The Learning Experience

0 10 20 40
SCALE: 1" = 20'
N

Auburn Hills, MI | May 2024

PEA GROUP
7927 Nemco Way, Ste 115
Brighton, MI 48116
t: 517.546-8583
f: 517.546.8973
www.peagroup.com

PEA GROUP

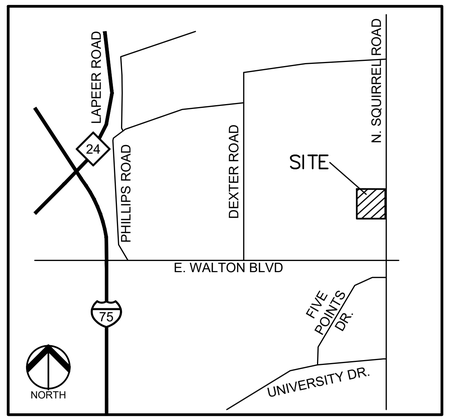
SITE PLANS

THE LEARNING EXPERIENCE

2635 NORTH SQUIRREL ROAD

CITY OF AUBURN HILLS, OAKLAND COUNTY, MI

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

PROJECT NARRATIVE:

THE LEARNING EXPERIENCE® (TLE®) IS ONE OF THE MOST TRUSTED BRANDS IN THE CHILDCARE INDUSTRY. WITH MORE THAN 380 CENTERS ACROSS THE U.S. AND U.K., TLE DELIVERS HIGH-QUALITY CARE AND EARLY EDUCATION TO MORE THAN 49,000 CHILDREN BETWEEN THE AGES OF SIX WEEKS TO SIX YEARS OLD. TLE'S MISSION IS TO MAKE A POSITIVE DIFFERENCE IN THE LIVES OF CHILDREN, THEIR FAMILIES, AND THE COMMUNITIES IT SERVES. AN INDUSTRY LEADER FOR MORE THAN 20 YEARS, TLE HAS GARNERED MANY ACCOLADES, INCLUDING ITS RECENT RECOGNITION AS THE NO. 1 CHILDCARE FRANCHISE BY ENTREPRENEUR MAGAZINE AND THE NO. 1 EDUCATION FRANCHISE BY FRANCHISE BUSINESS REVIEW.

TLE IS PROPOSING A NEW 10,000 SQUARE FOOT CHILDCARE CENTER WITH EXTERIOR PLAYGROUND IN AUBURN HILLS, MICHIGAN. THE FACILITY WILL ACCOMMODATE CARE FOR CHILDREN FROM THE AGES OF 6 WEEKS TO 6 YEARS.

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	DIMENSIONAL SITE PLAN
C-3.1	TRUCK MANEUVERING PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-8.0	STORMWATER MANAGEMENT PLAN
C-9.0	NOTES AND DETAILS
C-9.1	NOTES AND DETAILS
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
L-2.1	LANDSCAPE SPECIFICATIONS
L-2.2	LANDSCAPE SPECIFICATIONS
T-1.0	TREE PRESERVATION PLAN
	ARCHITECTURE PLANS
SA-1.1	PROPOSED GROUND FLOOR PLAN
SA-1.2	PROPOSED ELEVATION

DESIGN TEAM

DEVELOPER

CAVALIERE COMPANIES
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI 48088
CONTACT: LORENZO CAVALIERE
PHONE: 586.563.1500 EXT. 213
EMAIL: LCAVALIERE@CAVALIERECOMPANIES.COM

CIVIL ENGINEER

PEA GROUP
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CONTACT: JOHN STEBELTON, PE
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EMAIL: CSCHWEIKER@JKARCH.COM

LANDSCAPE ARCHITECT

PEA GROUP
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BRIGHTON, MI 48116
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PHONE: 844.813.2949
EMAIL: JEVANS@PEAGROUP.COM

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	5/1/2024
CITY COMMENTS	5/22/2024

NOT FOR CONSTRUCTION
PART OF SIDWELL: 1412376001

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #303
FOUND BENCHTIE IN EAST FACE POWER POLE, WEST SIDE SQUIRREL, ±500' NORTH OF CENTERLINE OF WALTON.
ELEV.- 959.20

BM #304
ARROW ON HYDRANT, WEST SIDE OF SQUIRREL, ±650' NORTH OF CENTERLINE OF WALTON.
ELEV.- 964.32

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0386F DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
(PER OAKLAND COUNTY)

T3N, R10E, SEC 12 PART OF SW 1/4 BEG AT PT DIST N 00-19-10 E 662.56 FT FROM S 1/4 COR, TH S 88-11-10 W 548.38 FT, TH N 00-31-10 E 262 FT, TH N 88-04-30 E 547.51 FT, TH S 00-19-10 W 263 FT TO BEG EXC THAT PART TAKEN FOR RD BEG AT PT DIST N 00-19-10 E 662.56 FT FROM S 1/4 COR, TH S 88-11-10 W 60.04 FT, TH N 00-19-10 E 262.91 FT TH N 88-04-30 E 60.05 FT, TH S 00-19-10 W 263.03 FT TO BEG

LEGAL DESCRIPTION
(AS SURVEYED BY PEA GROUP)

LAND IN A PART OF THE SOUTHWEST 1/4 OF SECTION 12, T.03N., R.10E.
CITY OF AUBURN HILLS, MICHIGAN DESCRIBED AS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 12, THENCE N00°42'00"E, 662.56 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 12; THENCE S88°34'00"W, 60.04 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST 60-FOOT RIGHT OF WAY LINE N00°42'00"E, 262.91 FEET; THENCE S88°27'20"W, 487.46 FEET; THENCE S00°54'00"W, 262.00 FEET; THENCE N88°34'00"E, 488.34 FEET TO THE POINT OF BEGINNING. CONTAINING 2.94± ACRES

LEGEND:

- EX. OH, ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC.,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
- EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
- EX. FENCE
- EX. GUARD RAIL
- EX. DEC. TREE, CONIFEROUS TREE & SHRUB
- EX. TREE TAG, & TREE LINE
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND

- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- R M C — RECORDED / MEASURED / CALCULATED

REFERENCE DRAWINGS:

WATER MAIN	GIS UTILITY MAP, OHM, DATED 2-15-24
SANITARY SEWER	GIS UTILITY MAP, OHM, DATED 2-15-24
STORM SEWER	GIS UTILITY MAP, OHM, DATED 2-15-24
ELECTRIC	DTE ELECTRIC FACILITY MAP #298-432, DATED 3-25-24
TELEPHONE	AT&T MAP #20240312017 59 PROJECT, DATED 3-20-24
GAS	PEA JOB# 16354, CONSUMERS MAP #03-60-12-3, DATED 3-30-15
CATV	CENTURY LINK, EMAIL DATED 3-12-24
FLOOD PLAIN	FEMA F.I.R.M. MAP 26125C0386F DATED 29, 2006
OTHER	FIRST AND MAIN OF AUBURN HILLS TOPOGRAPHIC SURVEY PEA JOB #2014-200 "TOPOGRAPHIC SURVEY FIVE POINTS", PEA GROUP, PROJECT #16354, DATED1-9-17
OTHER	

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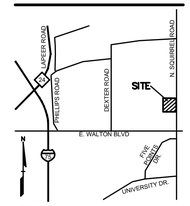
STATE OF MICHIGAN — JOHN K STEBELTON — LICENSED PROFESSIONAL ENGINEER — License No. 6201311659

NORTH

0 15 30 60
SCALE: 1" = 30'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE LOCATIONS AND ARE NOT GUARANTEED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE

THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE

TOPOGRAPHIC SRUVEY

PEA JOB NO.	24-0179
P.M.	JH
DN.	JKS
DES.	JKS

DRAWING NUMBER:

PART OF SIDWELL: 1412376001

NOT FOR CONSTRUCTION

C-1.0

S:\PROJECTS\2024\24-0179 CAVALIERE – AUBURN HILLS\DWG\D_SITE_PLAN\D-1.0(TOPO-240179.dwg PLOT DATE:5/29/2024 BY:John Stebelton

LEGEND:

- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY / R.O.W. ONLY)
- ASPHALT PAVEMENT (STD DUTY / HEAVY DUTY / DEEP STRENGTH)
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

SITE DATA TABLE:

SITE AREA: 2.13 ACRES (92,824 SF.) NET AND GROSS

ZONING: B-2 GENERAL BUSINESS DISTRICT

PROPOSED USE: EARLY CHILDHOOD
(REQUIRED SPECIAL LAND USE PERMIT)

BUILDING INFORMATION:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 30' (2 STORIES)
PROPOSED BUILDING HEIGHT = 22'-10" (1 STORY)

BUILDING FOOTPRINT AREA = 10,000 SF.

BUILDING LOT COVERAGE = 10.77%

SETBACK REQUIREMENTS:	REQUIRED	PROPOSED
FRONT (EAST)	25'	25.00'
SIDE (SOUTH)	25'	143.44'
SIDE (NORTH)	25'	27.00'
REAR (WEST)	20'	200.24'

PARKING CALCULATIONS:
USEABLE SPACE = 80% x GROSS FLOOR SPACE = 10,000 x 0.8 = 8,000 SF
TOTAL REQUIRED PARKING SPACES = 1 PER 200 = (8,000 SF)/200
= 40 SPACES
TOTAL PROPOSED PARKING SPACES = 41 SPACES INC. 2 H/C SPACES

LOADING ZONE CALCULATION

REQUIRED : 5 SF. PER FRONT FOOT OF BUILDING = 625 SF.

PROPOSED: 800 SF. AT STRIPED AREA IN FRONT OF DUMPSTER

PLAYGROUND CALCULATION:

1-CLASS ON PLAYGROUND AT A TIME
LARGEST CLASS SIZE = 24 CHILDREN

REQUIRED PLAYGROUND SIZE = 100 SF. PER CHILD
= 100 SF. x 24 CHILDREN = 2,400 SF.

PROVIDED PLAYGROUND SIZE = 5,000 SF.

OPEN SPACE:
MINIMUM OPEN SPACE REQUIRED = 25%
PROVIDED OPEN SPACE = 52,958/92,824 = 57.1%
TOTAL IMPERVIOUS = 38,899 SF. (0.89 AC.)
= 0.89 AC./2.13 AC. = 41.8%

SITE SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE
WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

MARLETTE SANDY LOAM, CAPAC SANDY LOAM, METEA LOAMY SAND, URBAN LAND-MARLETTE COMPLEX, URBAN LAND-SPINK COMPLEX

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R' Ⓡ

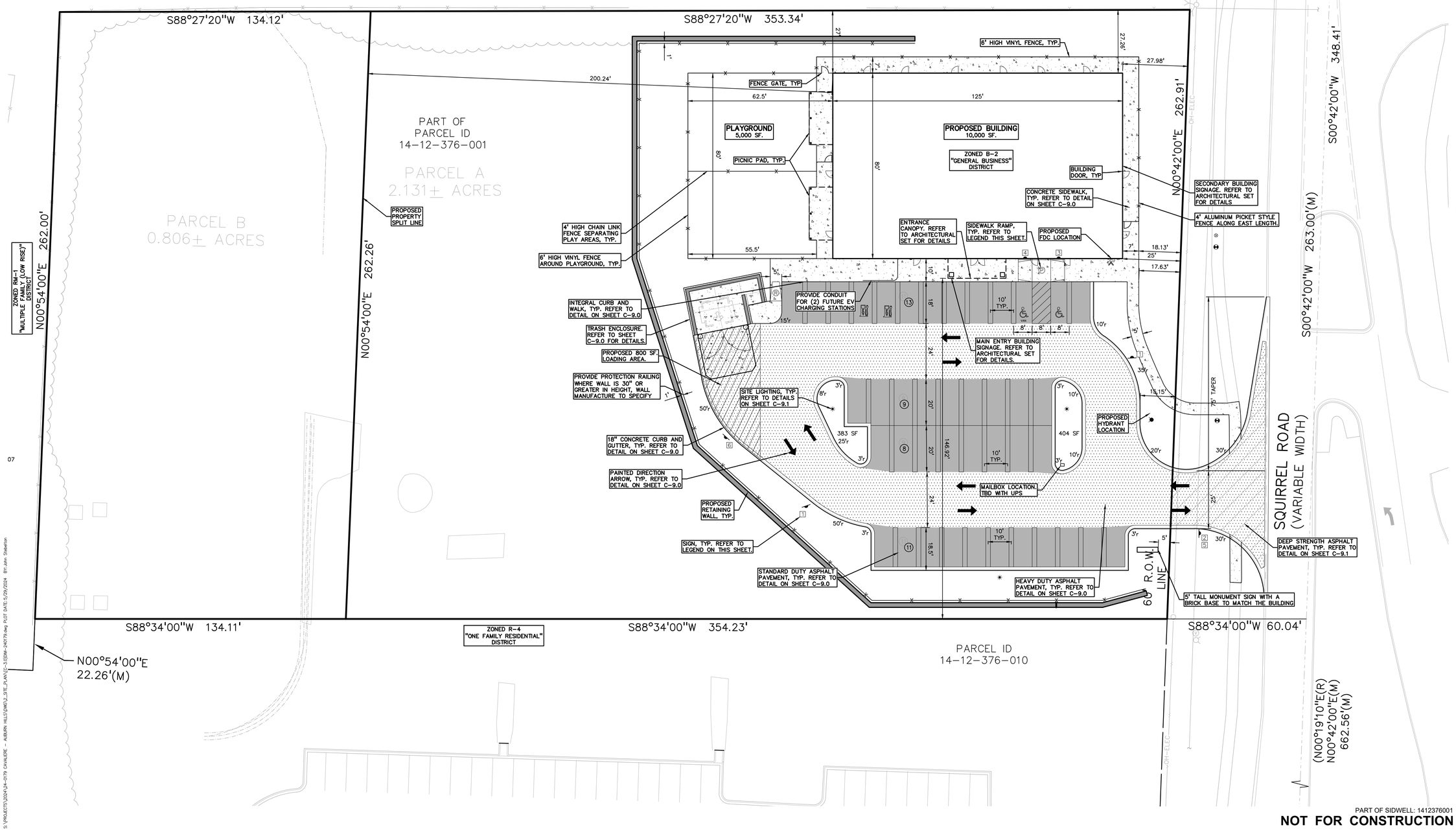
SIDEWALK RAMP 'TYPE P' Ⓟ

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	1
'STOP' SIGN	2
'BARRIER FREE PARKING' SIGN	3
'VAN ACCESSIBLE' SIGN	4
'RIGHT TURN ONLY" SIGN	5
'NO PARKING LOADING ZONE' SIGN	6

REFER TO DETAIL SHEET FOR SIGN DETAILS



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STATE OF MICHIGAN — JOHN K STEBELTON — License No. 6201311659 — PROFESSIONAL ENGINEER

NORTH

0 10 20 40

SCALE: 1" = 20'

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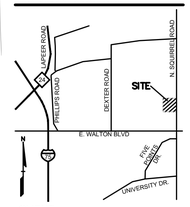


CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
DIMENSIONAL SITE PLAN

PEA JOB NO.	24-0179
P.M.	JH
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-3.0

PART OF SIDWELL: 1412376001

NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-0179 CAVALIERE - AUBURN HILLS\DWG\2_SITE_PLAN\[C-3.0]SP-24-0179.dwg PLOT DATE: 5/29/2024 BY: John Stebelton

CITY OF AUBURN HILLS STANDARD NOTES

CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS' STANDARDS.

NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.

A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY ROW. NO EQUIPMENT OR MATERIAL STORAGE WILL BE PERMITTED IN THE ROW.

ALL CITY STREETS MUST BE MAINTAINED DURING CONSTRUCTION. STREETS SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEAN-UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.

WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM; SUNUP TO SUNDOWN; WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.

ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.

UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY AND PROTECTION SERVICE (MISS DIG 1-800-482-7171) THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER. SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.

ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF OF THE PROJECT SITE.

ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.

FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT". "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.

WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF AUBURN HILLS SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURB, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.

3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & McCLIMENT, INC. AT (734) 468-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN CITY ALL SIDEWALKS OR SAFETY PATHS IN ANY PUBLIC R.O.W., AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.

PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

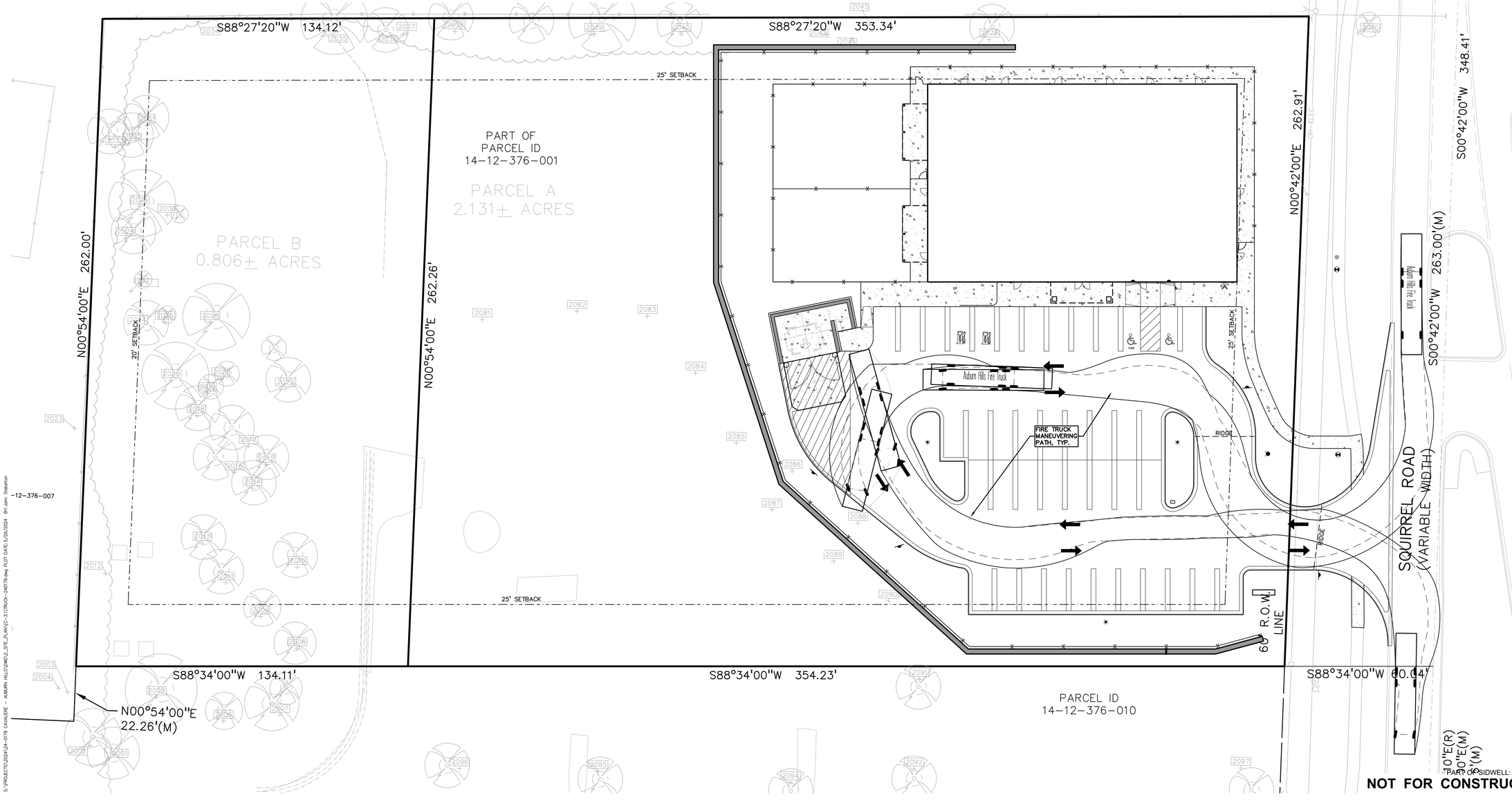
CITY OF AUBURN HILLS GENERAL NOTES

1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
2. SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
3. NO OUTSIDE STORAGE WILL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE.
4. GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
5. PARKING SPACES SHALL BE DOUBLE STRIPPED PER ZONING ORDINANCE NO. 372.
6. ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED
7. A LAND DIVISION IS REQUIRED TO CREATE THE SITE
8. A SPECIAL LAND USE PERMIT IS REQUIRED FOR CHILD CARE FACILITY USE
9. NO ALTERCATIONS, AMENDMENTS, MODIFICATIONS, OR REVISIONS SHALL BE MADE TO THE APPROVED SITE PLAN DURING ENGINEERING AND BUILDING PLAN SUBMITTAL AND REVIEW OR DURING CONSTRUCTION WITHOUT PRIOR APPROVAL FROM COMMUNITY DEVELOPMENT
10. THE DEVELOPER HAS AGREED TO PREP THE PARKING LOT WITH THE INSTALLATION OF ELECTRIC STUBS FOR FUTURE ELECTRIC VEHICLE CHARGING STATION LOCATIONS ADJACENT TO THE BARRIER FREE PARKING SPACES AND RUN CONDUIT FROM THE POWER SOURCE TO THE STUBS TO SUPPORT FUTURE INSTALLATION. THE PACES ARE DESIGNATED WITH EV ON THE PLAN AND WILL BE POSED IF AND WHEN CHARGING STATIONS ARE INSTALLED.

GENERAL NOTES:

THESE NOTES APPLY TO ALL ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
4. REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS
5. UTILITIES NOT TO BE INSTALLED UNDERNEATH PLAYGROUND AREA.
6. ALL PARKING SPACE SIGNAGE TO BE ORDERED THROUGH DOUG AT ALL STAR ENGRAVING



NOT FOR CONSTRUCTION

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STATE OF MICHIGAN
JOHN K STEBELTON
LICENSED PROFESSIONAL ENGINEER
License No. 6201311659

NORTH

0 10 20 40
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

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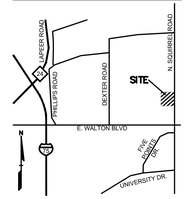

CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
TRUCK MANEUVERING PLAN

PEA JOB NO.	24-0179
P.M.	JH
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-3.1

S:\PROJECTS\2024\24-0179 CAVALIERE - AUBURN HILLS\DWG\2_SITE_PLAN\[C-3.1]TRUCK-240179.dwg PLOT DATE:5/29/2024 BY:John Stebelton

RETAINING WALL NOTE:
TOP OF WALL (T/W) AND BOTTOM OF WALL (B/W) GRADES ARE THE FINISH GRADE AT THE TOP AND BOTTOM OF THE RETAINING WALL, NOT ACTUAL TOP AND BOTTOM OF THE WALL STRUCTURE.

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'

SIDEWALK RAMP 'TYPE P'

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

GRADING LEGEND:

- +696.91 — EXISTING SPOT ELEVATION
- 622.50 — PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- 670 — EXISTING CONTOUR
- 922 — PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

T/C = TOP OF CURB
T/P = TOP OF PAVEMENT
T/S = TOP OF SIDEWALK
T/W = TOP OF WALL
B/W = BOTTOM OF WALL
G = GUTTER GRADE
FF = FINISH FLOOR
FG = FINISH GRADE
RIM = RIM ELEVATION

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NORTH

0 10 20 40
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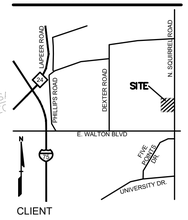


CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO.	24-0179
P.M.	JH
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-4.0

PART OF SIDWELL: 1412376001

NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-0179 CAVALIERE - AUBURN HILLS\DWG\3_SITE_PLAN\[C-4.0]GRADE-24x36.dwg PLOT DATE: 5/29/2024 BY: John Stebelton

UTILITY LEGEND:

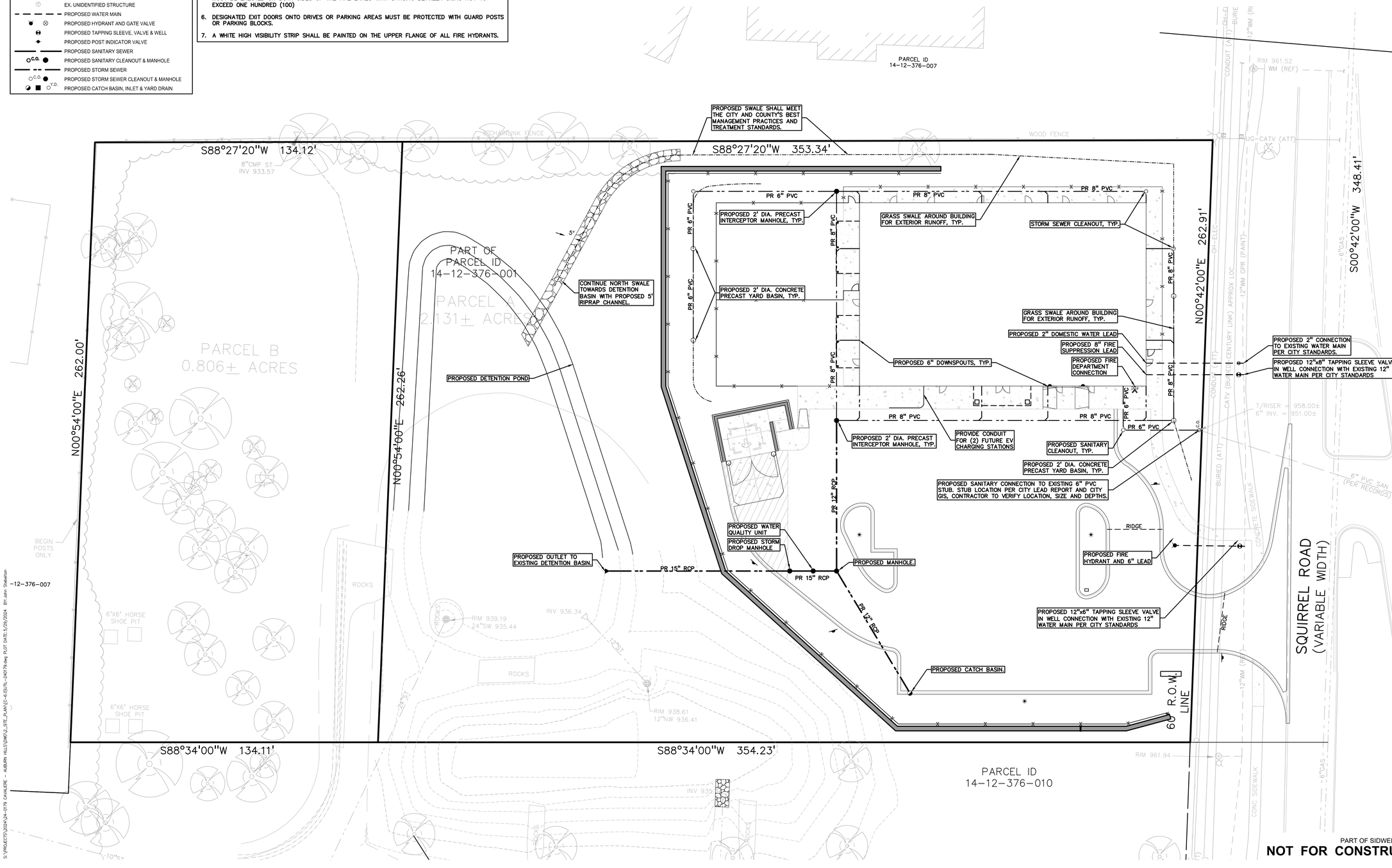
- EX. OH, ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT AND GATE VALVE
- PROPOSED TAPPING SLEEVE, VALVE & WELL
- PROPOSED POST INDICATOR VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY CLEANOUT & MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT & MANHOLE
- PROPOSED CATCH BASIN, INLET & YARD DRAIN

FIRE DEPARTMENT NOTES

1. THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:

   WHITE –ON 4.00 INCH MAINS
   RED –ON 6.00 INCH MAINS
   ORANGE –ON 8.00 INCH MAINS
   GREEN –ON 12.00 INCH MAINS
   BLUE –ON 16.00 INCH OR LARGER MAINS

2. NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.
3. THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM TWENTY (20) FOOT WIDE PAVED DRIVEWAY OR STREET.
4. GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.
5. ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT TO EXCEED ONE HUNDRED (100)
6. DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.
7. A WHITE HIGH VISIBILITY STRIP SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.



PEA GROUP
t: 844.813.2949
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STATE OF MICHIGAN
JOHN K STEBELTON
LICENSED PROFESSIONAL ENGINEER
License No. 6201311659

NORTH

0 10 20 40
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

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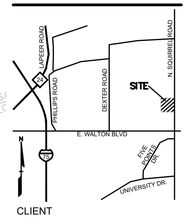


CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO.	24-0179
P.M.	JH
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-6.0

PART OF SIDWELL: 1412376001
NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-0179 CAVALIERE – AUBURN HILLS\DWG\2_SITE_PLAN\[C-6.0UTIL-240179.dwg PLOT DATE:5/29/2024 BY:John Stebelton

AS–BUILT CALCULATIONS – 5 POINTS CHURCH

DETENTION BASIN CALCULATIONS:

Project:	5 Points Community Church		
Location:	Auborn Hills MI		
Project No:	2016-354		
DETENTION BASIN DESIGN CALCULATIONS			
(PER OAKLAND COUNTY DESIGN METHOD)			
Site Drainage Data			
Contributing Area (A):	7.460	acre	
Allowable Discharge (Qa)	1.492	cfs (0.2"acreage)	
Coefficient of Runoff (Cr):	0.55		
Represents Future Development Conditions.			
Forebay Volume Requirement			
Vr = 4,320 x A x C:	17,596	cf.	
1-yr Design Storm Volume			
Qo = ((Qa)/(A)(Cr):	0.37	cfs/acre impervious	
T = -25 + ((2700/Qo))^0.5:	60.42	minutes	
Vs = (4320(T)/(T+25)) - 40Qo(T):	2,161	cf/acre impervious	
Vt = (Vs)(A)(Cr):	8,802	cf.	
100-yr Design Storm Volume			
Qo = ((Qa)/(A)(Cr):	0.37	cfs/acre impervious	
T = -25 + ((103.12.5/Qo))^0.5:	141.95	minutes	
Vs = (16500(T)/(T+25)) - 40Qo(T):	11,928	cf/acre impervious	
Vt = (Vs)(A)(Cr):	48,585	cf.	

Storage Provided in Sediment Forebay

Required Storage Volume:	~~17,596~~ cf	*17,596AB*
Forebay Vol. Requirement Elev.:	~~938.36~~	*938.57AB*
Overflow Elev. To Detention Basin:	~~938.50~~	*938.50AB*

Elev. (ft)	Area (sf)	Vol. (cf)	Total Vol. (cf)
~~936.50~~	*936.80AB* ~~6,971~~	*7,757AB* ~~0~~ *0AB*	~~0~~ *0AB*
~~937.00~~	*937.00AB* ~~9,182~~	*8,262AB* ~~3,788~~ *1,602AB*	~~3,788~~ *1,602AB*
~~938.00~~	*938.00AB* ~~16,776~~	*10,884AB* ~~9,479~~ *2,573AB*	~~13,267~~ *11,175AB*
~~938.50~~	*938.30AB* ~~12,167~~	*11,831AB* ~~6,733~~ *3,407AB*	~~19,001~~ *14,582AB*

Storage Provided in Detention Basin

Required Storage Volume:	48,585	cf.
= Vt(100-yr) - Sediment Storage Volume		
1-yr Storage Elevation.:	~~937.10~~	*936.85AB*
100-yr Storage Elevation:	~~938.06~~	*939.40AB*
Max. Storage Elevation for Overflow:	~~939.50~~	*939.40AB*
Freeboard Elevation:	~~940.50~~	*940.10AB*

Elev. (ft)	Area (sf)	Vol. (cf)	Det Basin Vol. (cf)	Forebay Vol. (cf)	Total Vol. (cf)
935.75	0	~~0~~ *0AB*	~~0~~ *0AB*		~~0~~ *0AB*
~~936.00~~	*936.50AB* ~~464~~	*0AB* ~~21~~	*0AB* ~~21~~	*0AB*	~~21~~ *0AB*
~~937.00~~	*937.00AB* ~~5,473~~	*4,963AB* ~~2,619~~	*1,241AB* ~~2,639~~	*1,241AB* ~~3,788~~	*1,602AB* ~~6,622~~ *2,843AB*
~~938.00~~	*938.00AB* ~~7,216~~	*7,735AB* ~~6,345~~	*6,349AB* ~~9,184~~	*7,590AB* ~~13,267~~	*11,175AB* ~~22,451~~ *18,765AB*
~~938.50~~	*938.30AB* ~~9,173~~	*8,318AB* ~~8,047~~	*2,408AB* ~~13,931~~	*9,998AB* ~~16,801~~	*14,582AB* ~~32,681~~ *24,580AB*
~~938.50~~	*938.30AB* ~~20,399~~	*20,149AB*			
~~939.00~~	*939.00AB* ~~22,969~~	*24,311AB* ~~19,825~~	*15,561AB* ~~23,856~~	*25,559AB*	~~42,855~~ *40,141AB*
~~939.50~~	*939.40AB* ~~25,694~~	*26,120AB* ~~22,115~~	*10,086AB* ~~30,671~~	*35,645AB*	~~55,011~~ *50,227AB*

NEW PROPOSED CALCULATIONS – THE LEARNING EXP.

Project:		
Location:	Auborn Hills MI	
Project No:	2024-0179	
NEW PROPOSED DETENTION BASIN DESIGN CALCULATIONS		
Site Drainage Data		
Contributing Area (A):	8.038	acre
Allowable Discharge (Qa)	1.608	cfs (0.2"acreage)
Coefficient of Runoff (Cr):	0.60	
Represents Future Development Conditions		
Forebay Volume Requirement		
Vr = 4,320 x A x C:	20,696	cf
1-yr Design Storm Volume		
Qo = ((Qa)/(A)(Cr):	0.34	cfs/acre impervious
T = -25 + ((2700/Qo))^0.5:	64.11	minutes
Vs = (4320(T)/(T+25)) - 40Qo(T):	2,236	cf/acre impervious
Vt = (Vs)(A)(Cr):	10,712	cf
100-yr Design Storm Volume		
Qo = ((Qa)/(A)(Cr):	0.34	cfs/acre impervious
T = -25 + ((10312.5/Qo))^0.5:	149.16	minutes
Vs = (16500(T)/(T+25)) - 40Qo(T):	12,103	cf/acre impervious
Vt = (Vs)(A)(Cr):	57,981	cf

FINAL REQUIREMENT CALCULATIONS

REQUIRED FINAL DETENTION CALCULATION:

NOTE: HISTORICAL SITE VALUES PROVIDED ON ATTACHED REFERENCE C-9.1/9.2, AS-BUILT DRAINAGE CALCULATIONS & DETAILS 5 POINTS COMMUNITY CHURCH

HISTORICAL REQUIRED DETENTION VOLUME = 48,585 CF
AS-BUILT HISTORICAL PROVIDED DETENTION VOLUME = 50,227 CF

HISTORICAL RUNOFF COEFFICIENT (C) = 0.55
NEW PROPOSED RUNOFF COEFFICIENT (C) = 0.60

100-YEAR DETENTION

HISTORICAL PROVIDED DETENTION:

Vt = 48,585 CF.
AS-BUILT PROVIDED 100-YEAR STORAGE VOLUME = 50,227 CF

NEW PROPOSED DETENTION

Vt = 57,981 CF.

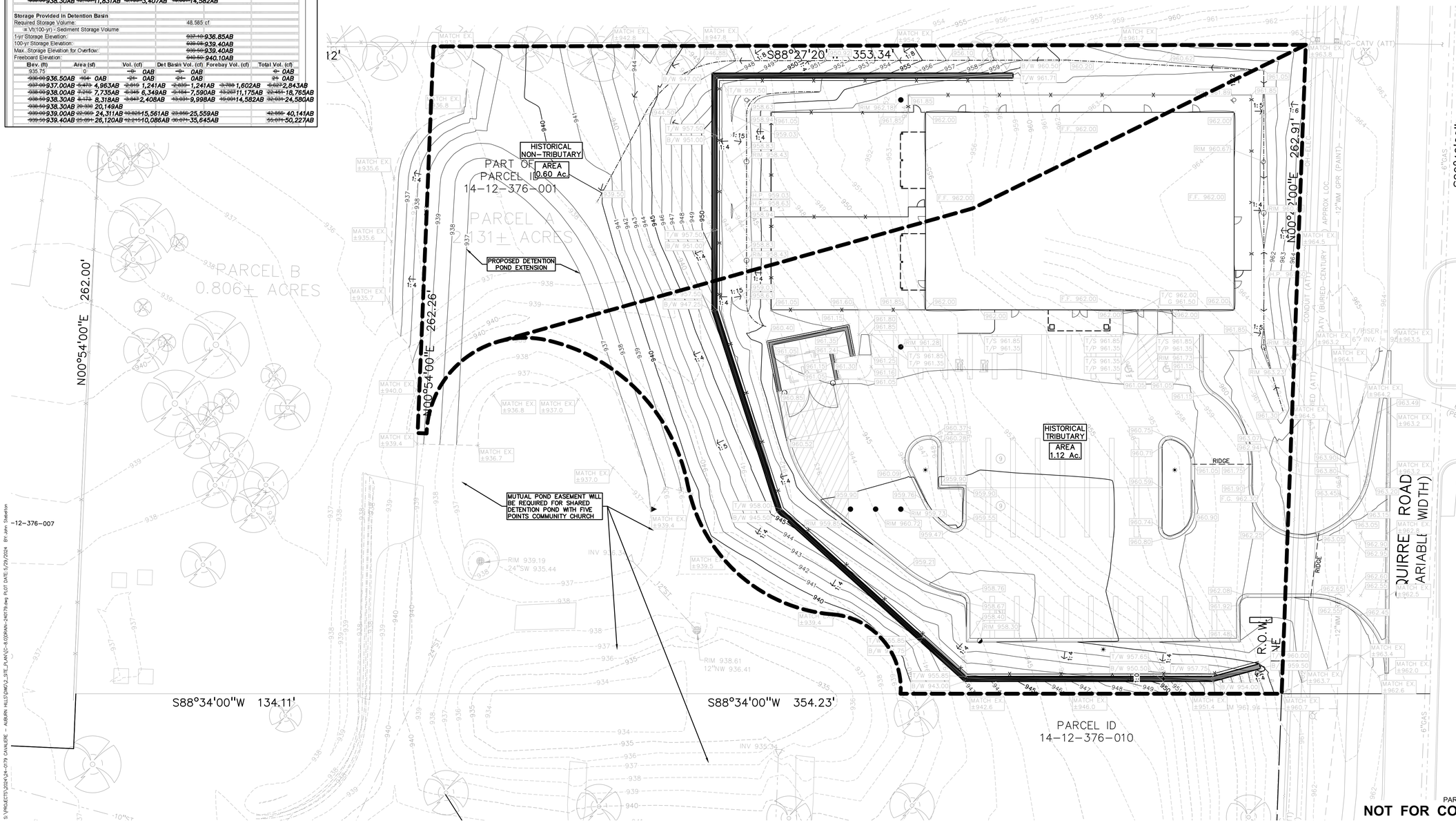
FINAL REQUIRED ADDITIONAL 100-YEAR DETENTION:

Vt (NEW) - Vt (AB HISTORICAL) = 57,981 - 50,227 = 7,754 CF

PROPOSED DETENTION EXTENTION

PROVIDED ADDITIONAL VOLUME = 14,473 CF.
14,473 CF. > 7,754 CF. – PROPOSED POND IS SUFFICIENT

Elev. (ft)	Area (sf)	Vol. (cf)	Det Basin Vol. (cf)
935.75	0	0	0
936.00	0	0	0
937.00	3,915	1,958	1,958
938.00	4,881	4,398	6,356
938.50	5,318	2,550	8,905
939.00	5,534	2,713	11,618
939.50	5,883	2,854	14,473



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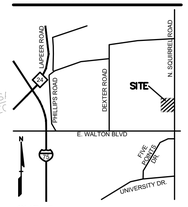

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30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
STORMWATER MANAGEMENT PLAN

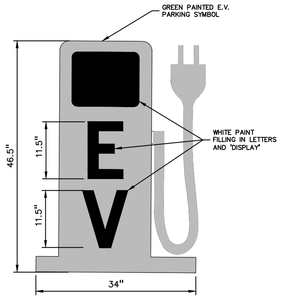
PEA JOB NO.	24-0179
P.M.	JH
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-8.0

PART OF SIDWELL: 1412376001

NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-0179 CAVALIERE – AUBURN HILLS\DWG\2_SITE_PLAN\[C-8.0]DRAIN-240179.dwg PLOT DATE: 5/29/2024 BY: John Stebelton



EV PARKING SYMBOL
NOT TO SCALE

12" x 18"
RED ON WHITE REFLECTORIZED
7'-0" MOUNTING HEIGHT
(UR7-22)

NO PARKING SIGN DETAIL
NOT TO SCALE

30" x 30"
WHITE ON RED REFLECTORIZED
7'-0" MOUNTING HEIGHT
(R1-1)

STOP SIGN DETAIL
NOT TO SCALE

24" x 30"
BLACK ON WHITE REFLECTORIZED
7'-0" MOUNTING HEIGHT
(R3-5K)

RIGHT TURN ONLY SIGN DETAIL
NOT TO SCALE

12" x 18" (R7-8)
GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND.
REFLECTORIZED

DET 2
BARRIER FREE PARKING SIGN DETAIL
NOT TO SCALE

12" x 18" (R7-8)
GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND.
REFLECTORIZED

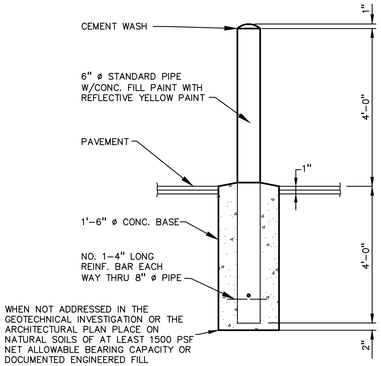
NOTE:
MAY ONLY BE USED AT 11' WIDE SPACES LOCATED ON THE LEFT SIDE OF A 5' WIDE AISLE, OR 8' WIDE SPACES LOCATED TO THE LEFT OF 8' WIDE AISLES

6" x 12" (R7-8P)
GREEN BORDER AND LEGEND
REFLECTORIZED

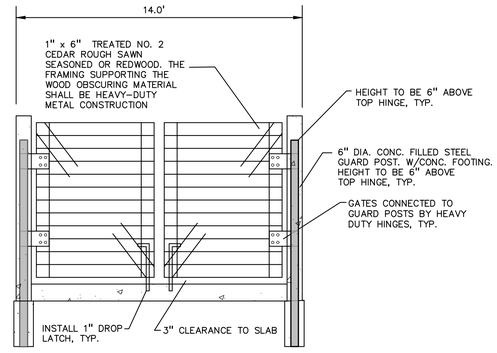
DET 3
VAN ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

12" x 12"
BLACK/RED ON WHITE REFLECTORIZED
7'-0" MOUNTING HEIGHT
(R8-3A)

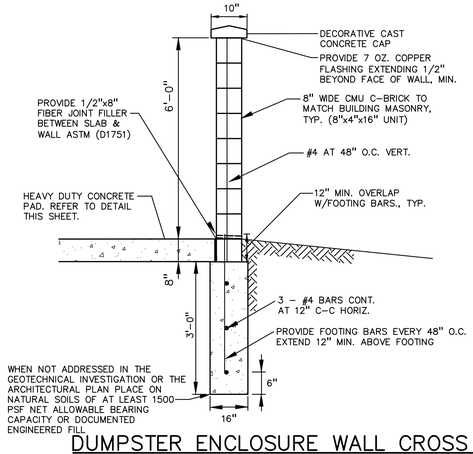
NO PARKING SIGN DETAIL
NOT TO SCALE



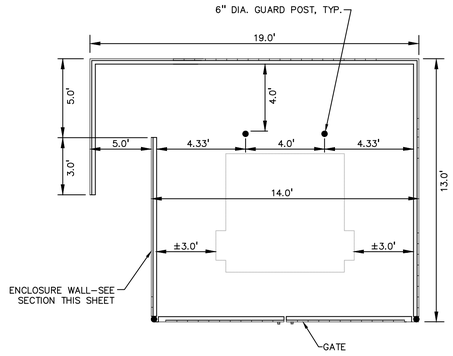
6" DIA. GUARD POST DETAIL
NOT TO SCALE



TRASH ENCLOSURE GATE DETAIL
NOT TO SCALE

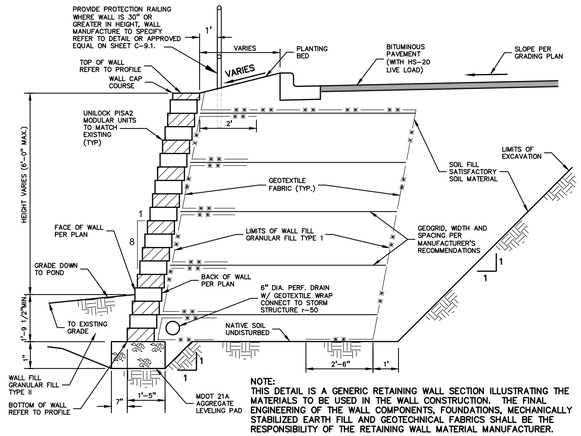


DUMPSTER ENCLOSURE WALL CROSS SECTION
NOT TO SCALE



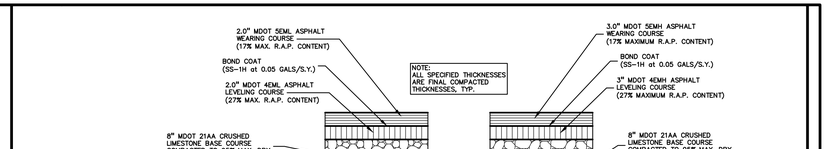
PLAN VIEW
NOT TO SCALE

TRASH ENCLOSURE DETAILS
NOT TO SCALE



NOTE:
THIS DETAIL IS A GENERIC RETAINING WALL SECTION ILLUSTRATING THE MATERIALS TO BE USED IN THE WALL CONSTRUCTION. THE FINAL ENGINEERING OF THE WALL COMPONENTS, FOUNDATIONS, MECHANICALLY STABILIZED EARTH FILL AND GEOTECHNICAL FABRICS SHALL BE THE RESPONSIBILITY OF THE RETAINING WALL MATERIAL MANUFACTURER.

SECTION THROUGH SEGMENTAL RETAINING WALL (BY OTHERS)
NOT TO SCALE



STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)
NOT TO SCALE

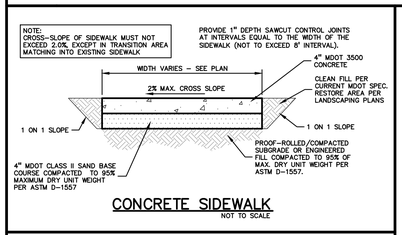
HEAVY DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)
NOT TO SCALE

AGGREGATE BASE NOTE:
THIS PAVEMENT SECTION DESIGN ASSUMES THE USE OF MDOT 21AA CRUSHED LIMESTONE BASE MATERIAL THAT MEETS THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION SECTION 902 FOR AGGREGATES. IF CRUSHED CONCRETE AGGREGATE BASE IS PROPOSED IN LIEU OF THE SPECIFIED CRUSHED LIMESTONE MATERIAL, PEA GROUP WILL REQUIRE A MINIMUM 25% INCREASE IN BASE THICKNESS. HOWEVER, IF TESTING DOCUMENTATION IS PROVIDED TO PEA GROUP THAT SHOWS THAT THE CRUSHED CONCRETE MATERIAL MEETS ALL REQUIREMENTS OF MDOT SPECIFICATION SECTION 902, THEN THE 25% INCREASE IN THICKNESS MAY BE REEVALUATED.

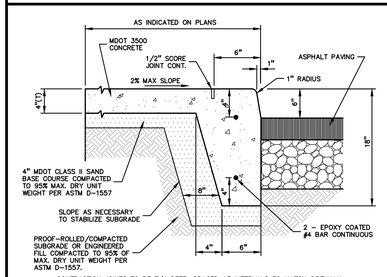
ASPHALT MATERIAL NOTES:
HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MDOT SPECIAL PROVISION 12SP503(E), THE BINDER GRADE FOR THIS WORK IS PG64-28. IF ASPHALT MIXES CONTAINING RAP ARE TO BE SUPPLIED FOR THIS PROJECT, THE ASPHALT BINDER MUST BE REVISED PER MDOT TIER 1' OR 'TIER 2' REQUIREMENTS (RAP CONTENT UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT ACCEPTABLE ON THIS PROJECT. AN ASPHALT MIX DESIGN FOR ALL SPECIFIED MIXES SHOULD BE FORWARDED TO PEA GROUP FOR REVIEW PRIOR TO CONSTRUCTION

ASPHALT MIX DESIGN CHART

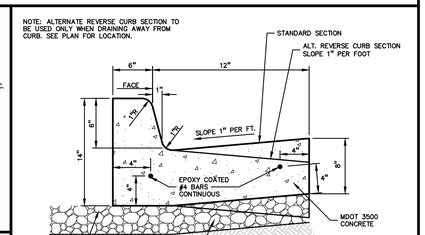
COMMERCIAL ADT 0-300	COMMERCIAL ADT 301-1000	COMMERCIAL ADT 1001-3400	COMMERCIAL ADT 3401	APPLICATION RATE (LB/YD²), MINIMUM - MAXIMUM	COURSE APPLICATION
2EL	2EML	2EMH	2EH	435-550	BASE
3EL	3EML	3EMH	3EH	330-410	BASE AND/OR LEVELING
4EL	4EML	4EMH	4EH	220-275	LEVELING AND/OR TOP
5EL	5EML	5EMH	5EH	165-220	TOP
PG 58-28	PG 64-28	PG 64-28	PG 70-28P		



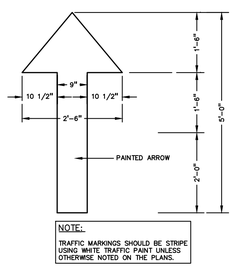
CONCRETE SIDEWALK
NOT TO SCALE



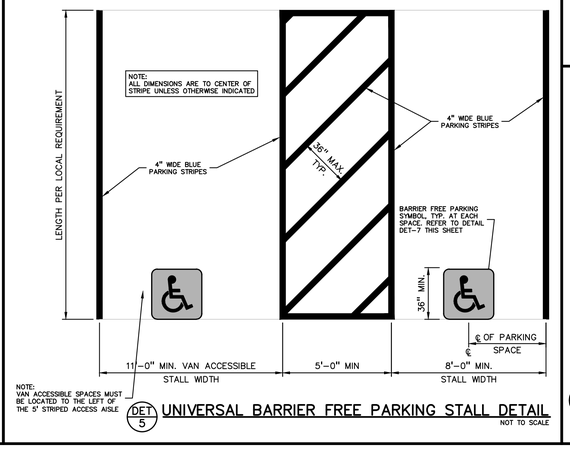
INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



18"x6" STANDARD CONCRETE CURB AND GUTTER
NOT TO SCALE

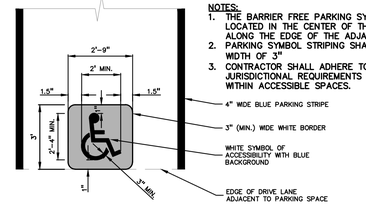


PAINTED DIRECTIONAL ARROW
NOT TO SCALE



NOTE:
VAN ACCESSIBLE SPACES MUST BE LOCATED TO THE LEFT OF THE 5' STRIPED ACCESS AISLE

DET 5
UNIVERSAL BARRIER FREE PARKING STALL DETAIL
NOT TO SCALE



NOTES:
1. THE BARRIER FREE PARKING SYMBOL SHALL BE LOCATED IN THE CENTER OF THE PARKING SPACE AND ALONG THE EDGE OF THE ADJACENT DRIVE AISLE, TYP.
2. PARKING SYMBOL STRIPING SHALL HAVE A MINIMUM WIDTH OF 3"
3. CONTRACTOR SHALL ADHERE TO LOCAL/STATE JURISDICTIONAL REQUIREMENTS FOR ALL PAINTING WITHIN ACCESSIBLE SPACES.

DET 7
BARRIER FREE PARKING SYMBOL DETAIL (INTERNATIONAL SYMBOL OF ACCESSIBILITY)
NOT TO SCALE

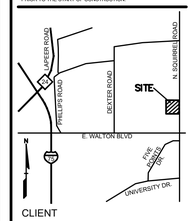
PEA GROUP
t: 844.813.2949
www.peagroup.com
STATE OF MICHIGAN
JOHN K STEBELTON
LICENSED PROFESSIONAL ENGINEER
License No. 6201311659

NORTH

0 10 20 40
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE LOCATIONS. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS

CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

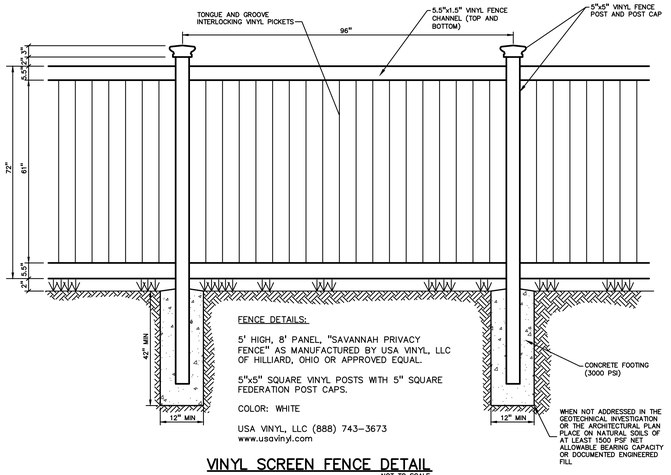
DRAWING TITLE
NOTES AND DETAILS

PEA JOB NO.	24-0179
P.M.	JH
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-9.0

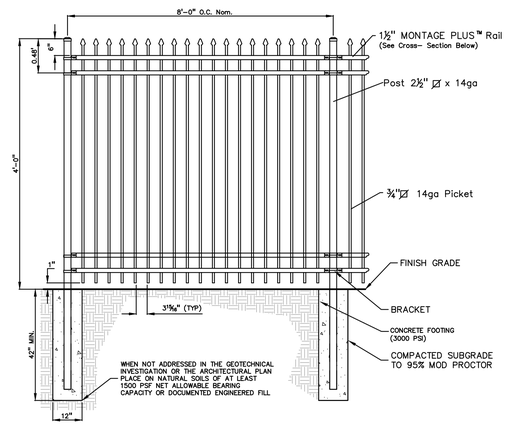
PART OF SIDWELL: 1412376001
NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-0179 CAVALIERE - AUBURN HILLS\DWGS_SITE_PLAN\C-9.0DETAIL-240179.dwg PLOT DATE: 5/29/2024 BY: John Stebelton



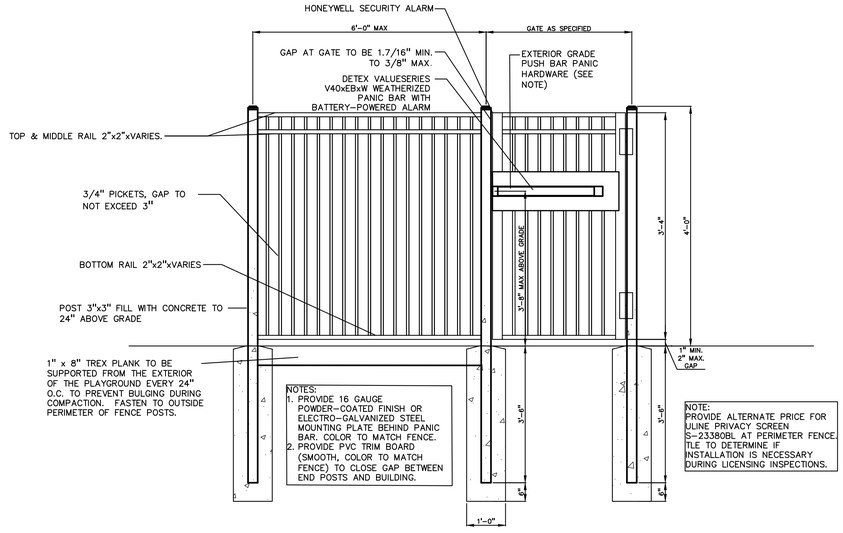
VINYL SCREEN FENCE DETAIL

NOT TO SCALE



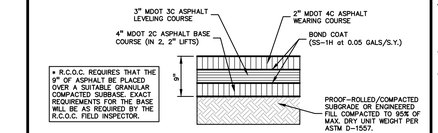
RETAINING FENCE DETAIL (OR APPROVED EQUAL)

NOT TO SCALE



TYP. ALUMINUM FENCE AND GATE WITH PANIC HARDAWARE

NOT TO SCALE



9" DEEP STRENGTH ASPHALT DETAIL (R.C.O.C.)

NOT TO SCALE

(mast arm not included)

d²series

D-Series Size 1
Mast Arm Mount
LED Area Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

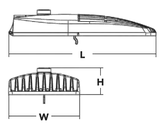
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background1

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Specifications

EPA: 0.9 ft² (0.08 m²)
Length: 27" (68.6 cm)
Width: 13" (33.0 cm)
Height: 5" (12.7 cm)
Weight (max): 26 lbs (11.8 kg)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT MA DDBXD

DSX1 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Options	Finish (required)
DSX1 LED	**Forward optics** 30C 30 LEDs (one engine) 40C 40 LEDs (two engines) 60C 60 LEDs (two engines) **Rotated optics** 60C 60 LEDs (two engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K (80 CRI min.) 40K 4000 K (70 CRI min.) 50K 5000 K (67 CRI)	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	MA Mast arm ready	**Shipped installed** (blank) No NEMA twist-lock receptacle (decorative cover), wildlife-shield, trigger latch, and bridge filter. DMG 0-10V dimming driver (no controls) PER NEMA twist-lock receptacle only (no controls) DCR Dimmable and controllable via ROAM® (no controls) [1] HS House-side shield [2] WTB Utility terminal block DS Dual switching [3] BUBLVL External bubble level L90 Left rotated optics [7] R90 Right rotated optics [7]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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d²series

D-Series Size 1
LED Wall Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

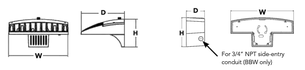
Specifications

Luminaire

Width: 13-3/4" (34.9 cm) **Weight:** 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm) **BBW Weight:** 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) **ELCW Weight:** 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color Temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [5]	**Shipped installed** PE Photoelectric cell, button type [6] DMG 0-10V dimming driver (no controls; wires pulled outside fixture)) PIR 180° motion/ambient light sensor, <15' mtg ht [7,8] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [7,8] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [7,8] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [7,8] ELCW Emergency battery backup (includes external component enclosure), non CEC compliant [9]

Other Options		Finish (required)			
Shipped installed		DDBXD Dark bronze	DSSXD Sandstone	DWHGXD Textured white
SF Single fuse (120, 277 or 347V) [3]	**Shipped separately** [10]	DBLXD Black	DDBTXD Textured dark bronze	DSSTXD Textured sandstone
DF Double fuse (208, 240 or 480V) [3,5]	BSW Bird-deterrent spikes	DNAXD Natural aluminum	DBLBXD Textured black	
HS House-side shield [10]	WG Wire guard	DWHXD White	DNATXD Textured natural aluminum	
SPD Separate surge protection	VG Vandal guard			
	DDL Diffused drop lens			

Accessories

Ordered and shipped separately.

DSXWHS U House-side shield (one per light engine)
DSXWBSW U Bird-deterrent spikes
DSXWTWG U Wire guard accessory
DSXWTVG U Vandal guard accessory

NOTES
1 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 3.
8 Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9 Not available with ELCW.
10 Also available as a separate accessory; see Accessories information.

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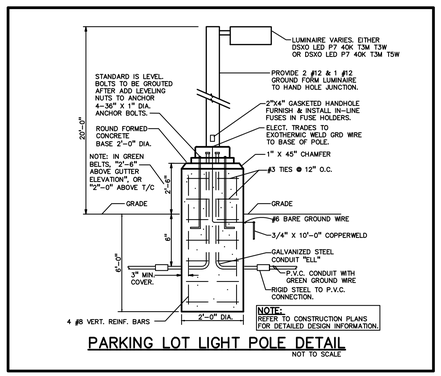

PARKING LOT LIGHT POLE DETAIL

NOT TO SCALE

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JOHN K STEBELTON
LICENSE No. 6201311659
REGISTERED PROFESSIONAL ENGINEER

NORTH

0 10 20 40
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

CAUTION!!
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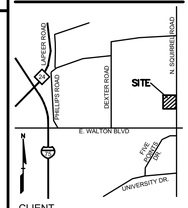


CLIENT

CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE

THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS

CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE

NOTES AND DETAILS

PEA JOB NO.	24-0179
P.M.	JH
DN.	JKS
DES.	JKS

DRAWING NUMBER:

PART OF SIDWELL: 1412376001

NOT FOR CONSTRUCTION

C-9.1

S:\PROJECTS\2024\24-0179 CAVALIERE – AUBURN HILLS\DWG\2_SITE_PLAN\[24-0179 DWG PLAN - 9.10.DWG]PAL-24079 dwg PLOT DATE: 5/29/2024 BY: John Stebelton

GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
17. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
18. CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
19. TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM.

IF EVERGREEN TREES ARE IN MULCHED BEDS, PROVIDE SEPARATE ZONE FROM LAWN, AVOID OVERHEAD SPRAY.

STANDARD TREES		
STANDARD TREES REMOVED:	11	(1:1 REPLACEMENT)
REPLACEMENT TREES REQUIRED:	11	(1:1 REPLACEMENT)

LANDMARK TREES		
LANDMARK TREES REMOVED:	1	
LANDMARK TREE DBH REMOVED:	29	(25% DBH REPLACEMENT)
REPLACEMENT DBH REQUIRED:	7.25	INCHES
REPLACEMENT TREES REQUIRED:	3	(2.5" DIA.)

PLANT SCHEDULE

DEC TREES	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	SPECIES (%)	GENUS (%)
AS2.5	4	ea	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2.5" CAL.	B&B	PER PLAN	NATIVE		14%	14%
ACA2.5	2	ea	AMELANCHER CANADENSIS	SHADBLOW SERVICEBERRY	2.5" CAL.	B&B	PER PLAN	NATIVE		7%	7%
AT2.5	3	ea	ASIMINA TRILOBA	PAWPAW	2.5" CAL.	B&B	PER PLAN	NATIVE		10%	10%
GB2.5	2	ea	GINKGO BILOBA	MAIDENHAIR TREE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	MALE ONLY	7%	7%
MPF2.5	5	ea	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		17%	17%
SR2.5	4	ea	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		14%	37%
TG2.5	3	ea	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		10%	
SUBTOTAL: 23											

EVG TREES	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	SPECIES (%)	GENUS (%)
PS8	3	ea	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B&B	PER PLAN	NATIVE		10%	10%
TG8	3	ea	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8' HT.	B&B	PER PLAN	SEMI-NATIVE		10%	10%
SUBTOTAL: 6											

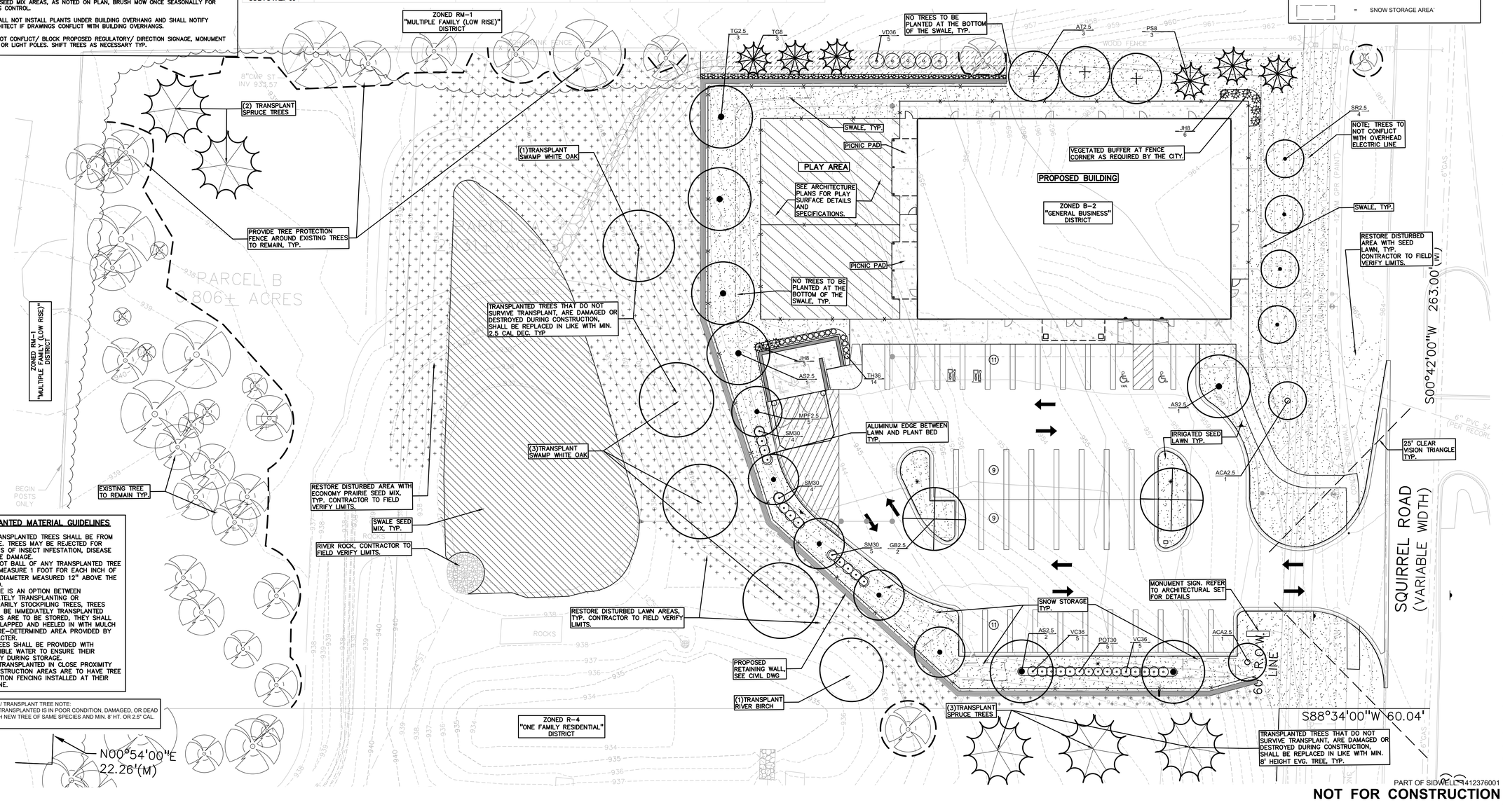
SHRUBS	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	SPECIES (%)	GENUS (%)
JH8	6	ea	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	HETZI COLUMN JUNIPER	8' HT.	B&B	4' O.C.	NON-NATIVE		11%	11%
POT30	5	ea	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	30"HT.	CONT.	42" O.C.	NATIVE		9%	9%
SM30	13	ea	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	36" HT.	CONT.	4' O.C.	NON-NATIVE		23%	23%
TH36	17	ea	TAXUS X MEDIA 'HICKSII'	HICKS ANGLO-JAPANESE YEW	36" HT.	CONT.	30" O.C.	NON-NATIVE		30%	30%
VC36	10	ea	VIBURNUM CARLESII 'COMPACTUM'	COMPACT KOREANSPICE VIBURNUM	36" HT.	CONT.	4' O.C.	NON-NATIVE		18%	27%
VD36	5	ea	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	36" HT.	CONT.	6 O.C.	NATIVE		9%	
SUBTOTAL: 56											

LANDSCAPE CALCULATIONS PER CITY OF AUBURN HILLS: ZONED B-2 GENERAL BUSINESS DISTRICT

TOTAL SITE AREA		2.13 ACRES (92,824 SF) NET AND GROSS
REQUIREMENT	REQUIRED	PROVIDED
NET LANDSCAPE AREA	92,824 FT. X 0.20 = 18,564 SQ FT. REQ.	18,564 SQ FT. LANDSCAPE AREA (33.4%)
SITE AREA LANDSCAPE (COUNT TOWARDS REPLACEMENT TREES)	18,564 / 1,000 = 19 TREES REQ.	19 TOTAL TREES PROVIDED (14 SITE TREES COUNTED TOWARDS REPLACEMENT TREES)
FRONTAGE LANDSCAPE	SQURREL ROAD: 263/30 = 8 TREES	7 TREES PROVIDED AND 1 EXISTING FRONTAGE LANDSCAPE TREES
PARKING INTERIOR LANDSCAPE	1 TREE/ISLAND 1 TREE PER 20 SPACES IN A ROW NOT IMMEDIATELY ADJACENT TO LANDSCAPE GREENBELT OR BUFFER 2 TREES REQUIRED	2 TOTAL TREES PROVIDED 1 TREE/ISLAND EXCEPT WHERE UTILITIES CONFLICT
TOTAL LANDSCAPE TREES	29 TREES REQUIRED	29 TREES PROVIDED AND 10 TRANSPLANTED TREES
TOTAL REPLACEMENT TREES	14 REPLACEMENT TREES REQUIRED	14 SITE AREA TREES COUNTING TOWARDS REPLACEMENT TREES

KEY:

- = SITE AREA LANDSCAPE TREES
- = FRONTAGE TREES
- = PARKING INTERIOR TREES
- = IRRIGATED SEED LAWN
- = NON-IRRIGATED SEED/RESTORE LAWN. USE EROSION MAT ON SLOPES
- = RIVER ROCK OVER WEED FABRIC. SEE DETAIL SHEET L-1.1
- = SWALE SEED MIX SEE DETAIL SHEET L-1.1 FOR SPECIES INFORMATION
- = ECONOMY PRAIRIE SEED MIX SEE DETAIL SHEET L-1.1 FOR SPECIES INFORMATION
- = PLAY AREA
- = HARDWOOD MULCH
- 12"DBH = EXISTING TREE/TAG TO REMAIN WITH TREE PROTECTION FENCING
- = TRANSPLANTED SITE TREES
- = SNOW STORAGE AREA`



TRANSPLANTED MATERIAL GUIDELINES

1. ALL TRANSPLANTED TREES SHALL BE FROM ON-SITE. TREES MAY BE REJECTED FOR REASONS OF INSECT INFESTATION, DISEASE OR TREE DAMAGE.
2. THE ROOT BALL OF ANY TRANSPLANTED TREE SHALL MEASURE 1 FOOT FOR EACH INCH OF TRUNK DIAMETER MEASURED 12" ABOVE THE GROUND.
3. IF THERE IS AN OPTION BETWEEN IMMEDIATELY TRANSPLANTING OR TEMPORARILY STOCKPILING TREES, TREES SHOULD BE IMMEDIATELY TRANSPLANTED
4. IF TREES ARE TO BE STORED, THEY SHALL BE BURLAPPED AND HEELED IN WITH MULCH IN A PRE-DETERMINED AREA PROVIDED BY CONTRACTER.
5. THE TREES SHALL BE PROVIDED WITH ACCESSIBLE WATER TO ENSURE THEIR VIABILITY DURING STORAGE.
6. TREES TRANSPLANTED IN CLOSE PROXIMITY TO CONSTRUCTION AREAS ARE TO HAVE TREE PROTECTION FENCING INSTALLED AT THEIR DRIP LINE.

REPLACEMENT / TRANSPLANT TREE NOTE:
IF TREE TO BE TRANSPLANTED IS IN POOR CONDITION, DAMAGED, OR DEAD - REPLACE WITH NEW TREE OF SAME SPECIES AND MIN. 8' HT. OR 2.5" CAL. SIZE.

PEA GROUP
t: 844.813.2949
www.peagroup.com

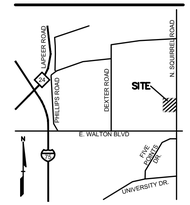
STATE OF MICHIGAN — JANET L. EVANS — LANDSCAPE ARCHITECT — 1302 — REGISTERED

NORTH

0 10 20 40
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE AND NOT GUARANTEED TO BE ACCURATE OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
LANDSCAPE PLAN

PEA JOB NO.	24-0179
P.M.	JH
DN.	CAL
DES.	JLE

DRAWING NUMBER:
L-1.0

PART OF SIDWELL: 412376001

NOT FOR CONSTRUCTION

\\peainc-ipeo\PROJECTS\2024\24-0179 CAVALIERE - AUBURN HILLS\DWG\2_SITE_PLAN\[L-1.0_LANDSCAPE PLAN 24-0179.dwg PLOT DATE: 5/29/2024 BY: Janet Evans

TRANSPLANTED MATERIAL GUIDELINES

1. ALL TRANSPLANTED TREES SHALL BE FROM ON-SITE. TREES MAY BE REJECTED FOR REASONS OF INSECT INFESTATION, DISEASE OR TREE DAMAGE.
2. THE ROOT BALL OF ANY TRANSPLANTED TREE SHALL MEASURE 1 FOOT FOR EACH INCH OF TRUNK DIAMETER MEASURED 12" ABOVE THE GROUND.
3. IF THERE IS AN OPTION BETWEEN IMMEDIATELY TRANSPLANTING OR TEMPORARILY STOCKPILING TREES, TREES SHOULD BE IMMEDIATELY TRANSPLANTED
4. IF TREES ARE TO BE STORED, THEY SHALL BE BURLAPPED AND HEELED IN WITH MULCH IN A PRE-DETERMINED AREA PROVIDED BY CONTRACTER.
5. THE TREES SHALL BE PROVIDED WITH ACCESSIBLE WATER TO ENSURE THEIR VIABILITY DURING STORAGE.
6. TREES TRANSPLANTED IN CLOSE PROXIMITY TO CONSTRUCTION AREAS ARE TO HAVE TREE PROTECTION FENCING INSTALLED AT THEIR DRIP LINE.

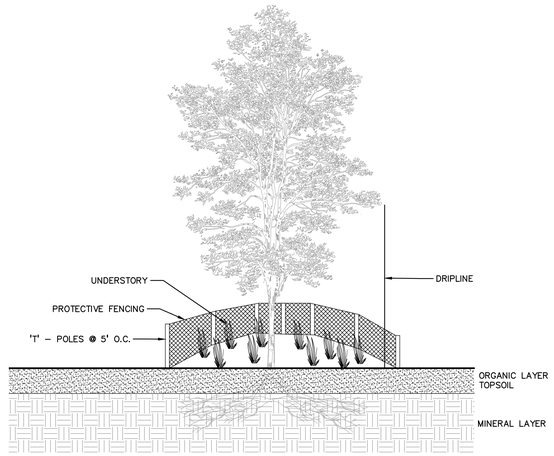
REPLACEMENT / TRANSPLANT TREE NOTE:
IF TREE TO BE TRANSPLANTED IS IN POOR CONDITION, DAMAGED, OR DEAD - REPLACE WITH NEW TREE OF SAME SPECIES AND MIN. 8' HT. OR 2.5" CAL. SIZE.

9 TREE TRANSPLANT GUIDELINES
NOT TO SCALE

PER CITY OF AUBURN HILLS:

- IDENTIFY ON SITE ALL TREES OR AREAS OF TREES WHICH ARE BEING PROPOSED TO BE PRESERVED WITH FLUORESCENT ORANGE SPRAY PAINT (CHALK BASE) OR BY RED FLAGGING TAPE.
- ERECT BARRIERS OF FOUR (4) FOOT HIGH FENCING STAKED WITH METAL "T-POSTS" FIVE (5) FEET ON CENTER OF ALL SUCH TREES OR GROUPS OF TREES PROPOSED TO REMAIN.
- PROTECTIVE BARRIERS ARE TO BE ERECTED PRIOR TO ANY CLEARING OR GRUBBING ON THE SITE, AND BARRIERS ARE TO REMAIN IN TACT UNTIL APPROVED BY THE CITY TO BE REMOVED, OR WHEN A CERTIFICATE OF OCCUPANCY IS ISSUED.
- KEEP CLEAR ALL DEBRIS OR FILL, EQUIPMENT, AND MATERIAL FROM WITHIN THE REQUIRED PROTECTIVE BARRIER.
- DURING CONSTRUCTION, THE OWNER, DEVELOPER, OR AGENT SHALL NOT CAUSE OR PERMIT ANY ACTIVITY WITHIN THE FENCE LINE OF ANY PROTECTED TREE OR GROUP OF TREES INCLUDING, BUT NOT LIMITED TO, THE STORAGE OF EQUIPMENT, DUMPSTERS, BOULDERS, DIRT, AND EXCAVATED MATERIAL. BUILDING OR WASTE MATERIAL, OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE.
- NO DAMAGING ATTACHMENT, WIRES (OTHER THAN CABLE WIRES FOR TREES), SIGNS, OR PERMITS MAY BE FASTENED TO ANY TREE PROTECTED BY THIS ORDINANCE.

6 AUBURN HILLS TREE PROTECTION NOTE
NOT TO SCALE



3 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"

PER CITY OF AUBURN HILLS:

- ALL INSTALLED TREES ARE TO HAVE A STRAIGHT TRUNK.
- ALL INSTALLED TREES ARE TO BE NORTHERN GROWN.
- ALL INSTALLED TREES ARE TO BE STATE DEPARTMENT OF AGRICULTURE NURSERY GRADE NO. 1 OR BETTER.
- ALL REPLACEMENT TREES ARE CONSIDERED PROTECTED REGARDLESS OF SIZE.
- ALL TREES SHALL BE GUARANTEED FOR A MINIMUM OF TWO YEARS.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM.
- IF EVERGREEN TREES ARE IN MULCHED BEDS, PROVIDE SEPARATE ZONE FROM LAWN, AVOID OVERHEAD SPRAY.

8 AUBURN HILLS LANDSCAPE NOTES
NOT TO SCALE

PER CITY OF AUBURN HILLS:
SECTION 138-12.109 MAINTENANCE:

THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SITE LANDSCAPING AS FOLLOWS:

A. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.

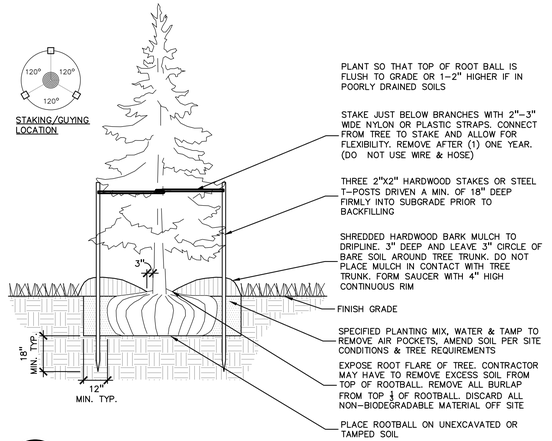
B. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVED DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

C. ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. FOR PURPOSES OF THIS SECTION, THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.

D. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES, ANY REVISIONS TO OR REMOVAL OF PLAN MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION 138-12.109 WILL PLACE THE PARCEL IN NON CONFORMITY WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THIS ORDINANCE.

E. IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH-BY-INCH BASIS AT A MONETARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.

5 AUBURN HILLS MAINTENANCE NOTES
NOT TO SCALE



2 EVERGREEN TREE PLANTING DETAIL
SCALE: 1" = 3'-0"

FOR ALL NATIVE SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP.
NO INVASIVE OR AGGRESSIVE SPECIES ALLOWED IN ANY NATIVE SEED MIXES.
INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS.

BY STANTEC NATIVE PLANT NURSERY 574-586-2412
stantec.com/native-plant-nursery OR APPROVED EQUAL

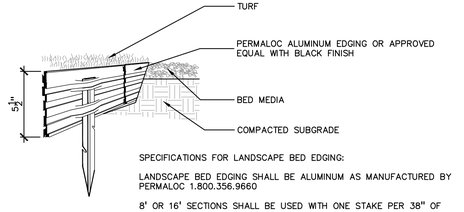
BY STANTEC NATIVE PLANT NURSERY 574-586-2412
stantec.com/native-plant-nursery OR APPROVED EQUAL

Swale Seed Mix
CARDNO 574-586-2412
cardnonativeplantnursery.com

Botanical Name	Common Name
Permanent Grasses/Sedges:	
Andropogon gerardii	Big Bluestem
Carex comosa	Bristly Sedge
Carex cristatella	Crested Ovel Sedge
Carex lurida	Bottlebrush Sedge
Carex spp.	Prairie Sedge Mix
Carex vulpinoidea	Brown Fox Sedge
Elymus virginicus	Virginia Wild Rye
Glycera striata	Fowl Manna Grass
Panicum virgatum	Switch Grass
Scirpus atrovirens	Dark Green Rush
Scirpus cyperinus	Wool Grass
Spartina pectinata	Prairie Cord Grass
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs:	
Alisma spp.	Water Plantain (Various Mix)
Asclepias incarnata	Swamp Milkweed
Coreopsis tripteris	Tall Coreopsis
Eutrochium maculatum	Spotted Joe-Pye Weed
Iris virginica	Blue Flag
Liatris spicata	Marsh Blazing Star
Lobelia cardinalis	Cardinal Flower
Lobelia siphilitica	Great Blue Lobelia
Lycopus americanus	Common Water Horehound
Pycnanthemum virginianum	Common Mountian Mint
Rudbeckia triloba	Brown-Eyed Susan
Sagittaria latifolia	Common Arrowhead
Senna hebecarpa	Wild Senna
Silphium terebinthinaceum	Prairie Dock
Symphyotrichum novae-angliae	New England Aster
Verbena hastata	Blue Vervain
Zizia aurea	Golden Alexanders

Economy Prairie Seed Mix
CARDNO 574-586-2412
cardnonativeplantnursery.com

Botanical Name	Common Name
Permanent Grasses/Sedges/Rushes:	
Andropogon gerardii	Big Bluestem
Bouteloua curtipendula	Side Oats Grama
Carex spp.	Prairie Sedge Mix
Elymus canadensis	Canada Wild Rye
Panicum virgatum	Switch Grass
Schizachyrium scoparium	Little Bluestem
Sorghastrum nutans	Indian Grass
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs & Shrubs:	
Asclepias syriaca	Common Milkweed
Asclepias tuberosa	Butterfly Weed
Chamaecrista fasciculata	Partridge Pea
Coreopsis lanceolata	Sand Coreopsis
Echinacea purpurea	Broad-leaved Purple Coneflower
Helopsis helianthoides	False Sunflower
Lupinus perennis	Wild Lupine
Monarda fistulosa	Wild Bergamot
Pensternon digitalis	Foxglove Beard Tongue
Pycnanthemum virginianum	Common Mountain Mint
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-Eyed Susan
Solidago speciosa	Showy Goldenrod
Symphyotrichum laeve	Smooth Blue Aster
Symphyotrichum novae-angliae	New England Aster



SPECIFICATIONS FOR LANDSCAPE BED EDGING:

LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1.800.356.9660

8' OR 16' SECTIONS SHALL BE USED WITH ONE STAKE PER 38" OF EDGING

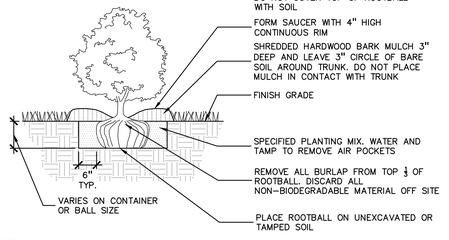
EDGING SHALL BE 3/16" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND 3/16" THICK X 5 1/2" DEPTH WHEN ADJ. TO ROCK, FINISH: BLACK DURAFLEX MEETING AAMA 2603

STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP SURFACE OF EDGING

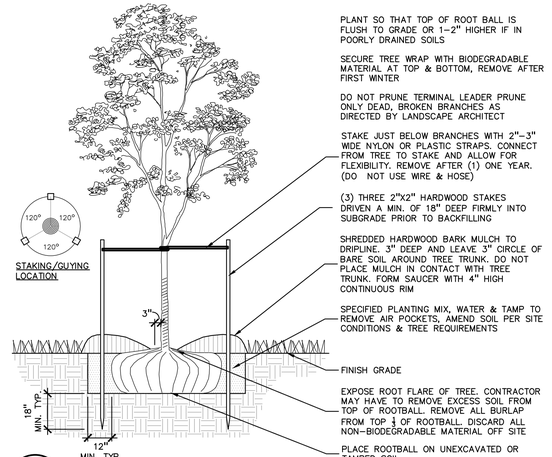
EDGING SHALL HAVE A MINIMUM OF 2" OF INTERLOCKING OVERLAP BETWEEN SECTIONS

INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING 1"-2" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

7 ALUMINUM EDGE DETAIL
SCALE: 1/2" = 1'-0"



4 SHRUB PLANTING DETAIL
SCALE: 1" = 2'-0"



1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1" = 3'-0"

PEA GROUP
t: 844.813.2949
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STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
No. 1300
REGISTERED

811 Know what's below. Call before you dig.

CAUTION!!
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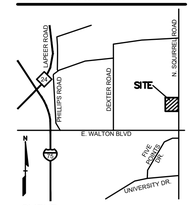

CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS

CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	24-0179
P.M.	JH
DN.	CAL
DES.	JLE

DRAWING NUMBER:
L-1.1

PART OF SIDWELL: 1412376001
NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-0179\CAD\Plan Set\24-0179 LANDSCAPE DETAILS.dwg

GENERAL LANDSCAPING REQUIREMENTS

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. General procedures and requirements for Site Work.

2.0 PRODUCTS – Not Used

3.0 EXECUTION

3.1 PREPARATION

3.1.1 Protection

1. Spillage:

A. Avoid spillage by covering and securing loads when hauling on or adjacent to public streets or highways.

B. Remove spillage and sweep, wash, or otherwise clean project, streets, and highways.

2. Erosion Control:

A. Take precautions necessary to prevent erosion and transportation of soil downstream, to adjacent properties, and into on-site or off-site drainage systems.

B. Develop, install, and maintain an erosion control plan if required by law.

C. Repair and correct damage caused by erosion.

3. Existing Plants And Features:

A. Do not damage tops, trunks, and roots of existing trees and shrubs on site which are intended to remain.

B. Do not use heavy equipment within branch spread. Interfering branches may be removed only with permission of Landscape Architect.

C. Do not damage other plants and features which are to remain.

3.1.2 If specified precautions are not taken or corrections and repairs made promptly, Owner may take such steps as may be deemed necessary and deduct costs of such from monies due to Contractor. Such action or lack of action on Owner's part does not relieve Contractor from responsibility for proper protection of the Work.

END OF SECTION

LANDSCAPING PREPARATION

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. General landscape work requirements.

1.2 QUALITY ASSURANCE

1.2.1 Comply with all applicable local, state and federal requirements, regarding materials, methods of work, and disposal of excess and waste materials.

1.2.2 Obtain and pay for all required inspections, permits, and fees.

1.2.3 Provide notices required by governmental authorities.

1.3 PROJECT CONDITIONS

1.3.1 Locate and identify existing underground and overhead services and utilities within contract limit work areas. (Call Miss Dig: 1-800-482-7171 in Michigan).

1.3.2 Provide adequate means to protect utilities and services designated to remain.

1.3.3 Repair utilities damaged during site work operations at Subcontractor's expense.

1.3.4 When uncharted or incorrectly charted underground piping or other utilities and services are encountered during site work operations, notify the applicable utility company immediately to obtain procedure directions. Cooperate with the applicable utility company in maintaining active services in operation.

1.3.5 Locate, protect, and maintain benchmarks, monuments, control points and project engineering reference points. Re-establish disturbed or destroyed items at Subcontractor's expense.

1.3.6 Perform landscape work operations and the removal of debris and materials to assure minimum interference with streets, walks, and other adjacent facilities.

1.3.7 Obtain governing authorities' written permission when required to close or obstruct streets, walks and adjacent facilities. Provide alternate routes around closed or obstructed traffic ways when required by governing authorities.

1.3.8 Protect and maintain street lights, utility poles and services, traffic signal control boxes, curb boxes, valves and other services, except items designated for removal.

1.3.9 The General Contractor will occupy the premises and adjacent facilities during the entire period of construction. Perform landscape work operations to minimize conflicts and to facilitate General Contractor's use of the premises and conduct of his normal operations.

1.3.10 Perform landscape preparation work before commencing landscape construction.

1.3.11 Provide necessary barricades, coverings and protection to prevent damage to existing improvements indicated to remain.

1.3.12 Protect existing trees scheduled to remain against injury or damage including cutting, breaking or skinning of roots, trunks or branches, smothering by stockpiled construction materials, excavated materials or vehicular traffic within branch spread.

2.0 PRODUCTS

2.1 MATERIALS/EQUIPMENT

2.1.1 As selected by the General Contractor, except as indicated.

1. Tree protection:

A. Wood fencing – Snow fencing 4' height.

B. Posts – Steel fence post.

C. Herbicide for lawn restoration – "Round-up" by Monsanto.

3.0 EXECUTION

3.1 EXISTING UTILITIES

3.1.1 Call "MISS DIG" 811 before construction begins. Information on the drawings related to existing utility lines and services is from the best sources presently available. All such information is furnished only for information and is not guaranteed. Excavate test pits as required to determine exact locations of existing utilities.

3.2 CLEARING

3.2.1 Locate and suitably identify trees and improvements indicated to remain.

3.2.2 Fencing/soil erosion fence is to be installed.

3.2.3 Any equipment that compacts the soil in the areas of existing trees is not allowed.

3.2.4 Protect trees scheduled to remain with 4' high snow fence per plans.

3.2.5 No vehicular traffic is permitted beneath drip line at any time. All lawn areas are to be worked by hand.

3.2.6 Clear and grub areas within contract limits as required for site access and execution of the work.

3.2.7 Remove trees, plants, undergrowth, other vegetation and debris, except items indicated to remain.

3.2.8 Treat planting and lawn areas as required with herbicide per manufacturer recommendations to kill existing vegetation prior to planting, seeding and sodding.

3.2.9 Remove stumps and roots to a clear depth of 36" below subgrades. Remove stumps and roots to their full depth within 5'0" of underground structures, utility lines, footings, and paved areas.

3.3 DISPOSAL OF WASTE MATERIALS

3.3.1 Stockpile, haul from site and legally dispose of waste materials and debris. Accumulation is not permitted.

3.3.2 Maintain disposal routes, clear, clean and free of debris.

3.3.3 On site burning of combustible cleared materials is not permitted.

3.3.4 Upon completion of landscape preparation work, clean areas within contract limits, remove tools and equipment. Site to be clear, clean and free of materials and debris and suitable for site work operations.

3.3.5 Materials, items and equipment not scheduled for reinstallation or salvaged for the General Contractor are the property of the Landscape Contractor. Remove cleared materials from the site as the work progresses. Storage and sale of Landscape Contractors salvage items on site is not permitted.

END OF SECTION

FINISH GRADING AND TOPSOIL PLACEMENT

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. Perform finish grading and topsoil placement required to prepare site for installation of landscaping as described in Contract Documents.

1.2 SUBMITTALS

1.2.1 Quality Assurance

1. Submit test on imported topsoil and on site stockpiled topsoil by independent licensed testing laboratory prior to use. Imported topsoil shall meet minimum specified requirements and be approved by Landscape Architect prior to use.

2. Provide and pay for testing and inspection during topsoil operations. Laboratory, inspection services, and Soils Engineer shall be acceptable to the Landscape Architect.

3. Submit report stating location of source of imported topsoil and account of recent use.

4. Test for pH factor, mechanical analysis, and percentage of organic content.

5. Submit test reports to General Contractor.

6. Sub-Contractor, or testing agency to make recommendations on type of quantity of additives required to establish satisfactory pH factor and supply of nutrients to bring nutrients to satisfactory level for planting.

1.3 QUALITY ASSURANCE

1.3.1 Participate in pre-installation meeting with Landscape Architect.

1.4 PROJECT CONDITIONS

1.4.1 Also see Landscape Preparation Section.

1.4.2 Protect existing trees, plants, lawns, and other features designated to remain as part of the landscaping work.

1.4.3 Promptly repair damage to adjacent facilities caused by topsoil operations. Cost of repair at Subcontractor's expense.

1.4.4 Promptly notify the General Contractor and Landscape Architect of unexpected subsurface conditions.

2.0 PRODUCTS

2.1 MATERIALS

2.1.1 Topsoil: supplied and stockpiled topsoil proposed for use must meet the testing criteria results specified. Topsoil must conform to adjustments and recommendations from the soil test and by the Landscape Architect.

2.1.2 Existing topsoil: existing topsoil from on-site stockpile shall be utilized. All processing, cleaning, and preparation of this stored topsoil to render it acceptable for use is the responsibility of the Subcontractor.

2.1.3 Provide additional topsoil as required to complete the job. Topsoil must meet testing criteria results specified.

2.1.4 All processing, cleaning, and preparation of this supplied topsoil to render it acceptable for use is the responsibility of the Subcontractor.

2.1.5 Supplied and stockpiled topsoil, shall be fertile, friable, dark in color and representative of local productive soil, capable of sustaining vigorous plant growth and free of clay lumps, subsoil, noxious weeds or other foreign matter such as stones of 1" in any dimension, roots, sticks, and other extraneous material: not frozen or muddy. PH of soil range between 5.0 and 7.5

2.1.6 Soil shall not contain more than 2 percent of particles measuring over 2.0 mm in largest size

2.1.7 Prepared topsoil shall be used in planting mixtures as specified in Trees, Plants, and Ground Cover; all beds prepared as specified.

3.0 EXECUTION

3.1 EXAMINATION

3.1.1 Do not commence work of this Section until grading tolerances specified are met.

3.2 PREPARATION

3.2.2 Prior to grading, dig out weeds from planting areas by their roots and remove from site. Before placing top soil in landscape areas, remove rocks larger than 1 inch in any dimension and foreign matter such as building rubble, wire, cans, sticks, concrete, etc.

3.2.3 Prior to placing topsoil, remove any imported base material present in planting areas down to natural subgrade or other material acceptable to Landscape Architect.

3.3 PERFORMANCE

3.3.1 Site Tolerances

1. Total Topsoil Depth –

A. Lawn And Groundcover Planting Areas – 3 inches minimum compacted.

B. Shrub Planting Areas – 12 inches minimum throughout entire shrub bed area.

2. Elevation of topsoil relative to walks or curbs –

A. Seeded Lawn Areas – 1/4 inch below

B. Sodded Lawn Areas – 1 1/2 inches below

C. Shrub And Ground Cover Areas – 3 inches below

3.3.2 Do not expose or damage existing shrub or tree roots.

3.3.3 Redistribute approved existing top soil stored on site as a result of rough grading. Remove organic material, rocks and clods greater than 1 inch in any dimension, and other objectionable materials. Provide additional approved imported topsoil required for specified topsoil depth and bring surface to specified elevation relative to walk or curb.

3.3.4 For trees, shrubs, ground cover beds and plant mix for beds see Exterior Plants section.

3.3.5 Provide earth berming where indicated on Plans.

3.3.6 Berming to be free flowing in shape and design, as indicated, and to blend into existing grades gradually so that the toe of slope is not readily visible. Landscape Architect or General Contractor's representative to verify final contouring before planting.

3.3.7 Regardless of finish grading elevations indicated, it is intended that grading be such that proper drainage of surface water away from buildings will occur and that no low areas are created to allow ponding. Subcontractor to consult the General Contractor and Landscape Architect regarding variations in grade elevations before rough grading is completed.

3.3.8 Slope grade away from building for 12 feet minimum from walls at slope of 1/2 inch per ft minimum unless otherwise noted. High point of finish grade at building foundation shall be 6 inches minimum below finish floor level. Direct surface drainage in manner indicated on Drawings by molding surface to facilitate natural run-off of water. Fill low spots and pockets with top soil and grade to drain properly.

3.3.9 Rake all topsoil to remove clods, rocks, weeds, and debris.

3.3.10 Grade and shape area to bring surface to true uniform planes free from irregularities and to provide proper drainage and slopes per plans.

3.4 CLEANING

3.4.1 Upon completion of topsoil operations, clean areas within contract limits, remove tools, equipment, and haul all excess topsoil off-site. Site shall be clear, clean, free of debris, and suitable for site work operations.

END OF SECTION

LAWN SEEDING

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. Furnish and install seeded lawn as described in Contract Documents.

1.2 SUBMITTALS

1.2.1 Submit seed vendor's certification for required grass seed mixture, indicating percentages by weight, and percentage of purity, germination, and weed seed for each grass species.

1.3 DELIVERY AND STORAGE

1.3.1 Deliver seed and fertilizer materials in original unopened containers, showing weight, analysis, and name of manufacturer. Store in a manner to prevent wetting and deterioration.

1.4 PROJECT CONDITIONS

1.4.1 See landscape preparation section.

1.4.2 Work notification: Notify Landscape Architect of General Contractor's representative at least seven (7) working days prior to start of seeding operation.

1.4.3 Protect existing utilities, paving, and other facilities from damage caused by seeding operations.

1.4.4 Perform seeding work only after planting and other work affecting ground surface has been completed.

1.4.5 Provide hose and lawn watering equipment as required.

1.4.6 The irrigation system will be installed prior to seeding. Locate, protect, and maintain the irrigation system during seeding operations. Repair irrigation system components damaged during seeding operations at the Sub-Contractor's expense.

1.5 WARRANTY

1.5.1 See Landscape Maintenance and Warranty Section

2.0 PRODUCTS

2.1 MATERIALS

2.1.1 Topsoil for Seeded Areas: See Topsoil Placement and Drawings.

2.1.2 Lawn seeded areas: Fresh, clean and new crop seed mixture. Mixed by approved methods.

2.1.3 Seed mixture composed of the following varieties, mixed to the specified proportions by weight and tested to minimum percentages of purity and germination.

2.1.4 Irrigated Lawn Seed Mixture proportioned by volume as indicated below:

SEED TYPE	PROPORTION	PURITY	GERMINATION
Kentucky Bluegrass	50%	90%	75%
Penn Lawn Fescue	30%	95%	80%
Annual Ryegrass	20%	95%	80%

2.1.5 Non-Irrigated Seed Mixture proportioned by volume as indicated below:

SEED TYPE	PROPORTION	PURITY	GERMINATION
Penn Lawn Fescue	60%	90%	85%
Kentucky 28# Common Bluegrass	20%	90%	90%
Pennfine Perennial Rye	20%	90%	90%

2.1.6 Fertilizer: granular, non burning product composed of not less that 50% organic slow acting, guaranteed analysis professional fertilizer.

2.1.7 Ground Limestone: Used if required by soil test report: Containing not less than 85% of total carbonates and ground to such fineness that 50% will pass through a 100 mesh sieve and 90% will pass through a 20% mesh sieve.

2.1.8 Straw Mulch: Used in crimping process only. Clean oat or wheat straw well seasoned before baling, free from mature seed-bearing status, or roots of prohibited or noxious weeds.

2.1.9 Water: Free of substance harmful to seed growth. Hoses or other methods to transpiration furnished by Sub Contractor.

3.0 EXECUTION

3.1 INSPECTION

3.1.1 Landscape Architect or General Contractor's representative must approve finish surfaces, grades, topsoil quality and depth. Do not start seeding work until unsatisfactory conditions are corrected.

3.2 PREPARATION

3.2.1 SURFACE PREPARATION

1. Seven days maximum prior to seeding, –

A. Treat Lawn areas if required with "Round-Up" by Monsanto, per label direction to kill existing vegetation prior to seeding.

B. Loosen topsoil areas to minimum depth of 4", dampen thoroughly, and cultivate to properly break up clods and lumps.

C. Rake area to remove clods, rocks, weeds, roots, debris, and stones over 1" in any dimension.

D. Grade lawn areas to smooth, free draining even surface with a loose, moderately coarse texture. Roll and rake, remove ridges, and fill depressions as required to drain.

E. Apply limestone to supplied topsoil if required by soil test report at rate determined by the soil test, to adjust pH of topsoil to not less than 6.0 no more that 6.8. Distribute evenly by machine and incorporate thoroughly into topsoil.

F. Apply fertilizers to indicated turf areas at a rate equal to 1 lb. of actual nitrogen 1,000 sq. ft. (43 lbs / acre).

G. Apply fertilizers by mechanical rotary or drop type distributor, thoroughly and evenly incorporated with soil to a depth of 1" by approved method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil.

H. After lawn areas have been prepared, take no heavy objects over them except lawn rollers.

I. After preparation of lawn areas and with topsoil in semi-dry condition, roll lawn planting areas in two directions at approximately right angles with water ballast roller weighing 100 to 300 lbs according to soil type.

J. Rake or scarify and cut or fill irregularities that develop as required until area is true and uniform, free from lumps, depressions, and irregularities.

K. Restore prepared areas to specified condition if eroded, settled or otherwise disturbed after fine grading and prior to seeding.

3.3 INSTALLATION

3.3.1 SEEDING

1. Seed lawns only between April 1, and June 1, and fall seeding between August 15, and October 15, or at such other times acceptable to Landscape Architect.

2. Seed immediately after preparation of bed. Seed indicated areas within contract Limits and areas adjoining contract limits disturbed as a result of construction operations.

3. Perform seeding operations when the soil is dry and when the winds do not exceed five(5) miles per hour velocity.

4. Apply seed with a rotary or drop type distributor. Install seed evenly by sowing equal quantities in two (2) directions, at right angles to each other.

5. Sow seed at a rate of 300 lbs./acre.

6. After seeding, rake or drag surface of soil lightly to incorporate seed into top 1/8" of soil. Roll with light lawn roller.

7. Provide soil erosion planting mat where grade conditions required to stabilize the planting area.

3.3.2 HYDRO-SEEDING

1. Hydro-seeding: The application of grass seed and a wood cellulose fiber mulch tinted green shall be accomplished in one operation by use of an approved spraying machine.

A. Mix seed, fertilizer, and wood cellulose fiber in required amount of water to produce a homogeneous slurry. Add wood cellulose fiber after seed, water, and fertilizer have been thoroughly mixed and apply at the rate of 200 pounds per acre dry weight.

B. For hydro-seeding, wood cellulose fiber shall be used. Silva-Fiber Mulch by Weyerhaeuer Company, Tacoma, WA (800-443-9179).

C. Hydraulically spray material on ground to form a uniform cover impregnated with grass seed.

D. Immediately following application of slurry mix, make separate application of wood cellulose mulch at the rate of 1,000 pounds, dry weight, per acre.

E. Apply cover so that rainfall or applied water will percolate to underlying soil.

3.3.3 MULCHING

1. Place straw mulch on seeded areas within 24-hours after seeding.

2. Place straw mulch uniformly in a continuous blanket at a rate of 2-1/2 tons per acre, or two (2) 50 lb. bales per 1,000 sq. ft. of area. A mechanical blower may be used for straw mulch application when acceptable to the Landscape Architect.

3. Crimp straw into soil by use of a "crimper". Two passes in alternate direction required. Alternative methods on areas too small for crimper must be approved by the Landscape Architect or Owner's Representative.

3.3.3 ESTABLISH LAWN

1. Establish dense lawn of permanent grasses, free from lumps and depressions. Any area failing to show uniform germination to be reseeded; continue until dense lawn established.

2. Damage to seeded area resulting from erosion to be repaired by Sub Contractor.

3. In event Sub Contractor does not establish dense lawn during first germination period, return to project to refertilize and reseed to establish dense lawn.

4. Should the seeded lawn become largely weeds after germination, Sub Contractor is responsible to kill the weeds and reseed the proposed lawn areas to produce a dense turf, as specified.

3.4 CLEANING

3.4.1 Perform Cleaning during installation of the work and upon completion of the work to the approval of the Landscape Architect. Remove from site all excess materials, debris, and equipment. Repair damage resulting from seeding operations.

3.5 MAINTENANCE

3.5.1 See Landscape Maintenance and Warranty Section.

3.6 ACCEPTANCE

3.6.1 See Landscape Maintenance and Warranty Section.

END OF SECTION

LAWN SODDING

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. Furnish and install sodded lawn as described in Contract Documents.

1.2 QUALITY ASSURANCE

1.2.1 Sod: Comply with American Sod Producers Association (ASPA) classes of sod materials.

1.3 SUBMITTALS

1.3.1 Submit sod growers certification of grass species. Identify source location.

1.3.2 Submit manufacturer's certification of fertilizer.

1.4 DELIVERY, STORAGE, AND HANDLING

1.4.1 Cut, deliver, and install sod within 24 hour period.

1.4.2 Do not harvest or transport sod when moisture content may adversely affect sod survival.

1.4.3 Protect sod from sun, wind, and dehydration prior to installation. Do not tear, stretch, or drop sod during handling and installation.

1.4.4 Sod which dries out before installation will be rejected.

1.5 PROJECT CONDITIONS

1.5.1 See Landscape Preparation section.

1.5.2 Work notification: Notify Landscape Architect or General Contractor's representative at least seven (7) working days prior to start of sodding operation.

1.5.3 Protect existing utilities, paving, and other facilities from damage caused by sodding operations.

1.5.4 Perform sodding work only after planting and other work affecting ground surface has been completed.

1.5.5 Restrict traffic from lawn areas until grass is established. Erect signs and barriers as required.

1.5.6 Provide hose and lawn watering equipment as required.

1.5.7 The irrigation system will be installed prior to sodding. Locate, protect, and maintain the irrigation system during sodding operations. Repair irrigation system components damaged during sodding operations at the Subcontractor's expense.

1.6 WARRANTY

1.6.1 See Landscape Maintenance and Warranty Section.

2.0 PRODUCTS

2.1 MATERIALS

2.1.1 Sod: An "approved" nursery grown blend of improved Kentucky Bluegrass varieties.

2.1.2 Sod containing Common Bermudagrass, Quackgrass, Johnsongrass, Poison Ivy, Nutsedge, Nimblewill, Canada Thistle, Timothy, Bentgrass, Wild Garlic, Ground Ivy, Perennial Sorrel, or Bramegrass weeds will not be acceptable.

2.1.3 Provide well rooted, healthy sod, free of diseases, nematodes and soil borne insects. Provide sod uniform in color, leaf texture, density, and free of weeds, undesirable grasses, stones, roots, thatch, and extraneous material; viable and capable of growth and development when planted.

2.1.4 Furnish sod, machine stripped in square pads or strips not more than 3'-0" long; uniformly 1" to 1-1/2" thick with clean cut edges. Mow sod before stripping.

2.1.5 Fertilizer: granular, non burning product composed of not less that 50% organic slow acting, guaranteed analysis professional fertilizer.

2.1.6 Type A: starter fertilizer containing 20% nitrogen, 12% phosphoric acid, and 8% potash by by weight or similar approved composition.

2.1.7 Ground Limestone: Used if required by soil test report: Containing not less than 85% of total carbonates and ground to such fineness that 50% will pass through a 100 mesh sieve and 90% will pass through a 20% mesh sieve.

2.1.8 Stakes: softwood, 3/4" x 8" long.

2.1.9 Water: Free of substance harmful to seed growth. Hoses or other methods to transpiration furnished by Sub Contractor.

2.1.10 Topsoil: see Topsoil Placement section.

3.0 EXECUTION

3.1 INSPECTION

3.1.1 Landscape Architect or General Contractor's representative must approve finish surfaces, grades, topsoil quality and depth. Do not start sodding work until unsatisfactory conditions are corrected.

3.2 PREPARATION

3.2.1 Surface Preparation:

1. Seven days maximum prior to sodding, –

a. Treat Lawn areas if required with herbicide per manufacturer recommendations to kill existing vegetation prior to sodding.

b. Loosen topsoil areas to minimum depth of 4", dampen thoroughly, and cultivate to properly break up clods and lumps.

c. Rake area to remove clods, rocks, weeds, roots, debris, and stones over 1" in any dimension.

d. Grade lawn areas to smooth, free draining even surface with a loose, moderately coarse texture. Roll and rake, remove ridges, and fill depressions as required to drain.

e. Apply limestone to supplied topsoil if required by soil test report at rate determined by the soil test, to adjust pH of topsoil to not less than 6.0 no more that 6.8. Distribute evenly by machine and incorporate thoroughly into topsoil.

f. Apply fertilizers to indicated turf areas at a rate equal to 1 lb. of actual nitrogen 1,000 sq. ft. (43 lbs / acre).

g. Apply fertilizers by mechanical rotary or drop type distributor, thoroughly and evenly incorporated with soil to a depth of 1" by approved method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil.

h. After lawn areas have been prepared, take no heavy objects over them except lawn rollers.

i. After preparation of lawn areas and with topsoil in semi-dry condition, roll lawn planting areas in two directions at approximately right angles with water ballast roller weighing 100 to 300 lbs.

j. Rake or scarify and cut or fill irregularities that develop as required until area is true and uniform, free from lumps, depressions, and irregularities.

k. Restore prepared areas to specified condition if eroded, settled or otherwise disturbed after fine grading and prior to sodding.

l. Dampen dry soil prior to sodding.

3.3 INSTALLATION

3.3.1 Sodding:

1. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips. Do not overlay edges. Stagger strips to offset joints in adjacent course. Remove excess sod to avoid othering of adjacent grass. Provide sod pad top flush with adjacent curbs, sidewalks, drains, and seeded areas.

2. Do not lay dormant sod or install sod on saturated, frozen soil.

3. Install initial row of sod in a straight line, beginning at the bottom of slopes, perpendicular to direction of the sloped area. Place subsequent rows parallel to and lightly against previously installed row.

4. Peg sod on slopes greater than 3 to 1 or in centerline of swales to prevent slippage at a rate of 2 stakes per yard of sod.

5. Water sod thoroughly with a fine spray immediately after laying to obtain moisture penetration through sod into top 4 inches of topsoil.

6. Roll with light lawn roller in two directions perpendicular to each other to ensure contact with sub grade.

7. Install sod at indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.

8. Damage to sodded area resulting from erosion to be repaired by Subcontractor.

3.4 CLEANING

3.4.1 Perform Cleaning during installation of the work and upon completion of the work to the approval of the Landscape Architect. Remove from site all excess materials, debris, and equipment. Repair damage resulting from sodding operations.

3.5 MAINTENANCE

3.5.1 See Landscape Maintenance and Warranty Section.

3.6 ACCEPTANCE

3.6.1 See Landscape Maintenance and Warranty Section.

END OF SECTION

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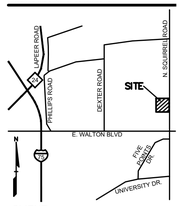


CLIENT

CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE

THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS

CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE

LANDSCAPE SPECIFICATIONS

PEA JOB NO.	24-0179
P.M.	JH
DN.	CAL
DES.	JLE

DRAWING NUMBER:

PART OF SIDWELL: 1412376001

NOT FOR CONSTRUCTION

L-2.1

S:\PROJECTS\2024\24-0179 CAVALIERE - AUBURN HILLS\DWG\2_SITE_PLAN\L-2.00_LANDSCAPE SPECIFICATIONS-24-0179.dwg PLOT DATE: 5/24/2024 BY: Charlotte L Experience

EXTERIOR PLANTS

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. Furnish and install landscaping plants as described in Contract Documents.

1.2 QUALITY ASSURANCE

1.2.1 Plant names indicated, comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

1.2.2 Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

1.2.3 All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of two years.

1.2.4 Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional charge. Larger plants shall not be cut back to size indicated.

1.2.5 Provide "specimen" plants with a special height, shape, or character of growth. Landscape Subcontractor is to tag specimen trees or shrubs at the source of supply. The Landscape Subcontractor shall inspect all plant material at source prior to Landscape Architect's approval. Landscape Subcontractor shall accompany Landscape Architect on final selection trip. The Landscape Architect will inspect specimen selections for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of the proposed specimen plants for approval.

1.2.6 Plants may be inspected and approved at the place of growth for compliance with specification requirements for quality, size, and variety.

1.2.7 Approval of plant selection at the place of growth shall not impair the right of inspection and rejection upon delivery at the site or during progress of the work.

1.2.8 Provide percolation testing by filling plant pits with water and monitoring length of time for water to completely percolate into soil. Submit test results to Landscape Architect prior to starting work.

1.2.9 Before proceeding with work, check and verify dimensions and quantities. Report variations between Drawings and site to Landscape Architect before proceeding with work of this section.

1.2.10 Plant totals are for convenience only and are not guaranteed. Verify amounts shown on Drawings. All plantings indicated on Drawings are required unless indicated otherwise.

1.3 SUBMITTALS

1.3.1 Provide and pay for material testing. Testing agency shall be acceptable to the Landscape Architect. Provide the following data:

1. The loss of weight by ignition and moisture absorption capacity shall be tested for peat moss.

1.3.2 Submit the following material samples to Landscape Architect:

1. Peat moss, shredded hardwood bark mulch, planting accessories, pre-emergent herbicides, and plant fertilizers.

1.3.3 Submit the following materials certification to Landscape Architect:

1. Topsoil source and ph value, peat moss, and plant fertilizer.

1.4 DELIVERY, STORAGE, AND HANDLING

1.4.1 Deliver fertilizer materials in original, unopened and undamaged containers showing weight, analysis, and name of manufacturer. Store in manner to prevent wetting and deterioration.

1.4.2 Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected.

1.4.3 Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration.

1.4.4 Dig, pack, transport, and handle plants with care to ensure protection against injury.

1.4.5 Inspection certificates required by law shall accompany each shipment invoice or order to stock on arrival. The certificate shall be filed with the General Contractor's representative.

1.4.6 Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, shredded hardwood bark mulch, or in a manner acceptable to the General Contractor's representative.

1.4.7 Water heeled in plantings daily.

1.4.8 No plant shall be bound with rope or wire in a manner that could damage or break the branches.

1.4.9 Cover plants transported on open vehicles with a protective covering to prevent wind burn.

1.4.10 Frozen or muddy topsoil is not acceptable.

1.5 PROJECT CONDITIONS

1.5.1 See Landscape Preparation Section.

1.5.2 Work notification: notify Landscape Architect at least seven working days prior to installation of plant material.

1.5.3 Protect existing utilities, paving, and other facilities from damage caused by landscaping operations.

1.5.4 A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the proposal form. In the event that quantity discrepancies or material omissions occur in the proposal form, Subcontractor shall notify the Landscape Architect during the proposal bidding process.

1.5.5 An irrigation system will be installed prior to planting. Locate, protect, and maintain the irrigation system during planting operations. Repair irrigation system components, damaged during planting operations, at the Landscape Subcontractor's expense.

1.5.6 The Landscape Subcontractor shall inspect existing soil conditions in all areas of the site where his operations will take place, prior to the beginning of work. It is the responsibility of the Landscape Subcontractor to notify the General Contractor's representative and the Landscape Architect in writing of any conditions which could affect the survivability of plant material to be installed.

1.6 WARRANTY

1.6.1 See Landscape Maintenance and Warranty Standards.

2.0 PRODUCTS

2.1 MATERIALS

2.1.1 Plants: Provide plants typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces.

1. Dig balled and burlapped plants with firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls are not acceptable.

2. All trees shall have clay or clay loam balls. Trees with sand balls will be rejected.

3. Provide tree species that mature at heights over 25'-0" with a single, main trunk. Trees that have the main trunk forming a "Y" shape are not acceptable.

4. Plants planted in rows shall be matched in form, (see specimen stock).

5. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.

6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.

7. Evergreen trees shall be unsheared and branched to the ground.

8. Shrubs and small plants shall meet the requirements for spread and height indicated on the drawings.

9. Plant materials shall be subject to approval by the Landscape Architect as to size, health, quality, and character.

10. Bare root trees are not acceptable.

11. Provide plant materials from licensed nursery or grower.

2.1.2 Bare root plants: dug with adequate fibrous roots, to be covered with a uniformly thick coating of mud by being puddled immediately after they are dug or packed in moist straw or peat moss.

2.1.3 Container grown stock: grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm, and whole.

1. No plants shall be loose in the container.

2. Container stock shall not be root bound.

3. Single stemmed or thin plants will not be accepted.

4. Side branches shall be generous, well twigged, and the plant as a whole well bushed to the ground.

5. Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.

2.1.4 Collected stock consists of plants growing under natural conditions in soils and climate as exist at location to be planted, in locations lending themselves to proper collecting practices. Root system (balls) to be at least twenty-five (25%) percent larger than specified for nursery grown material.

2.1.5 Specimen stock: all specimen designated plantings are to be nursery grown, fully developed, excellent quality, and typical example of the species. Plants designated to be planted in rows must be matched, symmetrical, and uniform in height, spread, caliper, and branching density.

1. Matched plantings should be obtained from the same nursery and, preferably, from the same row or line. All specimen material will be approved by the Landscape Architect at nursery.

2.1.6 Topsoil for planting mix: fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well drained arable site, reasonably free from clay, lumps, coarse sands, stones, plants, roots, sticks, and other foreign materials with acidity range of between ph 6.0 for ericaceous plants.

2.1.7 Peat moss: brown to black in color, weed and seed free granulated raw peat.

1. Provide ASTM D2607 sphagnum peat moss with a ph below 6.0 for ericaceous plants.

2.1.8 Planting mixture Type A – trees: standard planting backfill shall be a mixture of ⅓native soil (excavated from plant pits), ⅓topsoil, and ⅓sand. Add fertilizer Type "A" and "B" to planting mixture per manufacturer's requirements. Follow planting details.

2.1.9 Planting mixture Type B for perennial flowers, groundcover beds, and ericaceous plants: planting backfill shall be a mixture of 1/3 screened topsoil, 1/3 sand and 1/3 peat. Al existing soil shall be excavated and removed. Adding fertilizer types "A" and "B" to mixture per manufacturer's requirements. Follow planting details. Planting mixture Type C for annual flower beds: same as Type "B". Submit a sample to the Landscape Architect for approval prior to installation.

2.1.10 Plant fertilizer Type A to be "Drimanure" applied per manufacturer recommendations.

2.1.11 Plant fertilizer Type B to be "14-14-14". Apply per manufacturer recommendations.

2.1.12 Bone Meal – 5 lbs. per cubic yard of soil mixes.

2.1.13 Lime to be ground dolomitic limestone, ninety-five (95%) percent passing through #100 mesh screen. Use to adjust soil pH only, under direction of Landscape Architect.

2.1.14 Sand to be clean, coarse, ungraded conforming to ASTM-C-3 for fine aggregates.

2.1.15 Anti-Desiccant: protective film emulsion providing a protective film over plant surfaces; permeable to permit transpiration. Mixed and applied in accordance with Manufacturer's instructions.

2.1.16 Shredded bark mulch shall be double processed, dark shredded hardwood bark that is clean, free of debris and sticks. Materials shall be uniform in size, shape, and texture. Submit samples to Landscape Architect for approval prior to installation. Install mulch to finish grade, level smooth, without ridges, humps, or depressions.

2.1.17 Water: free of substances harmful to plant growth. Hoses or other methods of transportation shall be furnished by Sub Contractor.

2.1.18 Stakes for staking : (3) Three Hardwood, 2" x 2" x 8'-0" long. Driven a min. of 18" deep firmly into subgrade prior to backfilling. Stakes for guying: Hardwood, 2" x 2" x 36" long.

2.1.19 Guying/staking material: Wit 2"-3" wide fabric straps, connect from tree to stake. Remove after (1) year, allow for flexibility. (Do not use wire & hose)

2.1.20 Tree wrap: standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe kraft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Secure tree wrap with biodegradable material at top and bottom. Remove after first winter.

2.1.21 Twine: two-ply jute material.

2.2 MEASUREMENTS

2.2.1 Measure height and spread of specimen plant materials with branches in their normal positions as indicated on Drawings or Plant List.

2.2.2 The measurements for height shall be taken from the ground level to the average height of the top of the plant and not the longest branch.

2.2.3 Measurement should be average of plant, not greatest diameter. For example, plant measuring 15 inches in widest direction and 9 inches in narrowest direction would be classified as 12 inch stock.

2.2.4 Plants properly trimmed and transplanted should measure same in every direction.

2.2.5 Measure caliper of trees 6 inches above surface of ground.

2.2.6 Where caliper or other dimensions of plant materials are omitted from Plant List, plant materials shall be normal stock for type listed.

2.2.7 Plant materials larger than those specified may be supplied, with prior written approval of Landscape Architect, and:

1. If complying with Contract Document requirements in all other respects.

2. If at no additional cost to Owner.

3. If sizes of roots or balls are increased proportionately.

2.2.8 The height of the trees, specified by height, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated on the drawings.

3.0 EXECUTION

3.1 INSPECTION

3.1.1 Landscape Architect or General Contractor's representative must approve proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.

3.1.2 Individual plant locations shall be staked on the project site by the Landscape Contractor and approved by the Landscape Architect before any planting pits are dug. The Landscape Architect reserves the right to adjust plant material locations to meet field conditions, without additional cost to the General Contractor / Owner.

3.1.3 Accurately stake plant material according to the Drawings. Stakes shall be above grade, painted a bright color, and labeled with the name of the plant material to be installed at that location.

3.2 TIME OF PLANTING

3.2.1 Evergreen material: Plant Evergreen materials between September 1 and October 15 or in spring before new growth begins. If project requirements require planting at other times, plants shall be sprayed with anti-desiccant prior to planting operations.

3.2.2 Deciduous material: Plant deciduous materials in a dormant condition. If deciduous trees are planted in leaf, they shall be sprayed with anti-desiccant prior to planting operation.

3.2.3 Planting times other than those indicated must be acceptable to the Landscape Architect.

3.3 PREPARATION

3.3.1 General: See Landscape Preparation Section

3.3.2 Vegetation Removal

1. Strip existing grass and weeds, including roots from all bed areas leaving the soil surface one (1") inch below finish grade.

2. Herbicide: as required to prepare area for new planting applied to all ground cover, evergreen and shrubbery beds and all mulch areas before application of preemergence herbicide, per manufacturer's recommendations. Clean area of all dead material after five (5) days.

3. Pre-Emergence Herbicide: applied per manufacturer recommendations to same area where "Herbicide" has been applied and to planting bed areas, after area is cleared of dead vegetation.

4. Herbicides to be applied by licensed applicator as required by the State.

5. Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide plant pits per planting details. Depth of pit shall accommodate the root system. Scarify the bottom of the pit to a depth of 6".

6. Roughen sides of excavations.

7. Provide premixed planting mixture Type "A" for use around the balls and roots of all deciduous and evergreen tree plantings.

3.3.3 Ground Cover Beds, Perennial Flower Beds, and Ericaceous Plant Beds

1. Excavate existing soil to 12" depth over entire bed area and remove soil from site. Scarify bottom of bed to a 4" depth. Set plants according to drawings and backfill entire bed with premixed planting mixture "Type B". Ground Cover shall be planted after bed has been backfilled with plant mix and mulched. Plant ground cover through mulch and into plant mix.

3.3.4 Mass Shrub Beds / Hedge Beds:

1. Excavate existing soil to 18" depth over entire bed area and remove soil from site. Scarify bottom of the bed to a 4" depth. Set plants according to drawings and Specifications. Backfill entire bed with (premixed) specified planting mixture Type "A".

3.3.5 Annual Flower Beds:

1. Excavate existing soil to 8" depth over entire bed area and remove soil from site. Scarify bottom of bed to a 4" depth. Backfill entire bed to an 8" depth with premixed planting mixture "Type B".

3.4 INSTALLATION

3.4.1 Planting shall be performed only by experienced workman familiar with planting procedures under the supervision of a qualified supervisor.

3.4.2 Planting pits shall be round, with vertical sides and flat bottoms, and sized in accordance with outlines and dimensions shown on the planting details.

3.4.3 See drawings for planting details.

3.4.4 If obstructions are encountered that are not indicated, do not proceed with planting operations until alternative plant locations have been selected and approved in writing by the Landscape Architect. Where location or spacing dimensions are not clearly shown, request clarification by the Landscape Architect.

3.4.5 Set plant material in the planting pit to proper grade and alignment.

1. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure.

2. Set plant material so it is flush to finish grade after settling, or 1-2" higher in poorly drained soil, or as directed by Landscape Architect.

3. No filling will be permitted around the trunks or stems.

4. Do not cover top of root ball with soil.

5. Backfill pit with planting mixture. Do not use frozen or muddy mixtures for backfilling.

6. Form a ring of soil around the edge of the planting pit to retain water.

3.4.6 After balled and burlapped plants are set, tamp planting mixture around of balls and fill all voids and remove air pockets.

3.4.7 Remove all burlap, ropes, and wires from top 1/3 of balls.

3.4.8 Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 12" of trunks and shrubs and to within 6" of planting bed.

3.4.9 Spread and arrange roots of bare rooted plants in their natural position. Work in planting mixture. Do not mat roots together. Cut all broken and frayed roots before installing planting mixture.

3.4.10 Water immediately after planting.

3.4.11 Apply pre-emergent herbicide to bed areas per manufacturer's recommendations before mulching.

3.5 MULCHING

3.5.1 Mulch trees and shrub planting pits and shrub beds with shredded hardwood bark mulch 3" deep to dripline immediately after planting. Leave 3" circle of bare soil around tree trunk. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

3.5.2 Mulch shall not be placed in contact with trunks or stems.

3.5.3 Mulch ground cover beds with shredded bark mulch 2" to 3" deep prior to planting.

3.5.4 Plant ground cover through mulch.

3.6 WRAPPING, GUYING, AND STAKING

3.6.1 Inspect trees for injury to trunks, evidence of insect infestation and improper pruning before wrapping.

3.6.2 Wrap trunks of all trees spirally from bottom to top with specified tree wrap and secure in place.

3.6.3 Stake deciduous trees under 4" caliper. Stake evergreen trees under 6'-0" tall and over with metal fence post, three (3)per tree.

3.6.4 Stake/guy all trees immediately after installation. When high winds or other conditions which may effect tree survival or appearance occur during the warranty period, the Sub-Contractor shall immediately repair the staking/guying.

3.6.5 Guy deciduous trees 4" caliper and over. Stake evergreen trees 6'-0" tall and over with metal fence post, three (3) per tree.

3.6.6 All work shall be acceptable to the Landscape Architect/Owner's representative.

3.7 PRUNING

3.7.1 Remove or cut back broken, damaged, and unsymmetrical growth of new wood.

3.7.2 Multiple leader plants: preserve the leader which will best promote the symmetry of the plant. Do not prune terminal leader. Cut branches flush with the trunk of the main branch, at a point beyond a lateral shoot or bud a distance of not less than ¼the diameter of the supporting branch. Make cut on an angle.

3.7.3 Prune evergreens only to remove broken or damaged branches.

3.8 MAINTENANCE

3.8.1 See Landscape Maintenance and Warranty Standards.

3.9 CLEANING

3.9.1 Perform cleaning during installation of the work and upon completion of the work. Remove from all site excess materials, soil, debris, and equipment. Repair damage resulting from planting operations.

END OF SECTION

LANDSCAPE MAINTENANCE AND WARRANTY STANDARDS

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. Provide maintenance for new landscaping as described in Contract Documents.

2. The requirements of the Section include a TWO (2) year warranty period from date of acceptance of installation performed by the General Contractor's Representative and Landscape Architect.

2.0 PRODUCTS – Not Used

3.0 EXECUTION

3.1 PERFORMANCE

3.1.1 Acceptance of Installation

1. At the completion of all landscape installation, or pre-approved portions thereof, the Landscape Subcontractor shall request in writing an inspection for Acceptance of Installation in which the Landscape Subcontractor, Landscape Architect, and General Contractor's Representative shall be present.

   a. Following the acceptance inspection a punch list will be issued by the Landscape Architect.

   b. Upon completion of all punch list items, the Landscape Architect and/or General Contractor's Representative shall reinspect the project and issue a written statement of Acceptance of Installation and establish the beginning of the Project Warranty Period.

   c. At the time of acceptance all plant material shall be of vigorous health.

   d. It is the responsibility of the Landscape Subcontractor to make the written request for inspection of installation in a timely fashion.

   e. If there is plant material loss prior to the Landscape Subcontractor's written request for inspection of installation, the Landscape Contractor shall make all replacements of this dead material at no additional cost These replacements are not considered to be the required replacement of dead plant material by the Landscape Subcontractor during the TWO (2) year project warranty period, as outlined below.

2. Landscape work may be inspected for acceptance in parts agreeable to the General Contractor's Representative and Landscape Architect provided work offered for inspection is complete, including maintenance as required.

3. For work to be inspected for partial acceptance, the Landscape Subcontractor shall provide a drawing outlining work completed and supply a written statement requesting acceptance of this work completed to date.

3.1.2 Project Warranty

1. The Project Warranty Period begins upon written preliminary acceptance of the project installation by the Landscape Architect and General Contractor's representative.

2. The Landscape Subcontractor shall guarantee trees, shrubs, ground cover beds and seeded or sodded areas through construction and for a period of TWO (2) year after date of Acceptance of Installation against defects including death and unsatisfactory growth, except for defects resulting from neglect, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Subcontractor's control.

3.1.3 Maintenance During One (2) Year Project Warranty

1. To insure guarantee standards, the following maintenance procedures for trees, shrubs, and ground covers shall be executed during construction and for the full Project Warranty Periods.

   a. Landscape Subcontractor shall be responsible for replacement of any plant materials during the TWO (2) year Project Warranty Period. These include those which are dead or in the opinion of the Landscape Architect are in an unhealthy or unsightly condition, or having lost natural shape, resulting from dieback, excessive pruning, or inadequate or improper maintenance as part of the guarantee.

   b. Prior to any replacements, Landscape Subcontractor shall review individual plants in question with Landscape Architect to determine reason for plant demise.

2. Replacements must meet the standards specified on the Landscape plans and in the specifications, i.e. quality, species of plant material and planting procedures to receive approval of replacement materials by Landscape Architect.

3. Costs for replacements are assumed part of bid quotations and therefore will not result in an additional cost to General Contractor or Landscape Architect.

4. Areas damaged as a result of replacement operation are to be restored by Landscape Subcontractor at no cost to the General Contractor or Landscape Architect.

5. The Landscape Subcontractor shall be responsible for watering all plantings through the warranty period and shall keep guy wires taut, raise tree balls which settle, furnish and apply sprays as necessary to keep the plantings free of disease and insects until the end of the warranty period.

6. The Landscape Subcontractor shall remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition.

   a. Rejected plants and materials shall be removed promptly.

   b. Replacements shall be made during the following normal planting schedule.

   c. Trees and shrubs which are in doubt shall be replaced, unless, in the opinion of the Landscape Architect, it is advisable to extend Project Warranty Period for full growing Season.

7. The Landscape Contractor shall apply anti-desiccants on evergreen trees and evergreen shrub beds within 150' of major streets and drives, no later than December 1, during the TWO (2) year project warranty.

8. The first spring after plant installation the contractor shall check all trees to insure twine has rotted from around the trunk. If twine is still present, it shall be removed and disposed of off-site.

9. All stakes, guy wires, tree wrap paper, dead twigs and branches shall be removed from tree and plant materials at the end of this warranty period.

3.1.4 Maintenance of Seeded Lawn Areas

1. The Landscape Subcontractor shall maintain seeded lawn areas.

   a. Water, fertilize, weed, and apply chemicals until a dense lawn of permanent grasses, free from lumps and depressions or any bare spots, none of which is larger than one (1) foot of area up to a maximum of 3% of the total seeded lawn area is established.

   b. Seeded lawn that fails to show a uniform growth and/or germination shall be reseeded until a dense cover is established, regardless of what season the seed was installed.

2. The Landscape Subcontractor shall maintain and mow all lawn areas for until acceptance of installation (typically 3 mows) . When lawn reaches 3" in height it shall be cut to 2" in height.

3. The Owner assumes cutting responsibilities following the Acceptance of Installation of the seeded lawn.

4. At conclusion of Project Warranty Period and after receiving Written Final Acceptance by General Contractor's representative and Landscape Architect, the Owner shall assume all seeded lawn maintenance responsibilities.

3.1.5 Maintenance of Sodded Lawn Areas

1. The Landscape Subcontractor shall maintain sodded lawn areas.

   a. Water, fertilize, spot weed, apply herbicides, fungicides, insecticides and reseod until a full uniform, smooth stand of sod is knitted to topsoil, and accepted by the Landscape Architect or his or her representative.

2. Water sod thoroughly, as required to establish proper rooting.

3. Repair, rework, and reseod all areas that have washed out or are eroded. Replace undesirable or dead areas with new sod.

4. Mow lawn areas once as soon as sod has rooted sufficiently and knitted to the topsoil. Cut back to 2" height. Not more than 40% of grass leaf shall be removed at any single mowing. Excess clipping to be removed by the Landscape Subcontractor. The Landscape Subcontractor shall be responsible for lawn mowing until acceptance of installation (typically 3-mows).

5. The Owner assumes mowing responsibilities following the Acceptance of Installation of the sodded lawn.

6. At conclusion of Project Warranty Period and after receiving Written Final Acceptance by General Contractor's representative and Landscape Architect, the Owner shall assume all sodded lawn maintenance responsibilities.

3.1.6 Final Acceptance Upon Conclusion of the Warranty Period

1. At the conclusion of the Project Warranty Period the Landscape Subcontractor shall request a project inspection for final acceptance in which the Landscape Contractor, Landscape Architect and Owner's Representative shall be present.

2. After the inspection for final acceptance, a punch list will be issued by the Landscape Architect. Upon completion of all punch list items, the Landscape Architect and the Owner's Representative shall reinspect the project and issue a Written Statement of Final Acceptance.

END OF SECTION

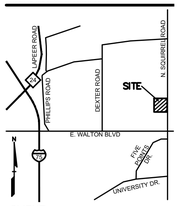
NOTE: The Owners may at their option elect to utilize a Construction Manager in lieu of a General Contractor for all matters pertaining to these specifications and the site work.

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JANET L. EVANS — LANDSCAPE ARCHITECT — NO. 1390 — REGISTERED

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE

THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS

CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE

LANDSCAPE SPECIFICATIONS

PEA JOB NO.	24-0179
P.M.	JH
DN.	CL
DES.	JLE

DRAWING NUMBER:

PART OF SIDWELL: 1412376001

NOT FOR CONSTRUCTION

L-2.2

S:\PROJECTS\2024\24-0179 CAVALIERE - AUBURN HILLS\DWGS\L2-SITE PLANS\L2-SITE LANDSCAPE SPECIFICATIONS-24-0179.dwg PLOT DATE: 5/24/2024 BY: Donahue, Lawrence

TAG NO.	CODE	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK (L)	SAVE (S) / REMOVE (X)
2001	BO	23	Quercus velutina	Black Oak	Good		REG	-	S
2002	BO	30	Quercus velutina	Black Oak	Fair		REG	-	S
2003	BW	8	Juglans nigra	Black Walnut	Good		REG	-	S
2004	BW	9	Juglans nigra	Black Walnut	Good		REG	-	S
2005	BO	30	Quercus velutina	Black Oak	Fair		REG	-	S
2006	SM	17	Acer saccharinum	Silver Maple	Good		N (SPECIES)	-	S
2007	BO	25	Quercus velutina	Black Oak	Good		REG	Y	S
2008	BO	21	Quercus velutina	Black Oak	Fair		REG	-	S
2009	BO	19	Quercus velutina	Black Oak	Fair		REG	-	S
2010	BO	22	Quercus velutina	Black Oak	Poor		REG	-	S
2011	BO	22	Quercus velutina	Black Oak	Poor		REG	-	S
2012	SM	26	Acer saccharinum	Silver Maple	Fair		N (SPECIES)	-	S
2013	BO	29	Quercus velutina	Black Oak	Fair		REG	-	S
2014	BC	22	Prunus serotina	Wild Black Cherry	Fair		REG	-	S
2015	BC	14	Prunus serotina	Wild Black Cherry	Dead		REG	-	S
2016	BO	25	Quercus velutina	Black Oak	Fair		REG	-	S
2017	BO	22	Quercus velutina	Black Oak	Fair		REG	-	S
2018	BO	25	Quercus velutina	Black Oak	Poor		REG	-	S
2019	BO	15	Quercus velutina	Black Oak	Fair		REG	-	S
2020	BO	37	Quercus velutina	Black Oak	Fair		REG	-	S
2021	BO	14	Quercus velutina	Black Oak	Fair		REG	-	S
2022	BC	19	Prunus serotina	Wild Black Cherry	Fair		REG	-	S
2023	SM	9	Acer saccharinum	Silver Maple	Good		N (SPECIES)	-	S
2024	BO	20	Quercus velutina	Black Oak	Poor		REG	-	S
2025	BO	13	Quercus velutina	Black Oak	Fair		REG	-	S
2026	BO	30	Quercus velutina	Black Oak	Poor		REG	-	S
2027	BO	15	Quercus velutina	Black Oak	Fair		REG	-	S
2028	BO	21	Quercus velutina	Black Oak	Fair		REG	-	S
2029	BO	34	Quercus velutina	Black Oak	Fair		REG	-	S
2030	BO	16	Quercus velutina	Black Oak	Fair		REG	-	S
2031	BC	20	Prunus serotina	Wild Black Cherry	Poor		REG	-	S
2032	BC	18	Prunus serotina	Wild Black Cherry	Poor		REG	-	S
2033	BO	22	Quercus velutina	Black Oak	Fair		REG	-	S
2034	GA	8	Fraxinus pennsylvanica	Green Ash	Fair		N (SPECIES)	-	S
2035	BWW	45	Salix nigra	Black Willow	Poor		N (SPECIES)	-	S
2036	CA	8	Malus caronaria	Crab Apple	Good		REG	-	S
2037	CA	7	Malus caronaria	Crab Apple	Good		REG	-	S
2038	CA	7	Malus caronaria	Crab Apple	Fair	x2	REG	-	S
2039	SM	36	Acer saccharinum	Silver Maple	Fair	x2	N (SPECIES)	-	S
2040	PM	6	Prunus avium	Sweet cherry	Fair		REG	-	S
2040	PM	6	Prunus avium	Sweet cherry	Fair		REG	-	S
2041	AP	20	Malus sylvestris	Domestic Apple	Very Poor		REG /REPLACE	-	X
2042	SM	61	Acer saccharinum	Silver Maple	Fair		N (SPECIES)	-	X
2043	NM	7	Acer platanoides	Norway Maple	Good		REG	-	S
2044	NM	6	Acer platanoides	Norway Maple	Good		REG	-	S
2045	NM	9	Acer platanoides	Norway Maple	Good		REG	-	S
2046	BX	15	Acer negundo	Box-elder	Dead		N (SPECIES)	-	S
2047	BP	7	Pyrus calleryana	Bradford Pear	Fair		REG /REPLACE	-	X
2048	BW	15	Juglans nigra	Black Walnut	Good		REG /REPLACE	-	X
2049	EE	10	Ulmus pumila	Siberian Elm	Poor		N (SPECIES)	-	X
2050	SM	39	Acer saccharinum	Silver Maple	Fair		N (SPECIES)	-	X
2051	BX	21	Acer negundo	Box-elder	Very Poor		N (SPECIES)	-	X
2052	EE	8	Ulmus pumila	Siberian Elm	Fair		N (SPECIES)	-	X
2053	BW	29	Juglans nigra	Black Walnut	Good		REG /REPLACE	Y	X
2054	EE	22	Ulmus pumila	Siberian Elm	Very Poor	x1	N (SPECIES)	-	X
2055	EE	36	Ulmus pumila	Siberian Elm	Good		N (SPECIES)	-	X
2056	RC	8	Juniperus virginiana	Red Cedar	Good		REG /REPLACE	-	X
2057	EE	17	Ulmus pumila	Siberian Elm	Very Poor		N (SPECIES)	-	X
2058	RC	9	Juniperus virginiana	Red Cedar	Good		REG /REPLACE	-	X
2059	EE	34	Ulmus pumila	Siberian Elm	Very Poor		N (SPECIES)	-	X
2060	RP	23	Pinus resinosa	Red Pine	Fair		REG /REPLACE	-	X
2061	BW	14	Juglans nigra	Black Walnut	Fair		REG /REPLACE	-	X
2062	EE	13	Ulmus pumila	Siberian Elm	Poor		N (SPECIES)	-	X
2063	RC	12	Juniperus virginiana	Red Cedar	Fair		REG /REPLACE	-	X
2064	EE	17	Ulmus pumila	Siberian Elm	Very Poor		N (SPECIES)	-	X
2065	BP	7	Pyrus calleryana	Bradford Pear	Fair		REG /REPLACE	-	X
2066	EE	17	Ulmus pumila	Siberian Elm	Poor		N (SPECIES)	-	X
2067	SC	16	Pinus sylvestris	Scotch Pine	Fair		REG /REPLACE	-	X
2068	SM	17	Acer saccharinum	Silver Maple	Fair		N (SPECIES)	-	S
2069	MW	33	Morus alba	White Mulberry	Good		N (SPECIES)	-	S
2070	SM	23	Acer saccharinum	Silver Maple	Good		N (SPECIES)	-	S
2071	EE	16	Ulmus pumila	Siberian Elm	Fair		N (SPECIES)	-	S
2072	BX	8	Acer negundo	Box-elder	Fair		N (SPECIES)	-	X
2073	SC	17	Pinus sylvestris	Scotch Pine	Fair		REG /REPLACE	-	X
2074	EE	21	Ulmus pumila	Siberian Elm	Fair		N (SPECIES)	-	X
2075	BX	16	Acer negundo	Box-elder	Poor		N (SPECIES)	-	X
2076	EE	7	Ulmus pumila	Siberian Elm	Fair		N (SPECIES)	-	X
2077	SM	31	Acer saccharinum	Silver Maple	Good		N (SPECIES)	-	X
2078	SM	42	Acer saccharinum	Silver Maple	Good		N (SPECIES)	-	S
2079	EE	18	Ulmus pumila	Siberian Elm	Poor	x2	N (SPECIES)	-	X
2080	SM	20	Acer saccharinum	Silver Maple	Good		N (SPECIES)	-	X
2081	SWO	6"	Quercus bicolor	Swamp White Oak	Good		REG	-	S
2082	SWO	6"	Quercus bicolor	Swamp White Oak	Good		REG /REPLACE	-	X
2083	SWO	5"	Quercus bicolor	Swamp White Oak	Good		REG	-	S
2084	SWO	5"	Quercus bicolor	Swamp White Oak	Good		REG	-	S
2085	NS	5"	Picea abies	Norway Spruce	Good		REG	-	S
2086	NS	5"	Picea abies	Norway Spruce	Good		REG	-	S
2087	NS	5"	Picea abies	Norway Spruce	Good		REG	-	S
2088	NS	5"	Picea abies	Norway Spruce	Good		REG	-	S
2089	NS	5"	Picea abies	Norway Spruce	Good		REG	-	S
2090	BN	3"	Betula nigra	River Birch	Fair		REG	-	S
2091	BN	3"	Betula nigra	River Birch	Fair		REG	-	S

TAG NO.	CODE	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK (L)	SAVE (S) / REMOVE (X)	RELOCATE ON SITE YES/NO
2081	SWO	6"	Quercus bicolor	Swamp White Oak	Good		REG		S	YES
2082	SWO	6"	Quercus bicolor	Swamp White Oak	Good		REG		S	YES
2083	SWO	5"	Quercus bicolor	Swamp White Oak	Good		REG		S	YES
2084	SWO	5"	Quercus bicolor	Swamp White Oak	Good		REG		S	YES
2085	NS	5"	Picea abies	Norway Spruce	Good		REG		S	YES
2086	NS	5"	Picea abies	Norway Spruce	Good		REG		S	YES
2087	NS	5"	Picea abies	Norway Spruce	Good		REG		S	YES
2088	NS	5"	Picea abies	Norway Spruce	Good		REG		S	YES
2089	NS	5"	Picea abies	Norway Spruce	Good		REG		S	YES
2090	BN	3"	Betula nigra	River Birch	Fair		REG		S	YES
2091	BN	3"	Betula nigra	River Birch	Fair		REG		S	NO

STANDARD TREES		
STANDARD TREES REMOVED:	11	(1:1 REPLACEMENT)
REPLACEMENT TREES REQUIRED:	11	(1:1 REPLACEMENT)

LANDMARK TREES		
LANDMARK TREES REMOVED:	1	
LANDMARK TREE DBH REMOVED:	29	(25% DBH REPLACEMENT)
REPLACEMENT DBH REQUIRED:	7.25	INCHES
REPLACEMENT TREES REQUIRED:	3	(2.5" DIA.)

KEY:

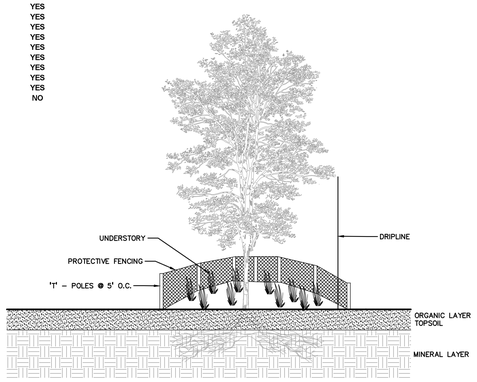
2782 = EXISTING TREE/TAG TO REMAIN WITH TREE PROTECTION FENCING

2782 = EXISTING TREE/TAG TO BE REMOVED

= CIRCLED TREES TO BE RELOCATED ON SITE

SEE SHEET L-1.0 FOR TREE REPLACEMENT INFORMATION

TREE PROTECTION DETAIL



3 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"

PART OF PARCEL ID 14-12-376-001

PARCEL A 2.131± ACRES

PARCEL B 3.06± ACRES

PARCEL ID 14-12-376-010

PROVIDE TREE PROTECTION FENCE AROUND EXISTING TREES TO REMAIN, TYP.

EXISTING TREE TO REMAIN TYP.

EXISTING TREE TO BE REMOVED, TYP.

EXISTING TREES WITH IN DOTTED LINE TO BE RELOCATED, IF DAMAGED OR DESTROYED DURING CONSTRUCTION, SHALL BE REPLACED IN LIKE WITH MIN. 2.5" CAL DEC. OR 8' HT. EVG.TREE. SEE LANDSCAPE PLAN FOR NEW TREE LOCATION, TYP.

PROPOSED DETENTION AREA

PROPOSED OUTDOOR PLAY AREA

PROPOSED BUILDING

ZONED B-2 "GENERAL BUSINESS" DISTRICT

PROPOSED PARKING LOT

25' SETBACK

20' SETBACK

SQUIRREL ROAD (VARIABLE WIDTH)

60' R.O.W. LINE

N00°54'00"E 22.26'(M)

S88°34'00"W 60.04'

S00°42'00"W 263.00'(M)

I-12-376-007

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JANET L. EVANS — LANDSCAPE ARCHITECT — NO. 1300 — REGISTERED LANDSCAPE ARCHITECT

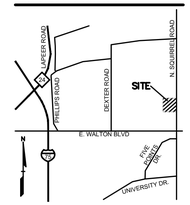
NORTH

0 10 20 40

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. NO GUARANTEE OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
TREE PRESERVATION PLAN

PEA JOB NO.	24-0179
P.M.	JH
DN.	CAL
DES.	JLE

DRAWING NUMBER:
T-1.0

PART OF SIDWELL: 1412376001

NOT FOR CONSTRUCTION

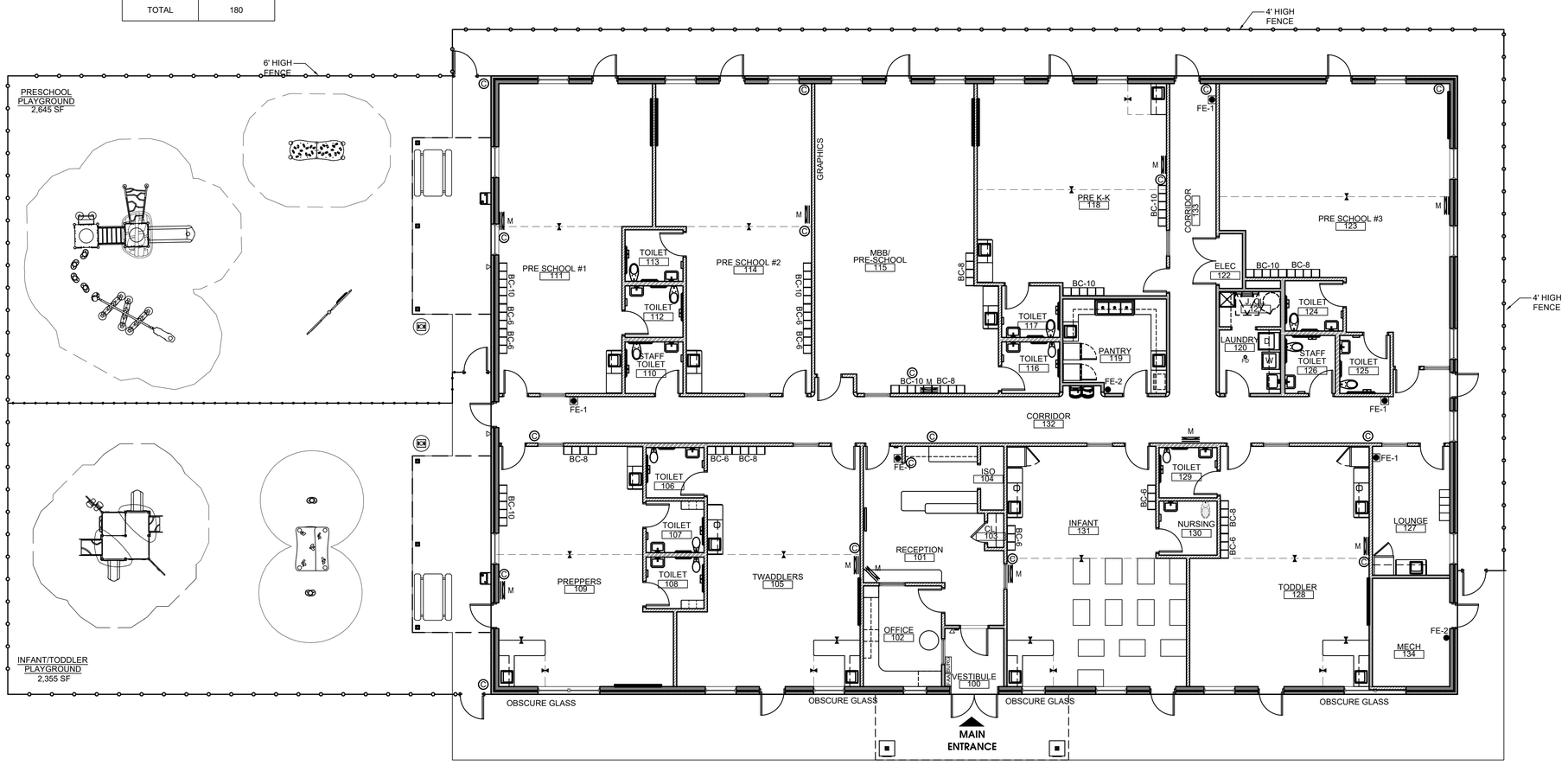
S:\PROJECTS\2024\24-0179 CAVALIERE - AUBURN HILLS\DWG\2_SITE_PLAN\T-1.0(TREE PRESERVATION PLAN-24-0179).dwg PLOT DATE: 5/24/2024 BY: Charlotte L Esperance

LICENSING CALCULATIONS
Learning Experience, Auburn Hills, Michigan

ROOM	STATE REQUIRED S.F.(35 S.F. PER CHILD)	NET* S.F.	ACTUAL S.F.	RATIO CHILD PER S.F.	# OF CHILDREN	# OF TEACHERS	TEACHER RATIO	AGE GROUP
INFANT	600	610	664	1/50	12	3	1/4	6 WK-17 MO.
TODDLERS	600	610	664	1/50	12	3	1/4	18-23 MO.
TWADDLERS	600	603	652	1/50	12	3	1/4	24-30 MO.
PREPPERS	560	569	617	1/35	16	2	1/8	30-36 MO.
PRE-SCHOOL #1	700	700	712	1/35	20	2	1/10	3-4 YRS.
PRE-SCHOOL #2	700	708	720	1/35	20	2	1/10	3-4 YRS.
PRE-SCHOOL #3	840	842	854	1/35	24	2	1/12	4-5 YRS.
PRE K-K	630	633	653	1/35	18	1	1/18	5-6 YRS.
MBB/PRE-SCHOOL	840	840	852	1/35	24	2	1/12	VARIES
TOTALS	--	--	--	--	158	20	--	--
					+2 ADMIN. STAFF			
					TOTAL	180		

* CALCULATED LESS BUILT-IN ITEMS
FIRST FLOOR 10,000 S.F.
PLAY AREA 5,000 S.F.

BUILDING CODE COMPLIANCE:
USE GROUP: I4
1 STORY 10,000 SQ. FT.
CONSTRUCTION TYPE: 5B
FULLY SPRINKLERED



1 PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT AND TLE FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

Jarmel Kizel
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Architecture
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Interior Design
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THE LEARNING EXPERIENCE
ACADEMY OF EARLY EDUCATION
SQUIRREL RD
AUBURN HILLS, MICHIGAN
SITE ID# 1MI0035

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5/28/24	PLANNING	CS

REVISION

NO.	DATE	DESCRIPTION	INT.

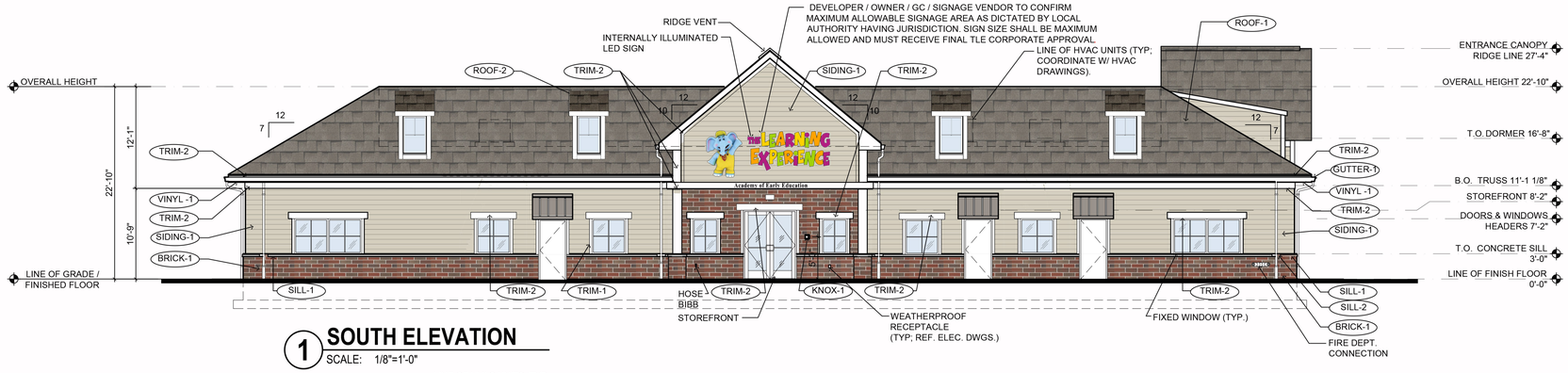
PROFESSIONAL CERTIFICATION
MATTHEW B. JARMEL
LICENSE NUMBER: 1301052189

Project Number: TLEMI23-257	Scale: AS NOTED
Drawn By: CS	Approved By: MBJ

Drawing Name:
PROPOSED GROUND FLOOR PLAN

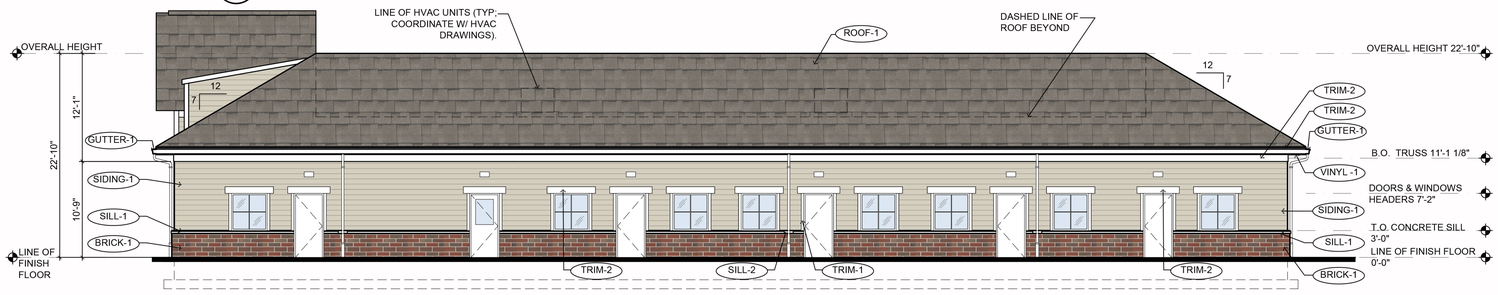
Drawing Number:
SA-1.1

H:\DRAWINGS\TLE- THE LEARNING EXPERIENCE\TLE- MICHIGAN\TLEMI23-257 - TLE AUBURN HILLS\MI N SQUIRREL RD & WALTON BLVD\SPACE PLANS\TLEMI23-257-SA-1.DWG CSCHWEIKER PLOTTED: 05/28/2024



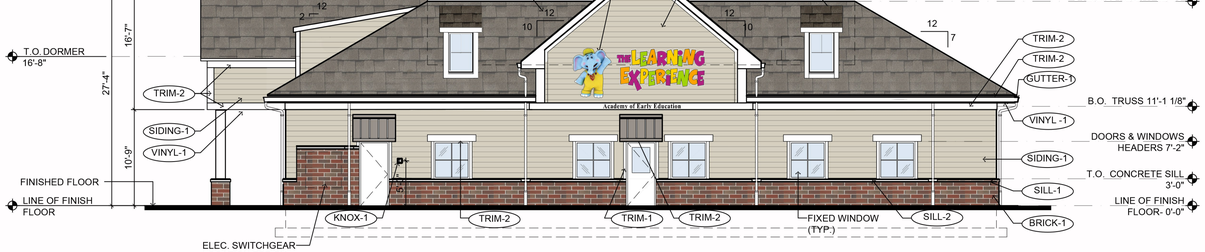
1 SOUTH ELEVATION

SCALE: 1/8"=1'-0"



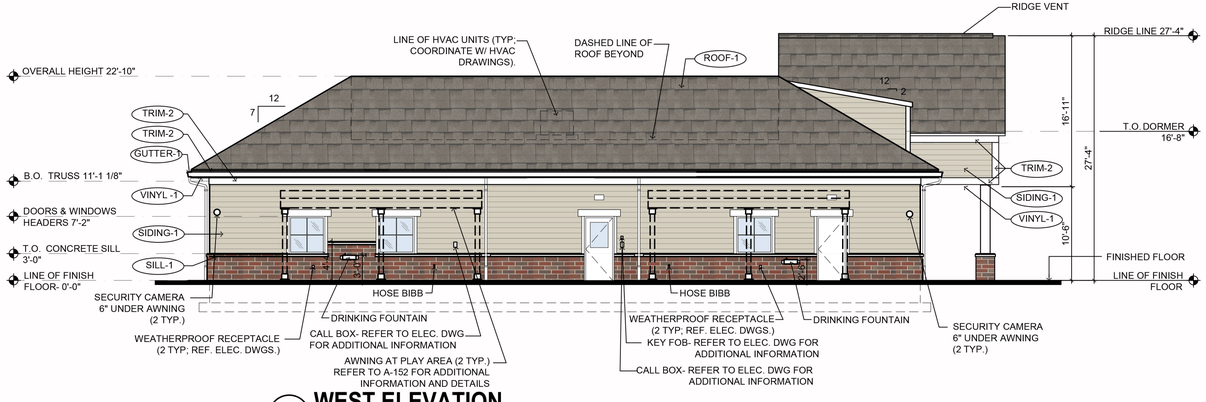
2 NORTH ELEVATION

SCALE: 1/8"=1'-0"



3 EAST ELEVATION

SCALE: 1/8"=1'-0"



4 WEST ELEVATION

SCALE: 1/8"=1'-0"

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
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3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

GENERAL NOTES:
1. HOSE BIBB IN PLAYGROUND TO BE LOCATED AT PERPENDICULAR INTERIOR WALL.
2. DRINKING FOUNTAINS IN PLAYGROUND TO BE LOCATED AT PERPENDICULAR WALL.
3. SEE P-200 FOR HOSE BIBB SPEC A1321.

EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350 PER DOOR SCHEDULE	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED; FINISH COLOR WHITE
FIXED WINDOW	PLY GEM	SILVER LINE V1 SERIES PER WINDOW SCHEDULE	WHITE
BRICK-1		MODULAR	RED WIRED CUT
SIDING-1	JAMES HARDIE	HARDIEPLANK LAP SIDING 6" EXPOSURE	SANDSTONE BEIGE
SILL-1	MODERN PRECAST	3 3/4"Hx6"W W/ 2" FLAT W/ 1/4" DRIP EDGE	REGULAR (LIGHT GREY)
SILL-2	MODERN PRECAST	CUSTOM SILL 3 3/4"Hx4"W W/ 2" FLAT REF. DTL. 6/A-032	REGULAR (LIGHT GREY)
TRIM-1	JAMES HARDIE	HARDIETRIM BOARD 5/4 THICKNESS; 3.5" WIDE	SMOOTH ARCTIC WHITE
TRIM-2	JAMES HARDIE	HARDIETRIM BOARD 5/4 THICKNESS; 9" WIDE	SMOOTH ARCTIC WHITE
ROOF-1	GAF TIMBERLINE	ULTRA HD SHINGLES 30 YEAR WARRANTY	WEATHERED WOOD
ROOF-2	PAC-CLAD	STANDING SEAM MEATAL	BURNISHED SLATE
GUTTER-1	-	6" ALUMINUM TYPE 'K' W/ LEAF SCREEN AND 6" LEADERS	MATCH FRIEZE BOARD
VINYL-1	ROYAL BUILDING PRODUCTS	COLORSCAPES TRIPLE 4 PERFORATED SOFFIT NOM. THICKNESS 0.042"	WHITE (REF. NOTE 2 BELOW)
LOUVER-1	FYPON	FRLV30MTK 30" DIAMETER	WHITE (REF. NOTE 2 BELOW)
KNOX-1	KNOX BOX	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)

FINISH SCHEDULE NOTES:
1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION.
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.
3.IF BLOCKS ARE NOT PERMITTED, COLUMNS MUST MATCH EXTERIOR FINISH OF THE BUILDING.

ANY MODIFICATION TO THE FACADE PLAN (INCLUDING COLOR) MUST BE RESUBMITTED TO THE CITY OF AUBURN HILLS FOR REVISED APPROVAL. THE USE OF NEON, FLAGS OR ANY OTHER TYPE OF UNAPPROVED SIGNAGE SHALL BE PROHIBITED PER SITE PLAN REVIEW.

SIGNAGE CALCS:
PERMITTED: 210.33 SF ((262.91 LF FRONTAGE/10 *8 SF)
PROPOSED: 209 SF TOTAL
MONUMENT SIGN = 45 SF
(2) BUILDING SIGNS AT 82 SF EACH = 164 SF

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Project Number: TLEMI23-257	Scale: AS NOTED
Drawn By: SG	Approved By: MBJ

Drawing Name:
PROPOSED ELEVATIONS

Drawing Number:
SA-1.2

H:\DRAWINGS\TLE- THE LEARNING EXPERIENCE\TLE- MICHIGAN\TLEMI23-257 - TLE AUBURN HILLS\MI N SQUIRREL RD & WALTON BLVD\SPACE PLANS\TLEMI23-257-SA-1.DWG CSCHWEIKER PLOTTED: 05/28/2024

CHECKLIST

PROJECT NAME

The Learning Experience

(Check all that apply)

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

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

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

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

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: JUNE 17, 2024 | **AGENDA ITEM NO 9B**

COMMUNITY DEVELOPMENT

To: **Mayor and City Council**

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

Submitted: **May 31, 2024**

Subject: **Oakland Heights Development Landfill**
Motion – To approve the Third Amendment to the November 2, 1994 Host Community Agreement and Development Plan

INTRODUCTION

The enclosed agreement has been drafted in preparation for the closure of the Oakland Heights Development Landfill, which is located west of M-24, between Brown Road and Harmon Road. The updated agreement finalizes the landfill closure discussion held at the City Council's October 3, 2022 workshop. Republic Services anticipates closing the landfill sometime in the fourth quarter of 2025.

Republic Services has requested that the walking trail, plantings, and berms required under the Second Amendment to the Host Community Agreement not be installed for public safety and maintenance reasons. They have expressed concerns about allowing the public to access the property due to landfill gas, leachate collection, steep slopes, and ground settlement hazards. They have also raised long-term maintenance concerns associated with the 21 landscaped berms initially proposed to be installed.

In exchange for not installing the improvements required under the Second Amendment to the Host Community Agreement, Republic Services has agreed to compensate the City of Auburn Hills with $582,025 on or before December 31, 2024, which will be used for public purposes.

STAFF RECOMMENDATION

Staff recommends approval. City Attorney Beckerleg has reviewed and found the proposed amendment acceptable from a legal standpoint.

RECOMMENDED ACTION

Move to accept the agreement between the City of Auburn Hills and Republic Services under the name of Oakland Heights Development, Inc., as expressed in the document titled Third Amendment to the November 2, 1994 Host Community Agreement and Development Plan.

I CONCUR: Thomas A. Tanghe

_____

THOMAS A. TANGHE, CITY MANAGER

THIRD AMENDMENT TO NOVEMBER 2, 1994 HOST COMMUNITY AGREEMENT AND DEVELOPMENT PLAN

This Third Amendment to the November 2, 1994, Host Community Agreement and Development Plan is entered into by and between the City of Auburn Hills (hereinafter referred to as the "City") and Oakland Heights Development, Inc. a successor-in-interest to Wayne Disposal-Oakland, Inc. (hereinafter referred to as "WDO").

RECITALS

WHEREAS, WDO and the City entered into a Consent Judgment in the case of Charter Township of Pontiac v. Northeast Landfill, Inc., Case No. 83-268617-CZ, relating to the construction and operation of an Act 641 solid waste management facility (hereinafter referred to as "the Facility") located at 2350 Brown Road and Act 641 is now part 115 of Act 451 of 1994, hereinafter referred to as "Act 641"; and

WHEREAS, the City and WDO modified the Consent Judgment to incorporate the terms and conditions of the Host Community and Development Agreement executed on November 2, 1994, by the City and WDO, said Host Community and Development Agreement regulating the construction and operation of an expansion to the Facility (hereinafter referred to as "the Facility Expansion"); and

WHEREAS, the City and WDO modified the November 2, 1994 Host Community and Development Agreement to incorporate the terms and conditions of the Amendment to November 2, 1994 Host Community and Development Agreement on February 3, 2004, to allow, among other things, the final vertical elevation of the Facility Expansion to increase; and

WHEREAS, the City and WDO entered into a Second Amendment to November 2, 1994 Host Community Agreement and Development Plan on or about February 21, 2007 to allow, among other things, WDO to accept Act 641 waste on a portion of the buffer zone; and

WHEREAS, the City and WDO entered into an Amendment to Paragraph 3 of the Second Amendment to November 2, 1994 Host Community Agreement and Development Plan on or about April 8, 2010 to provide that WDO will begin final closure of the existing southern slope of the landfill during 2009, with completion in 2010; and

WHEREAS, the parties are now desirous of entering into this Amendment to provide that WDO will pay $582,025.00 to the City in exchange for the removal of certain obligations set forth in the First Amendment requiring WDO to construct viewing and observation facilities and related improvements to the top of the elevation of the Facility Expansion.

NOW, THEREFORE, for good and valid consideration, the receipt of which is mutually acknowledged by the parties, the parties hereto agree that the November 2, 1994 Host Community Agreement and Development Plan is hereby amended as follows:

1. Paragraph 6 of the November 2, 1994 Host Agreement, as amended by the First Amendment to November 2, 1994 Host Agreement, is further amended to remove WDO's obligation to construct a public observation point including the installation of benches, plants and trees at the top of the Facility Expansion referred to as the "Plateau."

2. In exchange for the amendment to Paragraph 6 of the November 2, 1994 Host Agreement set forth above and removal of WDO's obligation to construct a public observation point, WDO shall pay the City a one-time payment in the amount of $582,025.00 on or before December 31, 2024 (the "WDO Payment").

3. The City shall use the WDO Payment for the purposes of modifying, constructing, or improving any municipally-owned facility or infrastructure, including but not limited to the construction of and/or rehabilitation of sidewalks and/or pathways anywhere within the City or construction of, improvements to, or renovations of any municipal facility, new or existing, deemed a priority for the City, upon mutual approval of the purpose by the City and WDO, which

approval by WDO shall not be unreasonably withheld. Such approval shall be granted with the City providing to an authorized WDO representative a brief narrative of the proposed use(s) of the funds via email and with a simple written email response from WDO within seven (7) calendar days of the City's request. Failure of the authorized WDO representative to respond within the required seven (7) calendar days shall be considered an approval by WDO.

4. Except as otherwise provided in this Third Amendment to November 2, 1994 Host Community Agreement and Development Plan, all other terms, provisions and conditions of the November 2, 1994 Host Community Agreement and Development Plan, as amended, shall remain in full force and effect.

OAKLAND HEIGHTS DEVELOPMENT, INC.

By: _____

Its: _____

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing Third Amendment to the November 2, 1994 Host Community Agreement and Development Plan was acknowledged before me this _____ day of _____, 2024, by _____, as _____ on behalf of Oakland Heights Development, Inc.

_____
Notary Public
_____ County, Michigan
Acting in _____
My Commission Expires: _____

CITY OF AUBURN HILLS

By: _____

Its: _____

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing Third Amendment to the November 2, 1994 Host Community Agreement and Development Plan was acknowledged before me this _____ day of _____, 2024, by _____, as _____ on behalf of the City of Auburn Hills.

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

CITY OF AUBURN HILLS

City Council Workshop
Minutes

OCTOBER 3, 2022

CALL TO ORDER: Mayor McDaniel at 5:00 PM

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

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

Absent: None

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

0 Guests

The workshop topic included the Landfill Closure Plans and Marijuana Dispensaries.

Mr. Cohen explained that the landfill is set to close by 2024. There is a host agreement which states what should be done with the land once it is closed. This includes a walking trail to the top with benches for the scenic view, landscape berms and a parking lot. He explained that Republic Services wishes to not install some of the improvements required under the host agreement for public safety and maintenance reasons. Instead, Republic Services is proposing to compensate the City.

Mr. Cohen presented a brief history of the landfill. Rob Moore, Environmental Manager, with Republic Services, explained that the height of the landfill is set in the host agreement. There are regulations on how much of a slope is required for the height.

Mr. Moore explained that the agreement was in place twenty years ago. Since that time, Republic Services has expressed concerns with allowing people to enter the site. He noted that the landfill will generate gas for 20+ years after closing and discussed the leachate collection system. He also noted the hazards to the public related to the steep slopes and ground settlement. He explained that the berms create a slope stability issue as well.

Discussion ensued regarding the previous committee discussions on the landfill closure. It was noted that, once closed, this was meant to be a place for the community to enjoy. The intent was to make it not look like a landfill. Commitments were made at that time and they should be honored. Council inquired as to how the company determined the amount of restitution to the City. Rob stated that the amount was based on the engineers estimate which is about 4-5 years old. Seeing an increase in project costs, it was suggested that a new estimate and due diligence be done.

Mr. Moore noted that safety is the main driver on this. He explained that the older landfills which have been converted to parks are no longer collecting gas or leachate. Council discussed various ideas for the site considering the scenic view from the top. It was suggested a pollinator garden full of wildflowers be

considered as it would require little to no maintenance.

Council requested that Mr. Moore provide an estimate for a simple landscape of wildflowers on the landfill. Mr. Moore pointed out that the drawing is part of the permit with the State. Any modifications would have to be submitted to the State.

Mr. Beckerleg explained that in 2019, the City adopted an ordinance prohibiting marihuana establishments in the City. A petition was submitted to allow at least four retail marihuana establishments in the City, which will be on the November ballot. He explained that the number of establishments cannot be reduced, but the language can be supplemented to mitigate the impact of the petition. If adopted, he explained that it would allow establishments to be located anywhere in the City including residential areas, except the areas within a certain distance of a park, school, or church.

He explained that an ordinance can be adopted to limit the number of marihuana establishments allowed in the City to only four and regulate the location of those who did not acquire pre-qualification status. He pointed out that the proposed ordinance would only be effective if the petition is approved by the voters in November.

Discussion ensued regarding the licensing process, tax revenue, the prohibited locations and the proposed allowable location. It was noted that the proposed location would have the least impact to the community.

The meeting adjourned at 6:52 PM.

Kevin R. McDaniel, Mayor

Laura M. Pierce, City Clerk

AUBURN HILLS

OHD LANDFILL CLOSURE PLAN

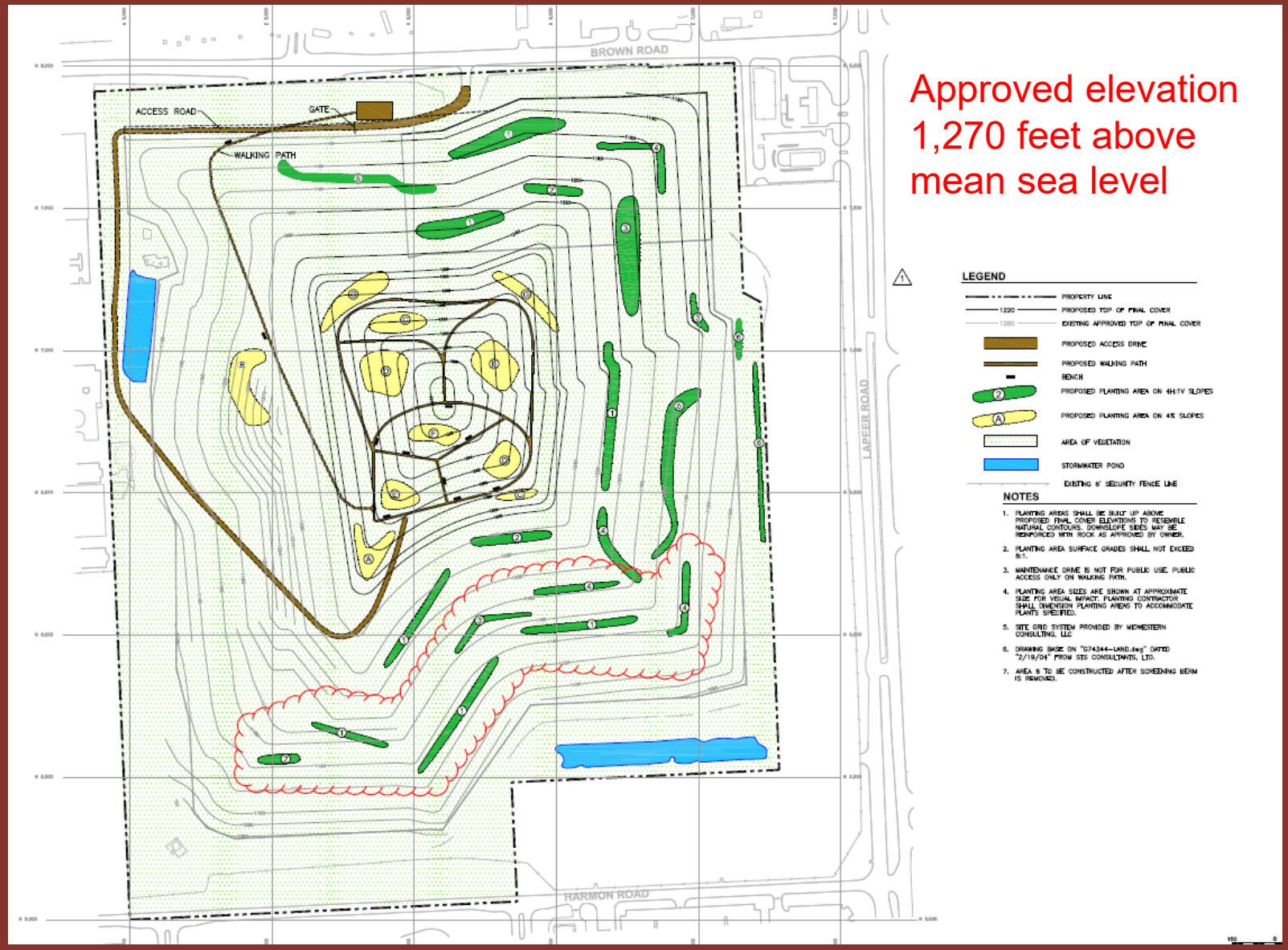
October 3, 2022 City Council Workshop Slides

OHD LANDFILL CLOSURE PLAN

Host Agreement (2004/2007)
Remaining Major Items

1. **Walking Trail**
   A parking area will be maintained at the current entrance near Brown Road and a walking trail will be installed up to the top of the hill. Benches are proposed along the trail and at the top of the hill. Once the landfill is closed, the trail will be open to the public during daylight hours. The facilities will be maintained by the owner.

2. **Landscape Berms**
   7 of the 21 berms proposed have been installed. Plant material will be planted in containers sitting below the surface of the berms so that root systems do not penetrate through the landfill's liner.

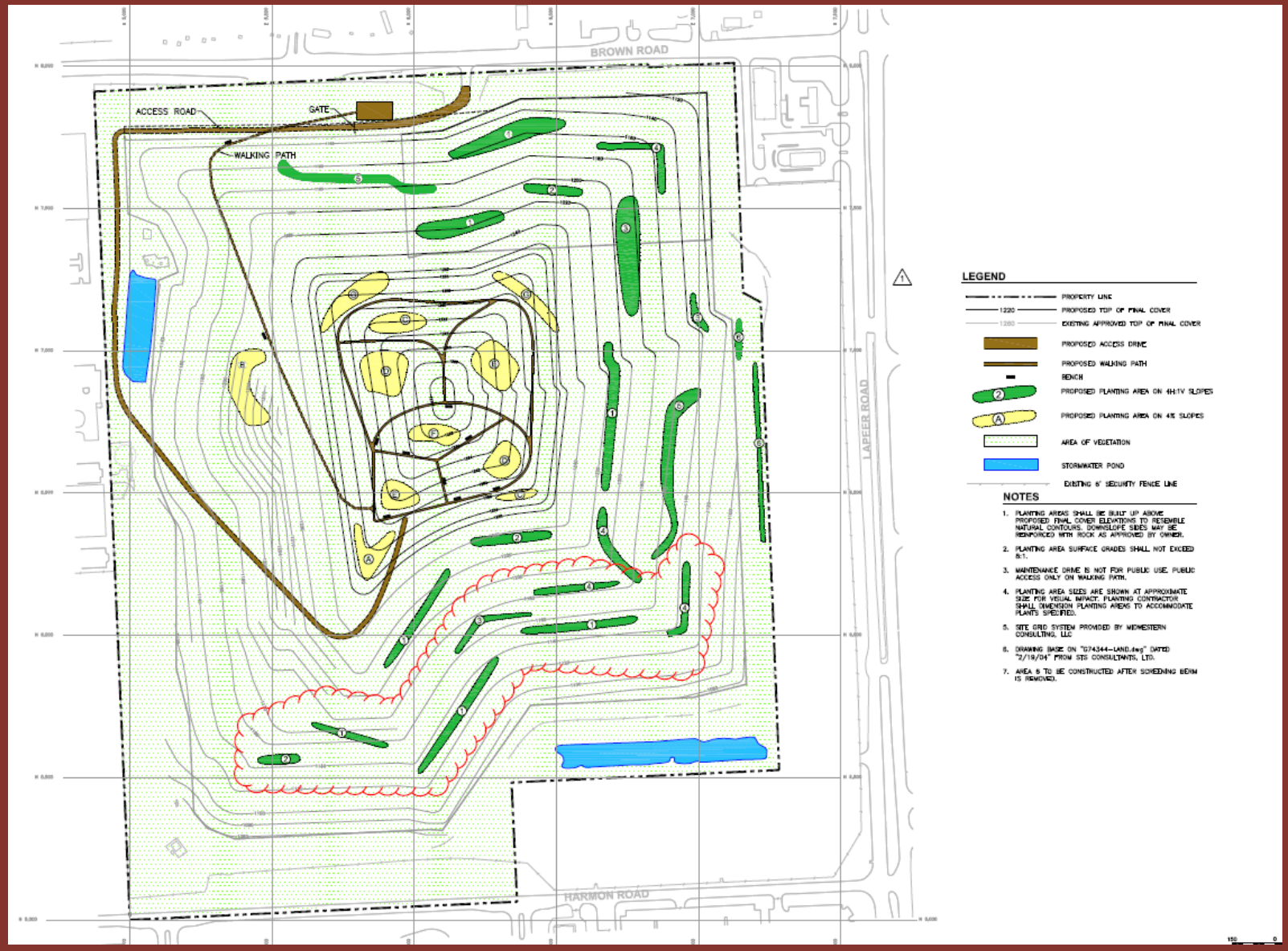


Approved elevation 1,270 feet above mean sea level

OHD LANDFILL CLOSURE

PUBLIC SAFETY AND MAINTENANCE CONCERNS

1. Landfill gas
2. Leachate collection
3. Public hazards related to steep slopes and ground settlement
4. Issues maintaining the 21 planting berms



OHD LANDFILL CLOSURE

THREE QUESTIONS

1. Republic Services wishes NOT to install some improvements required under the Host Agreement for public safety and maintenance reasons.
   Is that OK or Not OK?

2. In exchange for NOT installing the required improvements, Republic Services wishes to compensate the City differently.
   Is the proposed alternative OK or Not OK?

3. What would the City wish to accomplish with the alternative compensation?

View from the top of the landfill – March 31, 2022

QUICK LANDFILL HISTORY

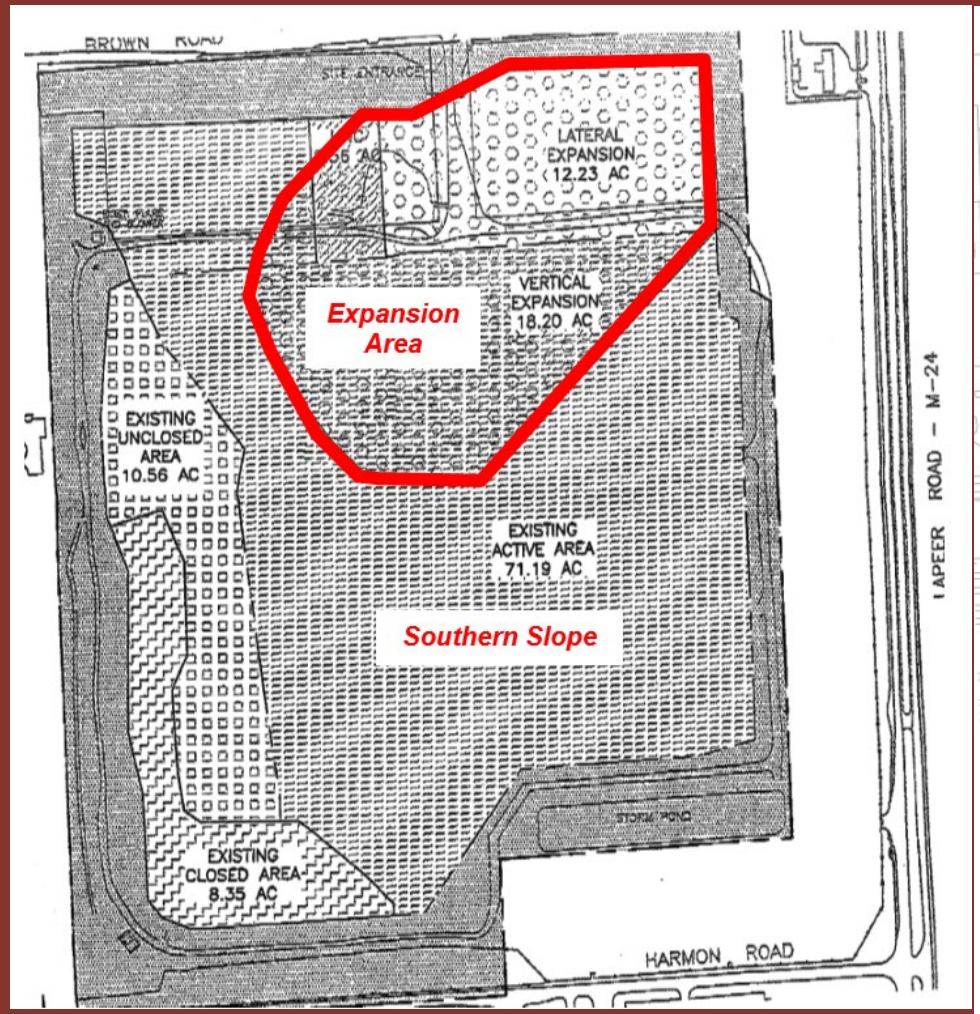
- The landfill originally began operation in 1982.
- Allied Waste/Republic Services took over operation of the facility in 1997.
- The landfill has gone through several expansions over the years. The current end use for the site was originally agreed upon in 2004 when the landfill was seeking a vertical expansion to fill to the current permitted height of 1,270 feet above mean sea level.
- The gas collection system was originally installed in 1997/98 when the landfill agreed to sell its gas for use at the GM Orion Plant. Over time the collection system has expanded along with the landfill and now includes 123 gas wells.

Bird's Eye View - 1997

OHD LANDFILL CLOSURE

On January 22, 2007, the City Council approved the 2nd Amendment to Host Community Agreement for the Oakland Heights Landfill.

- The 2nd Amendment allowed for the vertical and lateral expansion of the landfill north toward Brown Road.
- The final closure of the existing southern slope of the landfill (green area) was completed in 2010 per the amended Host Agreement.
- The northern expansion area was approved by the MDEQ in May 2009, and construction began in July 2009.
- Per the amendment, the landfill's height was restricted to an elevation of 1,270 feet above mean sea level.



January 2007

November 2021

FedEx

AUBURN HILLS
WATER TRUCK

CALL TO ORDER: by Mayor McDonald at 7:00 p.m.

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

Present: Mayor McDonald, Mayor Pro Tern Hammond, Council Members Doyle, Kittle, Knight, Newkirk

Absent: Council Member McDaniel

Also Present: City Manager Auger, Assistant City Manager Tanghe, Police Lt. Hardesty, Community Relations/Legislative Affairs Director Carroll, Community Development Director Cohen, Facilities Manager Brisson, City Treasurer Buschmohle, City Attorney Beckerleg, City Engineer Juidici, TIFA Chair Bennett

21 Guests

9b. Motion - To Approve the Amendment to Paragraph 3 of the 2nd Amendment to the November 2, 1994 Host Community Agreement and Development Plan / Oakland Heights Development Landfill

Mr. Cohen explained as part of the 2nd Amendment to Host Community Agreement, Allied Waste Services agreed to begin closure of the existing southern slope of the landfill in 2008, with completion in 2009. Because of the economy they haven't been able to complete the closure and are requesting an extension to 2010.

Bill Dolson, Oakland Heights Development, explained the volume of trash is way down from previous years and that is preventing them from closure. The solar project has been suspended and can be done at any time after the capping is completed. It is a reasonable expectation that capping a large portion of the southern slope and wrap a part of the eastern slope can be accomplished this year.

Mr. Dolson explained the maximum height allowed is 1,270 feet and the capping consists of a couple of feet of soil, a layer of plastic liner, a layer of geo composite that acts as a drainage layer, then an additional two or three feet of soil and then seeded. This project also includes planting shrubbery and trees on the southern and eastern slopes. The current height is 1,265 feet and it keeps settling.

Oakland Heights Development has been paying the City roughly 5% of their revenues and will continue to do so.

Responding to Mr. Kittle, Mr. Dolson stated once the capping is done, he doesn't believe the cap would be removed to fill back to capacity. The capping is a very tedious and expensive process.

Moved by Mr. Knight; Seconded by Ms. Hammond.

RESOLVED: To accept the agreement between the City of Auburn Hills and Allied Waste Services under the name of Oakland Heights Development, Inc. as expressed in detail in the document entitled AMENDMENT TO PARAGRAPH 3 OF SECOND AMENDMENT TO NOVEMBER 2, 1994 HOST COMMUNITY AGREEMENT AND DEVELOPMENT PLAN.

VOTE: Yes: Doyle, Hammond, Kittle, Knight, McDonald, Newkirk

No: None **Motion carried (6-0)**

RESOLUTION NO. 10.03.052

CALL TO ORDER: by Mayor Edwards at 6:30 p.m. with the Pledge of Allegiance.

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

ROLL CALL:
Present. Mayor Edwards, Mayor Pro Tem Pillsbury Council Members Hammond, Kittle, Knight, McDonald, Newkirk
Absent. None
Also Present. City Manager Culpepper, Assistant City Manager Tanghe, Assessor Bennett, Community Development Department Director McBroom, Department of Public Services Director Melchert, Deputy Clerk Tallman, Deputy Police Chief Mynsberge, Economic Development Manager Miller, Treasurer Valko, City Attorney Beckerleg, City Engineer Olsen, TIFA Chair Bennett
26 Guests

9. NEW BUSINESS

9c. Motion – Adopting Resolution Accepting Second Amendment to the November 2, 1994 Host Community and Development Agreement / Oakland Heights Development Inc.

The January 8, 2007 staff memo is excerpted below:

Allied Waste Services, the operator of the Oakland Heights Landfill, is proposing an expansion of the landfill. This proposal requests the City, as the host community, to approve an expansion north toward Brown Road with no increase in overall height greater than the previously approved elevation. There is no change in the type of material to be taken in and it is estimated that the landfill could operate for 5 additional years. This proposal is a second amendment to the original agreement of November 2, 1994.

Allied Waste has approval from Orion Township and the adjacent mobile home park and has made arrangements to resolve any issues which are expected to result from the expansion. One of the multitude of the requirements imposed by Michigan Department of Environmental Quality (MDEQ) is the host community approval. The enclosed agreement has been negotiated between Allied Waste, the Mayor and City Manager. Once the City approves the expansion, the MDEQ will process the application with the expectation of final approval coming some time in the fall of 2007, at which time the expansion operation may begin, followed by payments to the City as outlined below.

The proposed agreement includes such topics as the limitation to U.S. generated refuses only, buffer zones, earth restoration and payments. Financially the agreement calls for an initial payment of $250,000 to the City as compensation for lost taxes from developable land which will now fall within the buffer and expansion area. Further, it calls for quarterly payments of 5% of gross sales revenue which is to be audited by the City's auditing firm of Plante & Moran. The total value of the expansion to the City is expected to exceed $3 million.

Impacts from the proposed expansion have been weighed against benefits to be derived. Based upon experience with Allied Waste and those benefits it is felt that approval of this agreement would in the best interest of the City.

Mr. Bill McDonough, Oakland Heights, introduced himself. Discussion yielded the following comments:

- Mr. Knight wants to see the City's quarterly audit payments reimbursed by Oakland Heights. Ms. Edwards noted the audit fee provisions have always been included in the agreement. Mr. McDonough indicated Oakland Heights might be agreeable.
- Mr. Knight would like to see a rendering of the proposed final footprint.
- Mr. Beckerleg clarified the provision to take county, state or federal taxes out of the City's 5% tipping fee is applied only if those taxes are paid to the City.
- Mr. McDonough will notify the City when the 5% tipping fee begins.
- Mr. Kittle was split between the City's social responsibility to make use of an existing landfill and its responsibility to its citizens, noting concerns with encroachment on Brown Road and odor. He said he agrees with the extension in principle, but will not vote in its favor.

- Mr. McDonough noted Oakland Heights is working with the mobile home park and the DEQ to resolve the well relocation in the park.

Moved by Mr. Knight; seconded by Mr. Pillsbury.

Resolved: To accept the agreement between the City of Auburn Hills and Allied Waste Services under the name of Oakland Heights Development, Inc. as expressed in detail in the document entitled *Second Amendment to November 2, 2004 Host Community Agreement and Development Plan*.

VOTE: Yes: Edwards, Hammond, Knight, Pillsbury
No: Kittle, McDonald, Newkirk

RESOLUTION NO. 07.01.020 **Motion carried (4-3)**

CALL TO ORDER: Mayor Harvey-Edwards called the Regular City Council Meeting to order at 7:00 p.m. with the Pledge of Allegiance.

ROLL CALL:
Present. Mayor Harvey-Edwards, Mayor Pro Tem Pillsbury, Council Members Kittle, Knight, Newkirk, Sendegas (arrived at 7:06 p.m.)
Absent. Council Member McDonald
Also Present. City Manager Ross, Assistant City Manager Tanghe, Assessor Bennett, Department of Public Works Director Culpepper, Finance Officer Martini, Fire Chief Walterhouse, Deputy Fire Chief/Fire Marshal Smith, Golf Professional Marmion, Police Chief Olko, Recreation Director Marzolf, Senior Services Director Adcock, Treasurer Valko, City Engineers Hiltz and Katers, Tax Increment Finance Authority Chair Bennett, City Attorney Beckerleg
41 Guests (including representatives of the Auburn Hills Police Department)

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

9. OLD BUSINESS

9a. Report and Recommendation on Proposed Amendments to the Host Community Agreement with Oakland Heights Development

Ms. Harvey-Edwards gave a brief overview of the negotiation process. She noted the Committee negotiated the final height at 45' above the height specified in the original agreement.

Mr. Bill McDonald, Oakland Heights Development, explained the landfill is currently about 40' below the final height as specified in the original agreement. He estimated that the original height will be reached in early 2005, and the additional 45' will be reached 1.5 to 2 years after that.

Ms. Harvey-Edwards commented that extending the agreement will generate the means to accomplish currently unfunded projects, such as the paving of Collier Road.

Mrs. Sendegas commended the Landfill Negotiation Committee for their work.

Moved by Mr. Pillsbury to adopt the amendments to the November 2, 1994 Host Community and Development Agreement as recommended by the Landfill Negotiation Committee and as prepared by the City Attorney's Office, with two additional changes, these being that no foreign trash will be accepted at the Landfill and that the water tower property will be leased to the City for the amount of $1.00 and ultimately conveyed to the City for the amount of $1.00, subject to the parties working together and finalizing Attachments B&C, which attachments will be brought before Council for its consideration within 60 days, and authorize the City Manager and the City Clerk to execute said amendments on behalf of the City.
Supported by Mr. Knight.*

Mr. Beckerleg indicated the City's options for enforcement include suing for breach of contract and injunctive relief.

VOTE: Yes: Harvey-Edwards, Kittle, Knight, Newkirk, Pillsbury, Sendegas
No: None
RESOLUTION NO. 03.10.280 **Motion carried (6-0)**

AGENDA ITEM NO. 9a.

City Manager's Office

TO: Auburn Hills Mayor and City Council

FROM: William R. Ross, City Manager

SUBJECT: Amendment to Host Community Agreement-Oakland Heights Development Landfill

DATE: October 16, 2003

The Committee appointed by the City Council has met with representatives of Oakland Heights Development and has negotiated certain amendments to the Host Community Agreement in place between the City and Oakland Heights Development for the operation of the landfill.

The following items cover the significant changes that have been made in the Host Community Agreement:

1. The current Host Community Agreement limits the maximum height of the landfill to 1,225 feet above sea level. The amended Host Community Agreement will allow the height of the landfill to extend to a maximum 1,270 feet above sea level or an increase of 45 feet. This is a height increase that is less than Oakland Heights Development had originally requested. However, The Committee feels that the increase of 45 feet will not be detrimental to the community or the landfill operation. In fact, this will result in smaller and more easily manageable "plateau" area on top of the landfill when the 1,270 foot level is reached and the landfill is closed.
2. The fees provided for in the Host Community Agreement will remain as currently constituted until the height of the landfill reaches 1,225 feet. At that time or no later than January 25, 2005, which ever comes first, the City will receive from Oakland Heights Development also known as Wayne Disposal Oakland, a one time payment in the amount of $1,074,150.00. This one time payment is based upon the estimated revenue that would be received during the time the area is filled from 1,225 feet to 1,270 feet. The one time payment would be a benefit to the City because the City would have the use of that money immediately rather than obtaining it on a quarterly basis over the period of time that the additional height is filled.
3. The agreement includes a section that leases to the City a site for the proposed elevated water storage tank and appurtenances. A copy of the legal description for the site is attached to this memo. The amendment further provides that when the landfill is closed, the owner will convey to the City for $1.00 by warranty deed the site for the water tank and appurtenances. This provides long term assurances that the City will have a site for the elevated water storage tank. The reason for not conveying the site immediately rather than when the landfill is closed, is that an immediate conveyance greatly complicates the permitting process with DEQ. The end result is that the City will have the water site in fee simple at a future date and that the lease is sufficient for the City's immediate needs.
4. The agreement provides that Wayne Disposal Oakland will allow public access to the top of the site when the landfill is closed. Wayne Disposal Oakland will create a public viewing area and walkways to the top of the site including appropriate benches and/or observation and viewing facilities. The agreement provides for a plan to be presented to

the City for City approval of these facilities within a reasonable period of time (not to exceed 90 days).

5. The agreement provides for the development of a landscaping plan for the site when the filling is complete and the site is closed. As negotiated, the plan will include more than just grass cover but will encompass trees and shrubs planted in a manner to make the site appear to be more of a natural hill than just a closed landfill. The planting plan will need to take into account the requirement that any trees and shrubs planted on the site will need to be relatively shallow rooted varieties in order to reduce the possibility of roots penetrating the cap on the landfill. The landscaping plan will also require preparation and submission to the City for approval by the appropriate agencies.

The Committee believes that these amendments are fair and equitable. The amendments benefit both Wayne Disposal Oakland and the City of Auburn Hills. The amendments do not create any additional environmental issues. By reducing the area on top of the landfill that needs permanent care from settling and other issues may in fact improve the environmental quality of the final closed landfill. The Committee unanimously recommended approval of these amendments. It should be noted the amendments were prepared by Derk Beckerleg, reviewed by the Committee and discussed at length with the members of the Committee and representatives Wayne Disposal Oakland. The amendments are acceptable to both the Committee and Wayne Disposal Oakland.

We recommend the Council adopt the following motion: "Move to adopt the amendments to the November 2, 1994 Host Community and Development Agreement as recommended by the Landfill Negotiation Committee and as prepared by the City Attorney's Office and authorize the City Manager and the City Clerk to execute said amendments on behalf of the City."

Thank you.

4243 - Oakland Heights Development
Auburn Hills Host Fee Calculation
2019

Calculation:		January	February	March		April	May	June		July	August	September		October	November	December	
Gross Revenue		***$ 424,702.00***	***$ 344,825.00***	***$ 428,250.00***		***$ 511,519.00***	***$ 537,284.00***	***$ 662,324.00***		***$ 632,897.00***	***$ 553,504.00***	***$ 526,276.00***		***$ 688,615.00***	***$ 497,168.00***	***$ 637,694.00***	
Less:	*Admin Fees*	*(171.00)*	*(171.00)*	*(150.00)*		*(202.00)*	*(239.00)*	*(218.00)*		*(255.00)*	*(213.00)*	*(176.00)*		*(223.00)*	*(165.00)*	*(171.00)*	
	Late Fees	*1,601.00*	*(479.00)*	*(909.00)*		*316.00*	*(1,273.00)*	*(551.00)*		*(461.00)*	-	-		*(310.00)*	*(412.00)*	*(437.00)*	
	Gas Revenue	*(19,434.00)*	-	*(45,611.00)*		*(17,070.00)*	*(21,293.00)*	*(16,725.00)*		*(805.00)*	*(12,500.00)*	*(12,475.00)*		*(148,423.00)*	*(19,996.00)*	*(20,177.00)*	
	Transportation	-	-	-		-	-	-		-	-	-		-	-	-	
Revenue subject to Host Fee		$ 406,698.00	$ 344,175.00	$ 381,580.00	$ 1,132,453.00	$ 494,563.00	$ 514,479.00	$ 644,830.00	$ 1,653,872.00	$ 631,376.00	$ 540,791.00	$ 513,625.00	$ 1,685,792.00	$ 539,659.00	$ 476,595.00	$ 616,909.00	$ 1,633,163.00
Host Fee Rate - 5.0%		*5.0%*	*5.0%*	*5.0%*		*5.0%*	*5.0%*	*5.0%*		*5.0%*	*5.0%*	*5.0%*		*5.0%*	*5.0%*	*5.0%*	
Host Fee		**$ 20,334.90**	**$ 17,208.75**	**$ 19,079.00**	**$ 56,622.65**	**$ 24,728.15**	**$ 25,723.95**	**$ 32,241.50**	**$ 82,693.60**	**$ 31,568.80**	**$ 27,039.55**	**$ 25,681.25**	**$ 84,289.60**	**$ 26,982.95**	**$ 23,829.75**	**$ 30,845.45**	**$ 81,658.15**
Quarterly Payment Submitted				$ 56,622.65				$ 82,693.60				$ 84,289.60				$ 81,658.15	
Net Amount Due Auburn Hills				**$ -**				**$ -**				**$ -**				**$ -**	

4243 - Oakland Heights Development
Auburn Hills Host Fee Calculation
2020

Calculation:		January	February	March		April	May	June		July	August	September		October	November	December	
Gross Revenue		***$ 641,458.00***	***$ 500,088.00***	***$ 491,776.00***		***$ 441,698.00***	***$ 514,046.00***	***$ 567,635.00***		***$ 607,585.00***	***$ 473,646.00***	***$ 471,934.00***		***$ 480,925.00***	***$ 410,188.00***	***$ 660,205.00***	
Less:	*Admin Fees*	*(145.00)*	*(160.00)*	*(155.00)*		*(113.00)*	*(129.00)*	*(144.00)*		*(160.00)*	*(160.00)*	*(144.00)*		*(171.00)*	*(140.00)*	*(167.00)*	
	Late Fees	*(284.00)*	*(222.00)*	*79.00*		*(245.00)*	*93.00*	*(27.00)*		*(5.00)*	*(83.00)*	*(35.00)*		*(57.00)*	-	-	
	Gas Revenue	*(18,389.00)*	*(21,981.00)*	*(9,500.00)*		*(3,717.00)*	*(11,340.00)*	*(13,188.00)*		*(15,708.00)*	*(20,559.00)*	*(16,560.00)*		*(10,606.00)*	*(13,025.00)*	*(191,375.00)*	
	Transportation	-	-	-		-	-	-		-	-	-		-	-	-	
Revenue subject to Host Fee		$ 622,640.00	$ 477,725.00	$ 482,200.00	$ 1,582,565.00	$ 437,623.00	$ 502,670.00	$ 554,276.00	$ 1,494,569.00	$ 591,712.00	$ 452,844.00	$ 455,195.00	$ 1,499,751.00	$ 470,091.00	$ 397,023.00	$ 468,663.00	$ 1,335,777.00
Host Fee Rate - 5.0%		*5.0%*	*5.0%*	*5.0%*		*5.0%*	*5.0%*	*5.0%*		*5.0%*	*5.0%*	*5.0%*		*5.0%*	*5.0%*	*5.0%*	
Host Fee		**$ 31,132.00**	**$ 23,886.25**	**$ 24,110.00**	$ 79,128.25	**$ 21,881.15**	**$ 25,133.50**	**$ 27,713.80**	$ 74,728.45	**$ 29,585.60**	**$ 22,642.20**	**$ 22,759.75**	$ 74,987.55	**$ 23,504.55**	**$ 19,851.15**	**$ 23,433.15**	$ 66,788.85
Quarterly Payment Submitted				$ 79,128.25				$ 74,728.45				$ 74,987.55				$ 66,788.85	
Net Amount Due Auburn Hills				**$ -**				**$ -**				**$ -**				**$ -**	

4243 - Oakland Heights Development
Auburn Hills Host Fee Calculation
2021

Calculation:		January	February	March		April	May	June		July	August	September		October	November	December	
Gross Revenue		***$ 650,928.00***	***$ 519,967.00***	***$ 639,992.00***		***$ 748,778.00***	***$ 870,915.00***	***$ 784,765.00***		***$ 900,391.00***	***$ 782,249.00***	***$ 718,310.00***		***$ 593,905.00***	***$ 570,966.00***	***$ 632,135.00***	
Less:	*Admin Fees*	*(97.00)*	*(81.00)*	*(123.00)*		*(118.00)*	*(134.00)*	*(85.00)*		*(83.00)*	*(112.00)*	*(118.00)*		*(113.00)*	*(101.00)*	*(127.00)*	
	Late Fees	*-*	*-*	*22.00*		*371.00*	*-*	*-*		*-*	*-*	*-*		*-*	*(421.00)*	*(5.00)*	
	Gas Revenue	*(21,898.00)*	*(14,275.00)*	*(33,256.00)*		*(34,315.00)*	*(41,194.00)*	*(31,373.00)*		*(30,600.00)*	*(32,200.00)*	*(36,304.00)*		*(36,304.00)*	*(11,474.00)*	*(30,707.00)*	
	Transportation	*-*	*-*	*-*		*-*	*-*	*-*		*-*	*-*	*-*		*-*	*-*	*-*	
Revenue subject to Host Fee		$ 628,933.00	$ 505,611.00	$ 606,635.00	$ 1,741,179.00	$ 714,716.00	$ 829,587.00	$ 753,307.00	$ 2,297,610.00	$ 869,708.00	$ 749,937.00	$ 681,888.00	$ 2,301,533.00	$ 557,488.00	$ 558,970.00	$ 601,296.00	$ 1,717,754.00
Host Fee Rate - 5.0%		*5.0%*	*5.0%*	*5.0%*		*5.0%*	*5.0%*	*5.0%*		*5.0%*	*5.0%*	*5.0%*		*5.0%*	*5.0%*	*5.0%*	
Host Fee		**$ 31,446.65**	**$ 25,280.55**	**$ 30,331.75**	**$ 87,058.95**	**$ 35,735.80**	**$ 41,479.35**	**$ 37,665.35**	**$ 114,880.50**	**$ 43,485.40**	**$ 37,496.85**	**$ 34,094.40**	**$ 115,076.65**	**$ 27,874.40**	**$ 27,948.50**	**$ 30,064.80**	**$ 85,887.70**
Quarterly Payment Submitted				$ 87,058.95				$ 114,880.50				$ 115,076.65				$ 85,887.70	
Net Amount Due Auburn Hills				**$ -**				**$ -**				**$ -**				**$ -**	

4243 - Oakland Heights Development
Auburn Hills Host Fee Calculation
2022

Calculation:		January	February	March		April	May	June		July	August	September		October	November	December	
Gross Revenue		***$ 539,232.00***	***$ 477,461.00***	***$ 794,667.00***		***$ 646,731.00***	***$ 670,138.00***	***$ 705,006.00***		***$ 618,380.00***	***$ 445,116.00***	***$ 308,455.00***		***$ 395,164.00***	***$ 303,339.00***	***$ 433,510.00***	
Less:	*Admin & Late Fees*	*(491.00)*	*(456.00)*	*(112.00)*		*(125.00)*	*(111.00)*	*15,808.00*		*(16,093.00)*	*(127.00)*	*(139.00)*		*(518.00)*	*(105.00)*	*(996.00)*	
	Gas Revenue	*(35,185.00)*	*(16,724.00)*	*(24,449.00)*		*(13,792.00)*	*(10,359.00)*	*(19,691.00)*		*(28,509.00)*	*(19,691.00)*	*(8,832.00)*		*(21,366.00)*	*(5,630.00)*	*(135,786.00)*	
	Transportation	-	-	-		-	-	-		-	-	-		-	-	-	
Revenue subject to Host Fee		$ 503,556.00	$ 460,281.00	$ 770,106.00	$ 1,733,943.00	$ 632,814.00	$ 659,668.00	$ 701,123.00	$ 1,993,605.00	$ 573,778.00	$ 425,298.00	$ 299,484.00	$ 1,298,560.00	$ 373,280.00	$ 297,604.00	$ 296,728.00	$ 967,612.00
Host Fee Rate - 5.0%		*5.0%*	*5.0%*	*5.0%*		*5.0%*	*5.0%*	*5.0%*		*5.0%*	*5.0%*	*5.0%*		*5.0%*	*5.0%*	*5.0%*	
Host Fee		**$ 25,177.80**	**$ 23,014.05**	**$ 38,505.30**	**$ 86,697.15**	**$ 31,640.70**	**$ 32,983.40**	**$ 35,056.15**	**$ 99,680.25**	**$ 28,688.90**	**$ 21,264.90**	**$ 14,974.20**	**$ 64,928.00**	**$ 18,664.00**	**$ 14,880.20**	**$ 14,836.40**	**$ 48,380.60**
Quarterly Payment Submitted				$ 86,697.15				$ 99,680.25				$ 64,928.00				$ 48,380.60	
Net Amount Due Auburn Hills				**$ -**				**$ -**				**$ -**				**$ -**	

4243 - Oakland Heights Development
Auburn Hills Host Fee Calculation
2023

Calculation:		January	February	March		April	May	June		July	August	September		October	November	December	
Gross Revenue		***$ 294,032.00***	***$ 203,989.00***	***$ 280,146.00***		***$ 429,716.00***	***$ 550,231.00***	***$ 629,860.00***		***$ 351,170.00***	***$ 364,089.00***	***$ 389,587.00***		***$ 384,233.00***	***$ 577,412.00***	***$ 366,007.00***	
Less:	*Admin & Late Fees*	*(118.00)*	*(184.00)*	*(240.00)*		*(33.00)*	*(210.00)*	*(874.00)*		*(1,098.00)*	*1,222.00*	*(515.00)*		*(576.00)*	*(134.00)*	*(584.00)*	
	Gas Revenue	*(43,814.00)*	*(11,951.00)*	*(19,254.00)*		*(11,211.00)*	*(15,097.00)*	*(7,657.00)*		*(5,392.00)*	*(2,745.00)*	*-*		*-*	*(136,269.00)*	*-*	
	Transportation	*-*	*-*	*-*		*-*	*-*	*-*		*-*	*-*	*-*		*-*	*-*	*-*	
Revenue subject to Host Fee		$ 250,100.00	$ 191,854.00	$ 260,652.00	$ 702,606.00	$ 418,472.00	$ 534,924.00	$ 621,329.00	$ 1,574,725.00	$ 344,680.00	$ 362,566.00	$ 389,072.00	$ 1,096,318.00	$ 383,657.00	$ 441,009.00	$ 365,423.00	$ 1,190,089.00
Host Fee Rate - 5.0%		*5.0%*	*5.0%*	*5.0%*		*5.0%*	*5.0%*	*5.0%*		*5.0%*	*5.0%*	*5.0%*		*5.0%*	*5.0%*	*5.0%*	
Host Fee		**$ 12,505.00**	**$ 9,592.70**	**$ 13,032.60**	**$ 35,130.30**	**$ 20,923.60**	**$ 26,746.20**	**$ 31,066.45**	**$ 78,736.25**	**$ 17,234.00**	**$ 18,128.30**	**$ 19,453.60**	**$ 54,815.90**	**$ 19,182.85**	**$ 22,050.45**	**$ 18,271.15**	**$ 59,504.45**
Quarterly Payment Submitted				$ 35,130.30				$ 78,736.25				$ 54,815.90				$ 59,504.45	
Net Amount Due Auburn Hills				**$ -**				**$ -**				**$ -**				**$ -**	

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: JUNE 17, 2024 | **AGENDA ITEM NO 9C**

COMMUNITY DEVELOPMENT

To: **Mayor and City Council**

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

Submitted: **June 10, 2024**

Subject: **Text Amendment to the Zoning Ordinance**
Motion – Amend the text of Article IX-A. D, Downtown Districts; Section 1805. Off-Street Parking Space Layout, Standards, Construction, and Maintenance; and Section 1830. Planned Unit Development Option of the Zoning Ordinance

INTRODUCTION

The enclosed text amendment has been drafted to address the following:

1. Municipal Parking Structure Standards in the Downtown. The City's zoning standards are proposed to be updated in preparation for the site plan submittal of the planned extension of the municipal parking structure in Downtown Auburn Hills, which is anticipated to begin construction in Spring 2026.

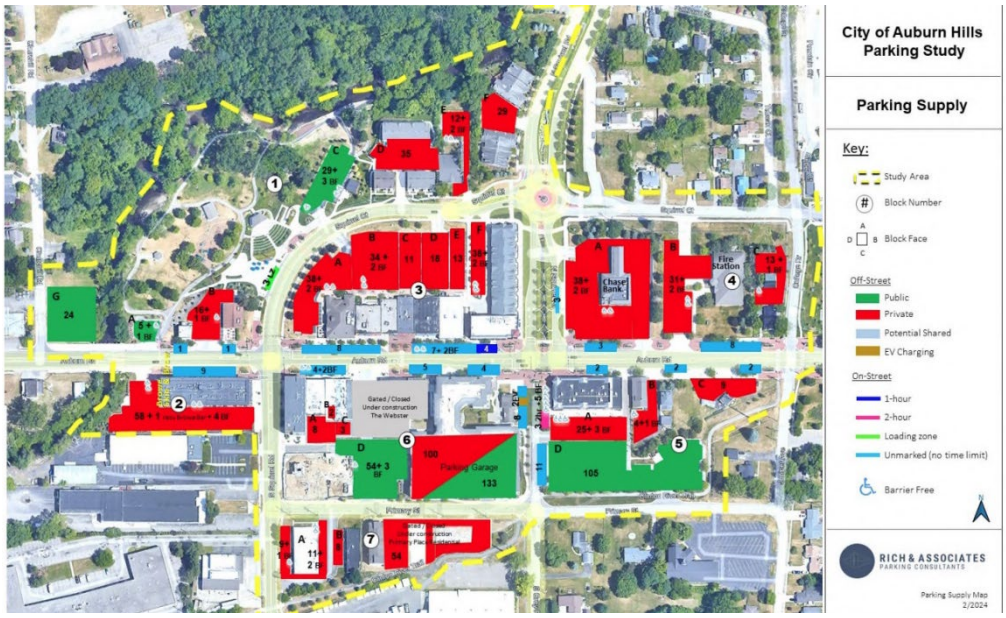
Draft computer renderings of the proposed parking structure extension created by the architect in 2023

The updated requirements will allow the planned parking structure's height to be taller than 30 feet *(current design: the average height of the structure is 38' 10" / the highest point of the tower is 46' 10")* and have zero lot line building setbacks. It is noted that the height, bulk, and setbacks of the structure extension are intended to match that of the current structure. The current structure was developed via the PUD process as part of mixed-use development (public/private partnership), which allowed the height and setbacks to deviate from current standards. The structure expansion is anticipated to add a net of 117 parking spaces, increasing the overall size of the enlarged structure to 350 parking spaces.

2. Require Off-Street Parking for New Residential Dwelling Units in the Downtown. Based on the recommendations of the February 2024 Downtown Parking Study conducted by Rich & Associates Parking Consultants, the City's zoning standards are proposed to be revised to require off-street parking for new residential units in Downtown Auburn Hills. Thus, the proposed change will only

INTRODUCTION (cont.)

require off-street parking for residential units for new developments approved after the text amendment is adopted. Before March 2009, the City required off-street parking for all Downtown (Village Center) uses, including two spaces per residential unit. The 2009 Auburn Hills Downtown Economic Enhancement Strategy, drafted by HyettPalma, advised the City Council to eliminate this requirement as an incentive to encourage private investment and, in coordination, build additional shared public parking facilities. As a result, the existing 233-space municipal parking structure on Primary Street was completed in 2014 to accommodate the envisioned growth.



Map of Existing Parking Supply - Rich & Associates Downtown Parking Study (February 2024)

The Downtown Parking Study finds the City's public parking supply (on-street, lots, and structure) will be nearing capacity within the next ten years. To address this anticipated reduction in capacity, Rich & Associates believes now is the right time for the City Council to require new developments with housing units to supply private off-street parking for their residents, per the table below, and not rely on public parking. This is desirable as most residents want their vehicles parked relatively proximate to their living quarters and not on adjacent blocks. As a result, Rich & Associates have advised the City Council to amend its laws and policies, like most municipalities they consult, to require developers to construct private off-street parking for new residential units while focusing its shared public parking on servicing the Downtown's non-residential uses. Private off-street parking would continue not to be required for non-residential uses.

Zoning Ordinance Changes	**7**	The provision of parking spaces is not required in Downtown Auburn Hills. At a minimum, adjust the ordinance that developers of multi-unit residential properties provide parking at the following levels:	18 - 24 Months
		a. Studio and One bedroom – 1 parking space per dwelling unit	
		b. Two Bedroom Units – 1.5 spaces per dwelling unit	
		c. Three or more Bedroom Units – 2 spaces per dwelling unit	
	7A	Do not require parking for other developments - too many inefficient small lots	

Excerpt from Rich & Associates Downtown Parking Study recommended action list

INTRODUCTION (cont.)

3. Expiration of PUD projects. Amend the Planned Unit Development Option (PUD) standards to tighten up and clarify the expiration time frames for new projects. With this amendment, PUD projects would have one year to begin construction and 18 months to complete after construction commences unless the City Council approves a more extended construction period. In addition, the subsection relating to PUD plan amendments has been updated to reflect how minor and material amendments have historically been handled in Development Agreements drafted by the City.

STAFF RECOMMENDATION

Staff recommends approval. The proposed text amendment has been reviewed and found acceptable from a legal standpoint by City Attorney Beckerleg.

PLANNING COMMISSION RECOMMENDATION

Recommended Approval on June 5, 2024 (9-0 vote)

MOTION

Move to accept the Planning Commission's recommendation and approve the enclosed text amendment, amending Article IX-A. D, Downtown Districts; Section 1805. Off-Street Parking Space Layout, Standards, Construction, and Maintenance; and Section 1830. Planned Unit Development Option of the Zoning Ordinance. It shall be referenced as Ordinance No. 24-939.

I CONCUR:

Thomas A. Tanghe

_____

THOMAS A. TANGHE, CITY MANAGER

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

June 5, 2024

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

ROLL CALL: Present: **Carolyn Shearer, Sam Beidoun, Ray Saelens, Dominick Tringali, Jack Ferguson, Cynthia Pavlich, Laura Ochs, Chauncey Hitchcock, Greg Ouellette**
Absent: None
Also Present: Director of Community Development Steve Cohen and Assistant to the Director of Community Development Devin Lang
Guests: 5

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

5. PETITIONERS

5b. Text Amendment to the Zoning Ordinance (8:29 p.m.)
Public Hearing/Motion – Recommendation to City Council to amend the text of Article IX-A. D, Downtown Districts; Section 1805. Off-Street Parking Space Layout, Standards, Construction, and Maintenance; and Section 1830. Planned Unit Development of the Zoning Ordinance.

Mr. Cohen explained that the proposed text amendment has been drafted to address the following:
1. Municipal Parking Structure Standards in the Downtown;
2. Require Off-Street Parking for New Residential Dwelling Units in the Downtown; and
3. Expiration of PUD projects.

The Commission discussed the current requirement for performance bonds and the design of the proposed parking structure to resemble windows. Mr. Cohen explained that the “windows” in the proposed parking structure are all open, which is in keeping with the aesthetics of the surrounding area.

Mr. Ouellette opened the public hearing at 8:35 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 8:35 p.m.

Moved by Shearer to recommend to City Council approval of the enclosed text amendment, amending Article IX-A. D, Downtown Districts; Section 1805. Off-Street Parking Space Layout, Standards, Construction, and Maintenance; and Section 1830. Planned Unit Development Option of the Zoning Ordinance.
Second by Pavlich.
VOTE: Yes: Shearer, Beidoun, Ochs, Saelens, Hitchcock, Tringali, Ferguson, Pavlich, Ouellette
No: None **Motion Carried (9-0)**

DRAFT
5-24-24

CITY OF AUBURN HILLS

COUNTY OF OAKLAND

STATE OF MICHIGAN

ORDINANCE NO. 24-939

TEXT AMENDMENT TO ZONING ORDINANCE

AN ORDINANCE TO AMEND ARTICLE IX-A. D, DOWNTOWN DISTRICTS AND ARTICLE XVIII. GENERAL PROVISIONS OF THE AUBURN HILLS ZONING ORDINANCE NO. 372 ADDRESSING OFF-STREET PARKING REQUIREMENTS AND PLANNED UNIT DEVELOPMENT OPTION PLAN APPROVAL TIME FRAMES AND AMENDMENT PROCESS

THE CITY OF AUBURN HILLS ORDAINS

Section 1.

Section 907. Requirements For All Uses of Article IX-A. D, Downtown Districts, of Auburn Hills Zoning Ordinance No. 372, as amended, amend Subsection 6 to read as follows:

6. Off-Street Parking Requirements: Off-street parking shall not be required for uses other than residential units. Residential units shall provide off-street parking per the following requirements:
   A. Studio and one-bedroom units – One (1) parking space per dwelling unit.
   B. Two-bedroom units – One and one-half (1.5) parking spaces per dwelling unit.
   C. Three or more-bedroom units – Two (2) parking spaces per dwelling unit.

   If off-street parking is provided, it shall meet the applicable requirements of Sections 1804 and 1805. Off-street parking shall be located in the rear of the building unless the City Council, after the Planning Commission's review and recommendation, approves other locations. Municipal parking structures shall be subject to Section 905 and the provisions of Section 1805, Item 10.

Section 2.

Section 1805. Off-Street Parking Space Layout, Standards, Construction, and Maintenance of Article XVIII. General Provisions, of Auburn Hills Zoning Ordinance No. 372, as amended, amend Subsection 10 to read as follows:

10. Parking Structure. Parking decks and/or structures may be permitted to satisfy off-street parking regulations under the purview of Section 1818, Special Land Uses Permitted, with the exception that municipal parking structures shall be allowed as Principal Uses Permitted in the D, Downtown District. Parking decks and/or structures are subject to the following provisions:
    A. The parking structure shall not exceed the maximum height of structures permitted by the zoning district in Article XVII. Schedule of Regulations, with the exception that municipal parking structures in the D, Downtown District shall be allowed to be constructed up to four (4) stories or fifty (50) feet in height.
    B. The parking structure shall have a minimum setback from the common lot line a distance equal to the height of the structure, with the exception that municipal parking structures in the D, Downtown District may utilize a minimum front, side, and rear setback of up to zero (0) feet (zero lot line). Municipal parking structures in the D, Downtown District shall not be subject to frontage greenbelt and landscape requirements.
    C. All sides of the structure shall have a finished appearance and comply with the City's Architectural Design Policy.
    D. Lighting fixtures and equipment for a parking deck or structure shall be designed to not cause glare or illuminate adjoining properties.
    E. The parking layout (e.g., space size, maneuvering lane width, handicapped space allocation, etc.) shall meet the requirements of this Section.

Section 3.

Section 1830. Planned Unit Development Option of Article XVIII. General Provisions, of Auburn Hills Zoning Ordinance No. 372, as amended to remove the existing Subsection 7A.4d and amend the existing Subsection 7A.4e and renumber Subsection 7A.4e as Subsection 7A.4d, to read as follows:

d. The applicant shall obtain PUD Step Two approval from the City Council within one (1) year from the date of PUD Step One approval by the City Council, or the PUD Plan approval shall expire and be null and void. However, the City Council may grant an extension for a specified period upon good cause shown if such a request is made to the City Council before the expiration of the initial period.

Section 4.

Section 1830. Planned Unit Development Option of Article XVIII. General Provisions, of Auburn Hills Zoning Ordinance No. 372, as amended, amend Subsection 7B.3 to read as follows:

3. Construction shall commence within one (1) year from the date of PUD Step Two approval by the City Council and shall proceed substantially in conformance with the construction schedule set forth by the applicant and approved by the City Council in the Development Agreement. If

construction has not commenced within one (1) year from the date of PUD Step Two approval by the City Council, approval of the PUD Plan shall expire and be null and void. However, an extension for a specified period may be granted by the City Council upon good cause shown if such a request is made to the City Council before the expiration of the initial period.

The applicant shall have eighteen (18) months from the commencement of construction to complete the overall development proposed within the PUD Plan. The City Council may authorize a greater time period than eighteen (18) months to complete a PUD Plan at its discretion upon request of the applicant at the time of PUD Step Two approval, as documented in the Development Agreement. The City Council may consider the project's scale, construction complexity, or other contributing factors when authorizing a construction time period greater than eighteen (18) months in length. If the PUD Plan is not completed within eighteen (18) months or the extended time frame authorized by the City Council, the City Council may terminate the PUD Plan approval after a public hearing. However, an extension for a specified period may be granted by the City Council upon good cause shown if such a request is made to the City Council prior to the expiration of the initial period.

If the City Council terminates the PUD Plan approval after construction commences, then the applicant shall, at its own cost, remove all incomplete structures and foundations from the site and restore the site as directed by staff in accordance with City Ordinances. If the applicant fails to restore the site as directed, then the City Manager or their designee shall be authorized to take any reasonable action to enforce the City Council's order, including but not limited to legal action, invoicing the applicant for work performed by the City that the applicant fails to complete and to place a lien against the property if the applicant does not pay such costs incurred by the City.

Section 5.

Section 1830. Planned Unit Development Option of Article XVIII. General Provisions, of Auburn Hills Zoning Ordinance No. 372, as amended, amend Subsection 10 to read as follows:

10. Amendments to the City-Approved PUD Plan.
The applicant may request modifications to the City-Approved PUD plan as follows:
   a. The Director of Community Development may approve minor modifications to the City-Approved PUD Plan that do not:
      i. materially change the parking layout or;
      ii. materially increase the total square footage or density of the proposed buildings.
   b. The minor modifications proposed by the applicant pursuant to this subsection shall be consistent with the City-Approved PUD Plan and Approval

Requirements and shall not adversely affect the character or quality of the development.

c. Modifications to the City-Approved PUD Plan that the Director of Community Development, in their sole discretion, deems material shall be reviewed for approval by the City Council.

Section 6. 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 7. 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 8. 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 9. 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 10. 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 18th day of March and ordered to be given publication in a manner prescribed by the Charter of the City of Auburn Hills.

AYES:
NAYES:
ABSTENTIONS:

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. 24-939 adopted by the Auburn Hills City Council on the 17th day of June the original of which is in my office.

_____
LAURA PIERCE, City Clerk

ARTICLE IX-A
D, DOWNTOWN DISTRICTS

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PREAMBLE

The purpose of the Downtown District is to encourage the creation of a pedestrian-oriented, mixed-use urban environment, providing shopping, employment, housing, business, and personal services consistent with the City's vision outlined in the Master Plan and 2009 Auburn Hills Downtown Economic Enhancement Strategy. The Downtown is intended to be the focal point of the community. This is achieved by promoting an efficient, compact land use pattern; encouraging pedestrian activity; reducing the reliance on private automobiles within the district; promoting a functional and attractive community through the use of urban design principles; and allowing applicants flexibility in land use and site design.

The following are the City's primary objectives for development and redevelopment in the Downtown:

A. Land Use Diversity. Developments are encouraged to incorporate multiple uses within a building or parcel. A mixture of residential with retail or office space is encouraged to maintain a Downtown with vital living space. Building owners are encouraged to fill first floor space with retail impulse-oriented uses.

B. Creating a Sense of Place. Developments should contribute a sense of visual continuity through compatibility and similarity in building heights, scale, massing, overall organizational facade, and the use of materials, colors, and roof shapes.

C. Pedestrian Friendly Design. Developments should create a sense of human scale, activity, and interest at the street level to enhance its pedestrian appeal. Areas external to buildings should be designed at a human scale, and should encourage pedestrian activity and invite interaction between pedestrian areas and activities within buildings. Further, it is recognized that automobile-oriented uses (e.g., automobile service stations, car washes, or new and used motor vehicle sales or service establishments, and businesses with drive-through facilities, etc.) have a disruptive effect on the intended pedestrian orientation of the district and are prohibited from locating in the Downtown.

D. Planned Unit Development Option / Deviations. This ordinance is provided as a safeguard and outlines required standards to ensure the intent of the Master Plan and 2009 Auburn Hills Downtown Economic Enhancement Strategy is implemented. Applicants are encouraged to utilize the City's Planned Unit Development (PUD) Option listed in Section 1830 for increased flexibility in land use and site design standards. Applicants may seek deviations to the standards listed in this zoning district through the PUD review process.

E. Green Building Design. Applicants are encouraged to comply with the City's Green Building Policy.

SECTION 905. PRINCIPAL USES PERMITTED:

In the D, Downtown Districts no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided for in this Ordinance:

1. All Principal Uses Permitted in the B-2 General Business Districts, with the exception that drive-through facilities shall not be permitted in the district.
2. Publicly owned and operated libraries, parks, parkways, and recreational facilities.
3. Municipal buildings and uses, including parking structures.
4. Accessory buildings and accessory uses customarily incidental to any of the above principal uses permitted.
5. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Section 1827 and which are not listed below as special land uses.

SECTION 906. SPECIAL LAND USES PERMITTED:

The following uses may be permitted under the purview of Section 1818 by the City Council, after site plan review and Public Hearing by the Planning Commission, and subject further to such other reasonable conditions which, in the opinion of the City Council, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and City of Auburn Hills:

1. Residential units developed within mixed use buildings, when said units are located above the first floor.
2. Free standing restaurants or other places serving food or beverage, except those having the character of a drive-in or having a drive-through facility.
3. Funeral homes subject to the requirements stated in Section 902.
4. Churches and places of worship
5. Museums, Theaters, and Performance Centers
6. Hotels and Lodging Facilities
7. Outdoor seating and outdoor facilities for the serving and/or consumption of food or beverages for restaurants and other similar uses where food and/or beverages are served and/or consumed, subject to the criteria listed in Section 902, Item 23. This provision shall not apply to outside seating allowed in City right-of-way via City license, which is considered a permitted accessory use.
8. Accessory buildings and accessory uses customarily incidental to any of the above Special Land Uses permitted.
9. Special Land Uses determined to be similar to the above Special Land Uses in accordance with the criteria set forth in Section 1828.

SECTION 907. REQUIREMENTS FOR ALL USES:

All uses shall be subject to the following requirements:

1. Building Height. Buildings shall not exceed two (2) stories or thirty (30) feet in height.
2. Building Setbacks. Front and side yard setbacks shall be a minimum and maximum of zero (0) feet. Rear yard setbacks shall be a minimum of twenty-five (25) feet.
   A. The City Council may, after review and recommendation by the Planning Commission, allow a greater front or side yard setback to allow for consistency with adjacent buildings, patio or outside seating, driveway, or other applicable design considerations.
3. Building Materials and Architecture. The City desires the highest quality of building materials feasible to be used on the exterior facades of buildings in the Downtown. Building facades shall meet the intent of the City's Architectural Design Policy. Buildings should maintain the quality of their architectural character from all viewing angles.
   A. Franchise Architecture. To maintain the unique character of the Downtown, buildings shall not be constructed or renovated using franchise architecture. Franchise architecture is defined as building design that is trademarked or identified with a particular franchise, chain, or corporation and is generic or standard in nature. Franchises or national chains may be located in the district, but must follow the standards of this Ordinance to create a building that is compatible with the Downtown.
4. Landscaping, Buffering, and Screening. The following standards for landscaping, buffering, and screening shall apply to all new development and redevelopment in the district:
   A. Foundation Landscaping. Foundation plantings such as trees, shrubs, flower beds, and/or planters shall be provided along the rear of building when adjacent to a parking lot. Planting locations shall not obstruct ingress/egress doors.
   B. Parking Lot Landscaping. For every twenty (20) spaces in a row which do not immediately adjoin a landscape greenbelt, a minimum of one (1) deciduous shade tree shall be provided within a minimum landscape island of eight (8) feet wide and sixteen (16) feet in depth.
   C. Frontage Greenbelt. A minimum ten (10) foot landscaped greenbelt area shall be provided along any public or private road. This provision is not intended for developments along Squirrel Road and Auburn Road.
   D. Frontage Tree Planting. Street landscaping shall be required for developments along the public or private right-of-way line of any street or road. At least one (1) evergreen or

deciduous tree shall be planted for each thirty (30) linear feet of required greenbelt length, rounded upward.

E. Plant Materials and Landscape Elements. Projects shall meet tree size, tree diversity, and other applicable requirements listed in Section 1808, Item 6.

F. Parking Lot Screening. Parking lot screening shall minimize direct views of parked vehicles from streets and sidewalks, and avoid spill-over light, glare, noise, or exhaust fumes onto adjacent properties, in particular one family residential property outside the district. Parking lots exposed to view from abutting one family residential property outside the zoning district shall be surrounded by a minimum of a three (3) foot high barrier in the form of berms, shrubs, masonry walls, or a combination thereof, in addition to the required tree plantings.

G. Trash Dumpster and Utility Screening. Transformers, HVAC equipment (if located at the ground level), utility meters, and other machinery, as well as garbage collection points, should be located at the rear of the building. If such uses are visible from any adjacent rights-of way or property, they shall be totally screened by a fence or suitable plant or other visual barrier of an appropriate height or as proposed and approved in a site plan. Trash dumpsters shall meet the requirements of Section 1825 shall remain closed at all times.

5. Combining of Use Groups within a Single Structure. Commercial and office uses may occupy any number of total floors within a building used for residential uses. No commercial or office shall be located on the same floor as residential use, and no floor may be used for commercial or office purposes which is located above a floor used for residential purposes.

6. Off-Street Parking Requirements: Off-street parking shall not be required ***for uses other than residential units. Residential units shall provide off-street parking per the following requirements:***

A. Studio and one-bedroom units – One (1) parking space per dwelling unit.
B. Two-bedroom units – One and one-half (1.5) parking spaces per dwelling unit.
C. Three or more-bedroom units – Two (2) parking spaces per dwelling unit.

If off-street parking is ~~voluntarily~~ provided, it shall meet the applicable requirements of Sections 1804 and 1805. Off-street parking shall be located in the rear of the building ***unless the City Council, after the Planning Commission's review and recommendation, approves other locations. Municipal parking structures shall be subject to Section 905 and the provisions of Section 1805, Item 10.***

7. Signs. Signs shall meet the requirements of Section 1811, with the following additional restrictions:

A. Sign types shall be restricted to wall mounted and projecting signs along Squirrel Road, Squirrel Court, and Auburn Road in the district. Signs which encroach into City right-of-way shall require a license from the City.

B. Signs shall be architecturally compatible with the style, composition, materials, colors, and details of the building to which they are affixed and with other signs on nearby buildings, while providing for adequate identification of the business. Signs shall not block or obliterate design details, windows or cornices of the building upon which they are placed.

C. Pole signs and exposed neon signs shall be prohibited throughout the district. This provision is not intended to prohibit neon signs which indicate the operational status of a business. Such operational status signs may not flash or change color.

8. Outside Storage:
No outside storage shall be permitted.

9. Off-Street Loading:
Off-street loading space shall be provided in accordance with Section 1701, Item p and Section 1806, with the exception that all buildings shall provide a minimum of one (1) paved loading space nine (9) feet in width and eighteen (18) feet in length in the rear of the building for small delivery vehicles.

10. Performance Standards:
All development shall adhere to the Performance Standards specified in Section 1807.

11. Freestanding Lighting:

Freestanding light poles shall not exceed twenty-five (25) feet in height and lighting shall be shielded onto the site so as to not become a nuisance to adjacent areas.

12. Cross-Access Interior Drives:
Cross-access interior drives, or drives that will allow vehicles to move from one site to another without entering the frontage street, may be required.

13. Site Plan Review:
Site plan review and approval is required for all development within the District in conformance with Section 1815.

SECTION 908. AREA AND BULK REQUIREMENTS

See Article XVII, Schedule of Regulations, for additional requirements limiting the height and bulk of buildings and not in conflict with this Article IX-A.

(Adopted: 7-12-04 per Ordinance No. 737)
(Amended: 11-22-04 per Ordinance No. 743)
(Amended: 3-16-09 per Ordinance No. 815)

ARTICLE XVIII
GENERAL PROVISIONS

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SECTION 1805. OFF-STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE:

Off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations:

1. No parking lot shall be constructed unless and until a permit therefor is issued by the Building Inspector. Applications for a permit shall be submitted in such form as may be determined by the Building Inspector, and shall be accompanied with two (2) sets of plans for the development and construction of the parking lot showing that the provisions of this Section will be fully complied with. No Occupancy Permit shall be issued until the parking lot has been completed.
2. Off-Street Parking Space Layout. Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Depth	Total Width of One Tier of Spaces+ Maneuvering Lane	Total Width of Two Tiers of Spaces + Maneuvering Lane
0 degree parallel parking	12’	9’	23’	23’	46’
30 to 53 degrees	12’	9’	20’	32’	52’
54 to 74 degrees	15’	9’	20’	36’6”	58’
75 to 90 degrees	24’	9’	18’	42’	60’

3. Spaces, Drives, Maneuvering Lanes, and Ingress/Egress
   - A. All parking spots shall be double striped with paint, and such striping shall be at least four (4) inches in width and two (2) feet apart.
   - B. Where garages are utilized for credit toward required parking space counts, the interior dimensions shall be at least ten (10) feet in width by twenty (20) feet in depth in order to qualify. Carports shall be at least nine (9) feet in width by eighteen (18) feet in depth.
   - C. Maneuvering lanes shall be provided in accordance with Section 1805, Item 2.
   - D. All two-way drives, other than between rows of parking, shall be a minimum of twenty-two (22) feet in width.
   - E. All one-way drives adjacent to buildings shall be a minimum of twenty (20) feet in width. All other one-way drives, other than between rows of parking spaces, may be a minimum of eighteen (18) feet in width provided they are not designated as Fire Lanes by the Fire Marshall. All Fire Lanes shall be a minimum of twenty (20) feet in width.
   - F. All spaces shall be provided adequate access by means of maneuvering lanes. Driving or backing a vehicle directly from a parking space onto public road or private road easement shall be expressly prohibited.
   - G. All maneuvering lane widths shall permit one-way traffic movement, except that the ninety (90) degree parking may permit two-way movement.
   - H. Dead end drive aisles shall provide a 3-foot indentation in the perimeter landscaping to facilitate the backing up of vehicles from the last parking stalls.
   - I. Drives and maneuvering lanes shall be specifically for the safe, through movement of vehicles and shall not be used for dual purposes such as parking, whether temporary or not, loading and unloading zones, or trash removal. Trash receptacle areas shall be located on the site so as to not interfere with safe vehicular and pedestrian traffic flow.
   - J. Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles. Ingress and egress to a parking lot lying in an

area zoned for other than single family residential use shall not be across land zoned for single family residential use.

K. Each entrance and exit to and from any off-street parking lot located in an area zoned for other than single family residential use shall be at least twenty-five (25) feet distance from any adjacent property located in any single family residential district.

L. On corner lots, ingress and egress to and from such lots shall be set back at least twenty-five (25) feet from the intersection of any two (2) right-of-way lines.

4. Parking Surface. The entire driving area, including parking spaces, maneuvering lanes, drives and drive approaches required under this Article and Section shall be provided with asphalt or concrete surfacing in accordance with specifications approved by the City Council. All curb and sections shall be of concrete construction (asphalt curbs are expressly prohibited).

A. All driving areas, as mentioned above, shall be installed prior to the issuance of a Certificate of Occupancy. When winter weather conditions preclude the completion of the driving areas, or other site improvements such as, but not limited to, landscaping, striping, walls, and like items, a temporary Certificate of Occupancy may be issued if the following conditions are met:

1. An itemized estimate of the cost of uncompleted improvements under seal of a Michigan Registered Architect or Engineer is submitted and approved by the Community Development Department.
2. A cash bond or irrevocable letter of credit, from a financial institution approved by the City, is submitted in an amount equal to one hundred (100) percent of the estimated cost of completion of the driving areas, landscaping and other such requirements.
3. The driving areas, as mentioned above, shall be surfaced with a durable and dustless surface capable of supporting large, heavy emergency vehicles and also meeting the specific needs of the proposed occupancy. All work covered under this Section, when not completed due to winter weather, shall be completed no later than May 15th of the same calendar year. This date may be extended up to thirty (30) days by the Community Development Department if unusual spring weather conditions preclude timely completion.

B. Permeable Pavement Option: The City Council, after recommendation from the Planning Commission, may allow permeable pavement systems or other similar systems which allow the natural filtration of storm water through the parking lot surface. Such systems shall require City Engineering Consultant and Fire Department approval.

5. Landscaping. Landscaping and screening surrounding and within parking lot areas shall be provided in accordance with Section 1808. Landscaping and Screening Requirements.

A. Where any parking lot abuts land utilized for other than planned parking purposes, and where the design and layout of the parking lot allows vehicles to abut the adjacent property line in a front or rear relationship, a raised curb eight (8) feet from the property line, together with a seven (7) foot wide greenbelt, shall be provided. In addition, any drives and/or maneuvering lanes abutting adjacent property lines shall provide a raised curb eight (8) feet from the property line, together with a seven (7) foot wide greenbelt.

B. The City Council, upon application by the property owner of the off-street parking area, may modify the yard where, in unusual circumstances, no good purpose would be served by compliance with the requirements of this Section.

6. Lighting. All lighting used to illuminate any off-street parking area shall be so installed as to be confined within and directed onto the parking area only. Lighting shall meet the requirements of Section 1810. Exterior Lighting.

7. Sidewalks. Sidewalks abutting buildings and/or parking spaces shall be a minimum seven (7) feet wide. Where parking spaces are located on both sides of a sidewalk, the sidewalk shall be a minimum nine (9) feet wide.

8. Valet or Bus Parking – Special Land Use Permit. When any quasi-public, industrial or business establishment proposes valet or bus parking such use shall be considered as a Special Land Use under the purview of Section 1818.

9. Landbank Parking – Special Land Use Permit. Landbank parking may be permitted under the purview of Section 1818, Special Land Uses Permitted subject to the following provisions:

A. Any applicant that requests landbank parking shall clearly demonstrate that the use of the property will not be expanded beyond that depicted on a site plan or schematic site plan as required by Section 1818.

B. It shall be the applicant's responsibility to demonstrate that the required number of parking spaces is not necessary to meet the purpose and intent of Zoning Ordinance No. 372. Findings of fact shall be presented to justify the number of landbank spaces. Upon periodic review of the use of the property by the Community Development Department, if it is determined that existing parking is not sufficient, the Planning Commission and City Council shall determine whether or not landbank parking may continue.

10. Parking Structure ~~- Special Land Use Permit~~. Parking decks and/or structures may be permitted to satisfy off-street parking regulations under the purview of Section 1818, Special Land Uses Permitted, ***with the exception that municipal parking structures shall be allowed as Principal Uses Permitted in the D, Downtown District. Parking decks and/or structures*** are subject to the following provisions:

A. ***The parking structure shall not exceed the maximum height of structures permitted by the zoning district in Article XVII. Schedule of Regulations, with the exception that municipal parking structures in the D, Downtown District shall be allowed to be constructed up to four (4) stories or fifty (50) feet in height.***

~~A.~~***B.*** The structure shall have a minimum setback from the common lot line a distance equal to the height of the structure, ~~except in the VC, Village Center District~~.***with the exception that municipal parking structures in the D, Downtown District may utilize a minimum front, side, and rear setback of up to zero (0) feet (zero lot line). Municipal parking structures in the D, Downtown District shall not be subject to frontage greenbelt and landscape requirements.***

~~B.~~***C.*** All sides of the structure shall have a finished appearance and shall comply with the City's Architectural Design Policy.

~~C.~~***D.*** Lighting fixtures and equipment for a parking deck or structure shall be designed so as not to cause glare or otherwise illuminate adjoining properties.

~~D.~~***E.*** The layout of parking (e.g., space size, maneuvering lane width, handicapped space allocation, etc.) shall meet the requirements of this Section.

(Amended: 1-24-05 per Ordinance No. 748)

ARTICLE XVIII
GENERAL PROVISIONS

Marked-Up Version
Key
~~Remove~~ / ***New***

SECTION 1830. PLANNED UNIT DEVELOPMENT OPTION:

1. Authority.
   The Planned Unit Development (PUD) option is established in accordance with the Michigan Zoning Enabling Act (Public Act 110 of 2006). Development permitted under this section is only upon terms agreeable to the City of Auburn Hills. The decision to approve its use is at the sole discretion of the City Council.
2. Conditions That Create PUD Eligibility.
   A proposed development is eligible for the PUD option if it provides a recognizable net public benefit to the health, safety, and welfare of the residents of the City of Auburn Hills and accomplishes one or more of the following:
   - A. Permits flexibility in the regulation of land development.
   - B. Encourages innovation in land use and variety in design, layout, and type of structures constructed.
   - C. Achieves economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities.
   - D. Encourages useful open space.
   - E. Provides better housing, employment, and shopping opportunities particularly suited to the needs of the residents of the City of Auburn Hills.
3. Criteria for Qualification.
   In determining whether the proposed PUD provides a recognizable net public benefit and meets one or more Conditions that Create PUD Eligibility, the Planning Commission and the City Council may consider the following:
   - A. Unique factors related to a particular site.
   - B. Preservation of unique site design features.
   - C. Architectural design quality and innovation.
   - D. Construction of homes that are accessible and visitable for people of all ages and abilities by utilizing universal design elements and features in accordance with Section 1836.
   - E. Extent and type of landscaping.
   - F. Preservation, enhancement, or restoration of natural resources such as trees, slopes, and wetland areas.
   - G. Preservation or enhancement of historic resources.
   - H. Provision of open space or public plazas or features and/or financial contribution to assist with the creation and maintenance of off-site public spaces and improvements.
   - I. Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions such as topography, shape, etc.
   - J. Effective transition between higher and lower density uses, and/or between non-residential and residential uses.
   - K. Commitment to construct a project that obtains certification from the U.S. Green Building Council or similar nationally recognized green building program.
   - L. Shared vehicular access between properties or uses.
   - M. Complementary mix of uses or a variety of housing types.
   - N. Mitigation to offset impacts on public facilities such as road and utility improvements and/or the contribution to the City of equipment and/or assets.
   - O. Redevelopment of sites where an orderly change of use is desirable.
   - P. Installation of plug-in electric vehicle charging stations for use by employees and visitors in accordance with Section 1834 and/or the installation of other infrastructure for alternative fuel vehicles.
   - Q. Creation of a plug-in electric vehicle ready residential development with garages and/or carports prepped for charging stations in accordance with Section 1834.
   - R. Any other factor that contributes to Conditions that Create PUD Eligibility.

4. Exception.
   A PUD option may not be used if the same land use objectives can be accomplished by the application of conventional zoning provisions or standards.
5. Uses Permitted.
   A. A land use plan may be proposed for the area to be included within the proposed PUD. The land use plan shall be defined by the districts of the zoning ordinance which are to be applicable to the parts of the PUD area.
   B. Principal Uses Permitted and Special Land Uses Permitted shall be allowed within the districts identified on the PUD Plan, except that some uses may be specifically prohibited from districts designated on the PUD Plan. The City Council may permit uses not permitted in the district if specifically noted on the PUD Plan. Conditions applicable to Principal Uses Permitted and Special Land Uses Permitted shall be used as guidelines for design and layout, but may be varied by the City Council provided that such conditions are indicated on the PUD Plan.
   C. Nonresidential uses may be permitted in residentially zoned areas. Residential uses may be permitted in non-residentially zoned areas. Densities or lot sizes which are different from the applicable district(s) and the mixing of land uses that would otherwise not be permitted are permitted; provided, other required objectives are met and the resulting development is eligible for the PUD option.
6. Height, Bulk, Density and Area Standards.
   The standards as to height, bulk, density, and setbacks of each zoning district shall be applicable within each specific district area designated on the plan, except as specifically modified and noted on the PUD Plan.
7. Submittal Procedures.
   Approval of a PUD shall include two (2) steps - Step One and Step Two, as described in this subsection. In an effort to expedite the PUD review process, an applicant may seek Step One and Step Two approvals concurrently, provided all the applicable information listed in this section, including a draft Development Agreement, and other applicable ordinances are submitted concurrently. The Planning Commission may recommend and the City Council may require changes or place conditions on the approval of the proposed PUD and the Development Agreement.
   A. Step One Review: Submission of PUD Plan (Qualification)
      1. A person owning or controlling land in the City of Auburn Hills may make a Request to Approve (application) for a PUD. The application shall request a determination as to whether a parcel qualifies for the PUD option based on the Conditions that Create PUD Eligibility.
      2. An application shall be made to the Community Development Department for review and recommendation by the Planning Commission and shall include:
         a. A certified boundary survey of the exact acreage being requested done by a registered land surveyor or civil engineer (scale: not smaller than one [1] inch equals one hundred [100] feet).
         b. A topographic map of the entire area at a contour interval of not more than two (2) feet. This map shall indicate all major stands of trees, bodies of water, wetlands and unbuildable areas (scale: not smaller than one [1] inch equals one hundred [100] feet).
         c. A PUD Plan indicating the following at a scale no smaller than one (1) inch equals one hundred (100) feet (1" = 100'):
            i. Land use areas requested in the PUD Plan.
            ii. Vehicular circulation including major drives and the location of vehicular access points.
            iii. Preliminary proposals as to cross sections and as to public or private streets.
            iv. Transition treatment, including minimum building setbacks to land adjoining the proposed PUD and between different land use areas within the proposed PUD.

v. The general location of nonresidential buildings and parking areas, estimated floor areas, building coverage and number of stories or height and proposed building facade and building elevation.
vi. The general location of residential unit types, densities and lot sizes by area.
vii. The general location of all woodlands, wetlands, water, and water courses and proposed water detention areas.
viii. The boundaries of open space areas that are to be preserved and reserved and an indication of the proposed ownership thereof.
ix. A schematic landscape treatment plan for open space areas, streets and border/transition areas to adjoining properties.
x. A preliminary grading plan, indicating the extent of grading including any areas which are not to be graded or disturbed.
xi. A preliminary utility plan including an indication of the contemplated water distribution, storm and sanitary sewer plan.
xii. Any deed restrictions or restrictive covenants associated with the property.
xiii. All easement locations.
xiv. A written statement explaining in detail the full intent of the applicant, also indicating the type of dwelling units or uses contemplated and resultant population, floor area, parking and supporting documentation, including the intended schedule of development.

3. After holding a public hearing in accordance with the notice requirements of Section 1815, the Planning Commission shall report its findings and make its recommendations to the City Council on the PUD Plan. The Planning Commission shall make a determination whether:
   a. The PUD Plan promotes the land use goals and objectives of the City of Auburn Hills.
   b. The PUD Plan is eligible for the PUD option.
   c. All applicable provisions of this section have been met. Insofar as any provision of this section shall be in conflict with the provisions of any other section of this Ordinance, the provisions of this section shall apply to the lands embraced within a PUD area.
   d. There is, or will be at the time of initial development, an adequate means of disposing of sanitary sewage and of supplying the development with water, and that the road system and storm water drainage system are adequate.
4. The City Council shall review the PUD Plan and make a final determination as to the proposed plan's adherence to the above stated objectives and requirements.
   a. If the Council grants the application, the applicant shall prepare a Development Agreement setting forth the conditions upon which the approval is based. The Development Agreement shall be submitted for approval at the time of PUD Step Two review.
   b. Once an area has been included within a PUD Plan and the PUD Plan has been approved by the City Council, development may not take place in the plan area nor may any use be made of the plan area except in accordance with the PUD Plan or in accordance with an amendment approved by the City Council.
   c. An approved PUD Plan may be terminated by the applicant or the applicant's successors or assigns, prior to any development within the area involved, by filing with the City Clerk and recording in the County records an affidavit so stating. The approval of the PUD Plan shall terminate upon such recording.

~~d. An approved PUD Plan may not be terminated after development commences except with the approval of the City Council and of all parties in interest in the land.~~

~~e. Within a period of two (2) years following approval of PUD Step One by the City Council, final plats or site plans for an area embraced within the PUD must be submitted as hereinafter provided. If such plats or plans have not been submitted within the two (2) year period, the City Council may terminate the right to develop the PUD Plan. Extensions may be granted at the discretion of the City Council.~~

d. The applicant shall obtain PUD Step Two approval from the City Council within one (1) year from the date of PUD Step One approval by the City Council, or the PUD Plan approval shall expire and be null and void. However, the City Council may grant an extension for a specified period upon good cause shown if such a request is made to the City Council before the expiration of the initial period.

B. Step Two Review: Submission of Final Plats, Site Plans and Schedule for Completion of the Approved PUD

1. Before any permits are issued for any activity within the area of an approved PUD, final plats or site plans for a project area shall be submitted to the Community Development Department for review and recommendation by the Planning Commission and final City Council approval of the following:
   a. Review and approval of site plans shall comply with Section 1815 as well as this section, except as otherwise modified in the approved plan. Review and approval of plats shall comply with the City of Auburn Hills Subdivision Control Ordinance and other applicable ordinances.
   b. Before approving of any final plat or plan, the City Council shall determine that:
      i. All portions of the project area shown upon the approved PUD Plan for use by the public or the residents of lands within the PUD have been committed to such uses in accordance with the PUD Step One approval.
      ii. The final plats or site plans are in conformance with the Development Agreement and PUD Plan.
      iii. Provisions have been made within the Development Agreement to provide for the financing of any improvements shown on the final PUD Plan for open spaces and common areas which are to be provided by the applicant and that maintenance of such improvements is assured in accordance with the Development Agreement.
2. Plans for tree removal permit and wetland permit review shall be submitted at the time of PUD Step Two review.

~~3. If development of approved final plats or site plans is not substantially completed in three (3) years after approval, further final submittals under the approved PUD Plan shall cease until the part in question is completed or cause can be shown for not completing same. Extensions may be granted at the discretion of the City Council.~~

3. Construction shall commence within one (1) year from the date of PUD Step Two approval by the City Council and shall proceed substantially in conformance with the construction schedule set forth by the applicant and approved by the City Council in the Development Agreement. If construction has not commenced within one (1) year from the date of PUD Step Two approval by the City Council, approval of the PUD Plan shall expire and be null and void. However, an extension for a specified period may be granted by the City Council upon good cause shown if such a request is made to the City Council before the expiration of the initial period.

The applicant shall have eighteen (18) months from the commencement of construction to complete the overall development proposed within the PUD Plan. The City Council may authorize a greater time period than eighteen (18) months to complete a PUD Plan at its discretion upon request of the applicant at the time of PUD Step Two approval, as documented in the Development Agreement. The City Council may consider the project's scale, construction complexity, or other contributing factors when authorizing a construction time period greater than eighteen (18) months in length. If the PUD Plan is not completed within eighteen (18) months or the extended time frame authorized by the City Council, the City Council may terminate the PUD Plan approval after a public hearing. However, an extension for a specified period may be granted by the City Council upon good cause shown if such a request is made to the City Council prior to the expiration of the initial period.

If the City Council terminates the PUD Plan approval after construction commences, then the applicant shall, at its own cost, remove all incomplete structures and foundations from the site and restore the site as directed by staff in accordance with City Ordinances. If the applicant fails to restore the site as directed, then the City Manager or their designee shall be authorized to take any reasonable action to enforce the City Council's order, including but not limited to legal action, invoicing the applicant for work performed by the City that the applicant fails to complete and to place a lien against the property if the applicant does not pay such costs incurred by the City.

8. Fees.
Fees for review of PUD Plans under this section shall be established by resolution of the City Council.

9. Interpretation of Approval.
Approval of a PUD Plan under this section shall be considered an optional method of development and improvement of property subject to the mutual agreement of the City Council and the applicant. The Zoning Board of Appeals shall have no jurisdiction to hear appeals or make interpretations or any decisions regarding a project reviewed under this section.

10. Amendments to ***the City-Approved*** PUD Plan.
~~Proposed amendments or changes to an approved PUD Plan shall be submitted to the Planning Commission as outlined in the Development Agreement. The Planning Commission shall determine whether the proposed modification is of such minor nature as not to violate the area and density requirements or to affect the overall character of the plan, and in such event may approve or deny the proposed amendment. If the Planning Commission determines the proposed amendment is material in nature, the amendment shall be reviewed by the Planning Commission and City Council in accordance with the provisions and procedures of this section as they relate to final approval of the PUD.~~

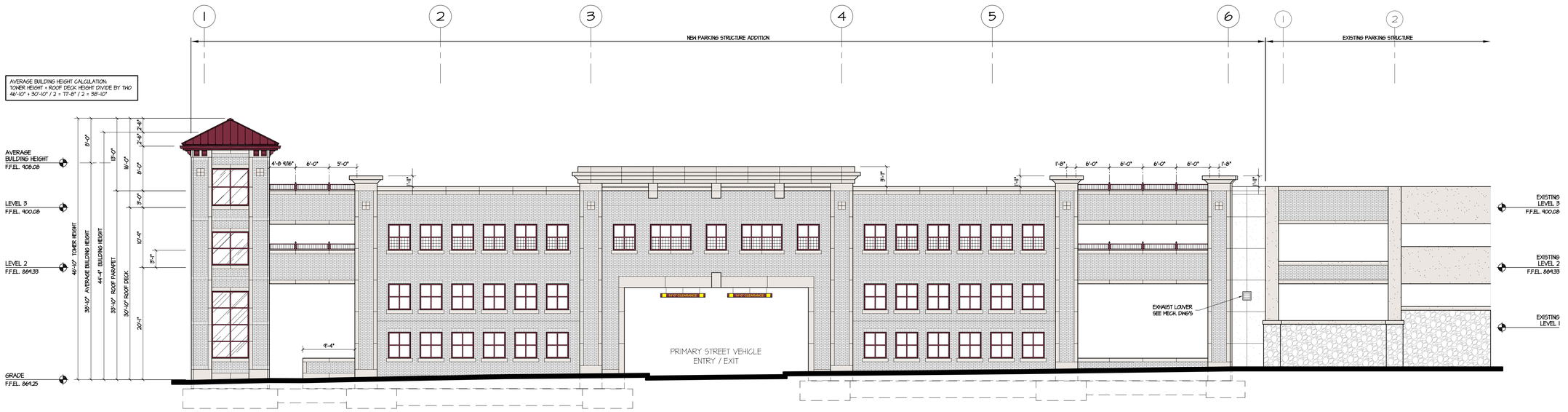
The applicant may request modifications to the City-Approved PUD plan as follows:

a. The Director of Community Development may approve minor modifications to the City-Approved PUD Plan that do not:
i. materially change the parking layout or;
ii. materially increase the total square footage or density of the proposed buildings.

b. The minor modifications proposed by the applicant pursuant to this subsection shall be consistent with the City-Approved PUD Plan and Approval Requirements and shall not adversely affect the character or quality of the development.

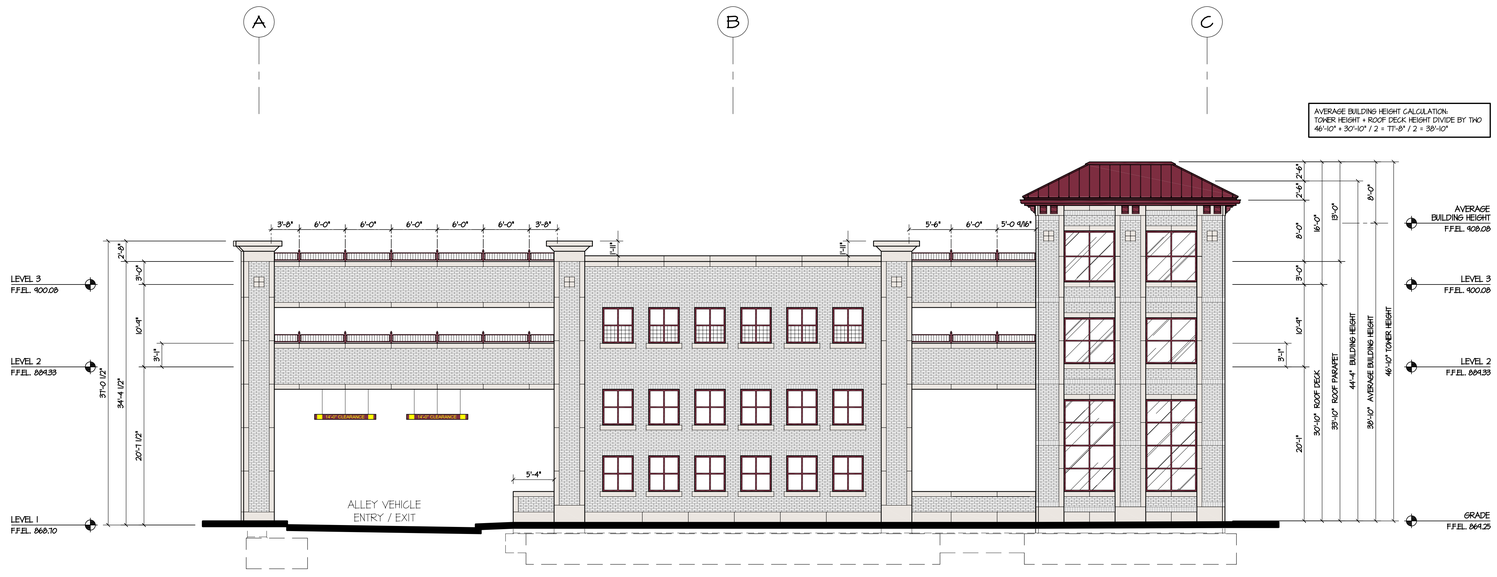
c. Modifications to the City-Approved PUD Plan that the Director of Community Development, in their sole discretion, deems material shall be reviewed for approval by the City Council.

(Amended: 5-15-00 per Ordinance No. 661)
(Amended: 8-27-01 per Ordinance No. 685)
(Amended: 12-15-09 per Ordinance No. 824)
(Amended: 2-27-17 per Ordinance No. 887)



SOUTH ELEVATION (PRIMARY STREET)

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

PRIMARY STREET PARKING STRUCTURE ADDITION

AUBURN HILLS, MICHIGAN

RICH & ASSOCIATES
PARKING CONSULTANTS
ARCHITECTS • ENGINEERS • PLANNERS
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SOUTHFIELD, MI. 48033
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Date	ISSUED FOR:	By
05-05-2023	SCHEMATIC DESIGN	
07-11-2023	30% DESIGN DEVELOPMENT	
10-27-2023	OWNER REVIEW	
12-15-2023	OWNER REVIEW	

Sheet Title:

GARAGE ELEVATIONS

Drawn By	RTW
Checked By	RWK
File Name	2315A-201
Plot Date	12-14-2023

Detail Number / Detail Sheet

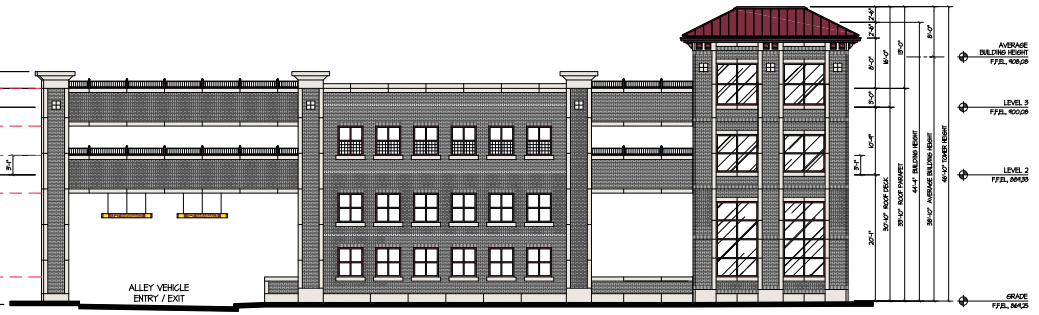
All matter contained hereon, including drawings, written matter, ideas or concepts are the creation of Rich and Associates, Inc. for the specific purpose and intention of the project of Rich and Associates, Inc. No disclosure thereof in any form whatsoever shall be made to any person, firm, corporation, agency or organization, including news media without the written consent of Rich and Associates, Inc. except as required for the physical completion of the specific project.

File NO	2315
Date	12-15-2023
Scale	AS NOTED
Last Rev.	

Sheet Number:

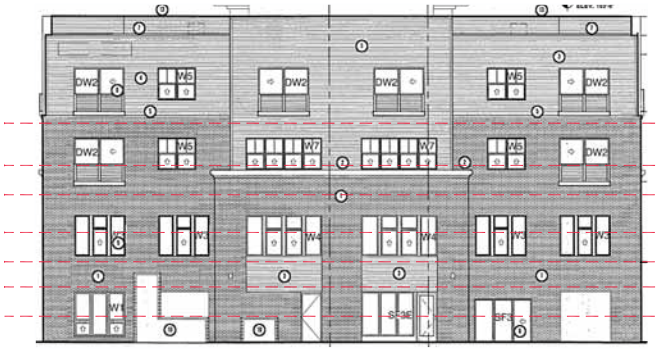
A - 201

BRUNSWICK EAST ELEVATION

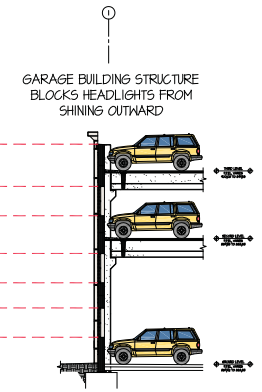


GARAGE WEST ELEVATION

THESE TWO ELEVATIONS
FACE EACH OTHER



BRUNSWICK EAST ELEVATION



GARAGE WEST SECTION

PRIMARY STREET PARKING STRUCTURE ADDITION

AUBURN HILLS, MICHIGAN

RICH & ASSOCIATES
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ARCHITECTS · ENGINEERS · PLANNERS
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Date	ISSUED FOR:	By
.	.	

Sheet Title:

WEST GARAGE ELEVATION VS. BRUNSWICK EAST ELEVATION

Drawn By	RTH
Checked By	RHK
File Name	
Plot Date	

Detail Number / Detail Sheet

All matter contained herein, including drawings, written matter, ideas or concepts, are the creation of Rich and Associates, Inc. for the specific project and shall remain the property of Rich and Associates, Inc. The disclosure hereof in any form whatsoever shall not be to any competitor, client or to any agency or organization, including state media without the written consent of Rich and Associates, Inc. except as required for the physical completion of the specific project.

File No	2315
Date	01-08-2024
Scale	AS NOTED
Last Rev.	

Sheet Number:

X - 201

CITY OF AUBURN HILLS

CITY COUNCIL WORKSHOP

MINUTES

FEBRUARY 19, 2024

CALL TO ORDER: Mayor Marzolf at 5:30 PM

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

Present: Mayor Marzolf, Council Members Ferguson, Fletcher, Hawkins, McDaniel

Absent: Council Members Knight, Verbeke

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Chief of Police Gagnon, Community Development Director Cohen, Construction Coordinator Lang, Economic Development Director Carroll, DPW Director Baldante, Deputy Treasurer Vittone, Asst to the City Manager Hagge, Engineer Driesenga

3 Guests

Workshop Topic: Downtown Parking Study Presentation

Mr. Skopek introduced David Rich and David Burr with Rich & Associates. The firm was hired to design the parking structure downtown and to conduct a comprehensive parking study.

Mr. Rich and Mr. Burr presented an analysis of the current and future parking needs in the downtown. This included an inventory of the current parking, a review of the current parking supply and demand, and an assessment of the impact of residential and non-residential units on the parking. Charts were presented showing comparisons of the data collected. It was noted that 44% of parking is public parking.

As a result of the study, the following recommendations were made:

- Implement and enforce a two hour limit for on-street parking from 8:00 AM – 6:00 PM
- Enact an anti-shuffling ordinance
- Implement random parking enforcement with a $30 fine
- Require a permit for overnight parking in the structure
- In the parking structure: reserve the ground level for customer/visitor parking, allow for customer/visitor parking in residential spaces during the daytime (8:00 AM – 8:00 PM) and require a residential parking permit on the upper levels

Discussion ensued regarding the enforcement of parking restrictions in the downtown area and parking meters versus parking apps in various cities. It was recommended to keep the no parking from 3:00 AM to 6:00 AM. It was noted that the businesses have been asked to require their employees to park further away to make the closer spaces available for customers.

The meeting adjourned at 6:46 PM.

Brian W. Marzolf, Mayor

Laura M. Pierce, City Clerk

Recommendation Type	#	Recommendation	Time Frame
Enforcement	**1**	Implement and enforce two-hour time limit for on-street parking between the hours of 8:00 am and 6:00 pm	6 - 12 Months
Enforcement	**2**	Enact an anti-shuffling ordinance so that someone cannot simply move their vehicle to a different on-street space to start a new two-hour session. Limit the on-street to two-hours per day in on-street spaces within the downtown	12 - 18 Months
Enforcement	**3**	Implement a program of, at a minimum, random parking enforcement varying the days of the week and the times of day that the enforcement be conducted. Each enforcement shift should be for a minimum of four hours so that vehicles can be initially recorded and monitored a second time for violation of the two-hour (and other violations) limit.	12 - 24 Months
		a. Consider the use of volunteers to perform the enforcement function to supplement the current program of police officers.	12-24 Months
Enforcement	**4**	The current fine for parking violations as adopted by 52-3 District Court is $75.00. The City's fine is $30.00. Rich would recommend monitoring enforcement to determine if the $30.00 is not sufficiently high enough to deter habitual offenders. If so, increase in stages up to 52-3 District Court level.	Immediate
Enforcement	**5**	Require that anyone parking overnight in the current and expanded parking garage have a permit	6 - 12 Months
Enforcement	**6**	Use the current availability through the Secretary of State's office to hold vehicle registrations for vehicles that have three or more unpaid parking citations.	12 - 24 Months
Zoning Ordinance Changes	**7**	The provision of parking spaces is not required in Downtown Auburn Hills. At a minimum, adjust the ordinance that developers of multi-unit residential properties provide parking at the following levels:	18 - 24 Months
		a. Studio and One bedroom – 1 parking space per dwelling unit	
		b. Two Bedroom Units – 1.5 spaces per dwelling unit	
		c. Three or more Bedroom Units – 2 spaces per dwelling unit	
	7A	Do not require parking for other developments - too many inefficient small lots	
Marketing / Operations	**8**	Through the DDA, encourage employees of downtown businesses to park in the more remote public off-street lots to save the most convenient spaces for downtown visitors and customers	Immediate
Marketing / Operations	**9**	Clearly identify the public off-street lots with signage. The signs should indicate a name of the lot (not a letter or number) and the permitted hours of operation. Overnight parking in public lots should not be allowed without a city-issued permit that limits the duration (3-days).	6 -12 Months
Marketing / Operations	**10**	The first floor or at least a portion of the first floor of the garage should be dedicated for customer / visitor use during the daytime hours (8:00 am – 8:00 pm). Currently, much of the floor is designated for AHH, LLC or Hyde Associates, LLC parking. Resident parking should be on the upper levels so that visitors are not driving past multiple empty spaces reserved for residential use to reach an available visitor space or to find out that all visitor parking is filled. Signs should indicate that visitor parking above the first level is allowed during the daytime hours (8:00 am – 8:00 pm) without a permit but that after a designated hour, residential parking permits are required	12- 24 Months

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: JUNE 17, 2024 **AGENDA ITEM NO 9 D, E and F**

CITY CLERK'S OFFICE & POLICE DEPARTMENT

To: **Mayor and City Council**

From: **Thomas A. Tanghe, City Manager; Laura M. Pierce, City Clerk; Kristine Klassen, Deputy Clerk; Ryan Gagnon, Chief of Police**

Submitted: **June 12, 2024**

Subject: **Public Hearing/Motion – To consider non-renewal of certain hotel licenses.**

INTRODUCTION AND HISTORY

In 2020, City Council adopted an ordinance amendment regulating the hotels operating in the City. The ordinance established a licensing process and included rules and regulations that hotels must abide by to continue to operate. In 2022, the licensing period was changed to a two-year license, by which half of the hotels would be licensed every other year to alleviate the volume of inspections required by staff each year.

Staff has determined that five hotels have failed to comply with the ordinance during the renewal process this year. Section 22-178 established procedures for hotels that have failed to comply with the ordinance. The procedure is as follows:

(a) Notice of the Public Hearing was hand-delivered to each hotel by a police officer on May 17 and May 18, 2024. The Notice was also mailed to each establishment on May 17, 2024. Each notice included the Inspection Reports of the items in violation and outlined the responsibilities of the hotel regarding the Public Hearing.

(b) At the Public Hearing, City Staff will be present to testify to the ordinance violations. The hotel may be represented by legal counsel, present evidence, testimony and confront and cross-examine adverse witnesses. The hotel is required to notify the City of Auburn Hills Attorney's Office at least three days prior to the hearing date if it intends to contest the proposed action, and to provide the names of witnesses known at the time who will testify on his, her or its behalf. At the time this report was submitted, the City Attorney has not been contacted by any hotel in this regard.

(c) Upon completion of the hearing, the City Council shall submit to the hotel a written statement of its findings and determination within 60 days from the date of the hearing. During the procedure for nonrenewal, the hotel will be permitted to continue to operate until such time as the City's findings and determination is served upon the hotel by mail. **If the City Council determines that the hotel is in violation of the ordinance, they will be required to cease operations until the violations have been corrected and a City license has been issued.** If the violations are corrected before the date of the Public Hearing, the Public Hearing will be cancelled.

VIOLATION DETAILS

Five hotels were found to be in violation and a Public Hearing was scheduled. Since that time, two hotels have corrected its violations and the Public Hearing for those hotels is no longer needed. The hotels with remaining violations are listed below with an explanation of each violation.

Hyatt Place, 1545 N. Opdyke Rd

Violations found at the Hyatt Place include:

- Not compliant with the CCTV requirements (missing exterior cameras).

Sonesta ES Suites, 2050 Featherstone Rd

- Not compliant with the CCTV requirements (missing exterior cameras).

Embassy Suites, 2300 Featherstone Rd

- Not compliant with CCTV requirements (interior cameras do not provide adequate coverage).
- The camera system is located in a back-office area and is not viewable by front desk staff.

ORDINANCE

All three hotels were found to be in violation of Section 22-176 of the ordinance, specifically:

- (4) Any violation of federal or state law or the Auburn Hills Code of Ordinances which creates a risk to the health, safety or welfare of the transient guests or to the community, or to the public health, safety and welfare of the city, or brings into question whether the licensee is of suitable character to operate the business.
- (5) Conducting the business in an unlawful manner or in such manner as to constitute a maintenance of a nuisance upon or in connection with the licensed hotel. For purposes of this chapter, "nuisance" shall be given the formal and customary meaning, and shall include, but not be limited to, the following:
    b. A pattern or practice of patron and/or transient guest conduct which is in violation of the law and/or interferes with the health, safety and welfare of the residential or commercial properties in the area.
    d. Not providing proper security at the hotel and its premises or knowingly allowing transient guests, patrons of the hotel and/or their invitees to violate the law and/or failing to take the proper precautions and/or actions to prevent said violations of law.

STAFF RECOMMENDATION

Because the hotels have remaining violations, City Council has several options when considering the next step for each hotel license:

1. Grant the hotel a sixty-day extension to allow the hotel additional time to address each violation as stated in the reports. Staff would monitor the progress and present an update at the August 26th City Council meeting.
2. Not renew the license due to the outstanding violations. The hotel would be permitted to operate until the City's decision to not renew was mailed to the hotel. The hotel would then be required to cease operation.
3. Issue a conditional license to the hotel. This would allow the hotel to continue to operate "as is" until the license expiration in December 2025.

MOTION

A separate motion is required for each hotel. Below are the three options to choose from for each hotel.

OPTION A

Move to grant _____ a sixty-day extension to allow the hotel additional time to address each violation as stated in the staff reports. Further, if the violations have not been fully addressed, the hotel representative is required to report back to City Council at the August 26, 2024 City Council Meeting.

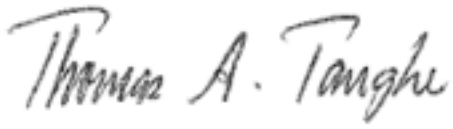
OPTION B

Move to not renew the hotel license for _____ due to the outstanding violations as stated in the staff reports. Further, to direct staff to notify the hotel by mail of these findings as required by Sec. 22-178 (b) & (c).

OPTION C

Move to issue a conditional license to _____ to expire on December 31, 2025.

I CONCUR:



_____

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: June 17, 2024 | **AGENDA ITEM NO 9G**

City Manager's Office

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager**
Submitted: **June 11, 2024**
Subject: **Motion – to Approval and Accept GFL Environmental USA, Inc.'s Sale of Assets to Priority Waste LLC**

INTRODUCTION AND HISTORY

As you know, GFL, our current waste hauler, has announced that it is selling its assets to Priority Waste LLC, as it relates to GFL's residential business. In our contract with GFL, Section 4 Assignability, states that "The Contractor shall not assign or subcontract the Contract or any part thereof to any person, firm, or entity, unless said proposed assignment or subcontract is first proposed to the City in writing and is approved by resolution of the Auburn Hills City Council." GFL has met its requirements to notify us in a letter dated June 4, 2024, and sent to the attention of the City Manager. Upon legal review of said letter by City Attorney Beckerleg, staff has no objection to signing the letter which provides our consent to the Agreement transfer to Priority Waste LLC, but only under the condition of the letter being modified as follows and with the addition of Priority Waste LLC including its signature by its authorized representative.

The letter shall include:

Priority Waste LLC agrees to assume all obligations and requirements of the December 17, 2021 Contract between GFL Environmental USA, Inc. and the City of Auburn Hills, and Priority Waste LLC agrees to be bound and comply with all of the terms and conditions of said December 17, 2021 Contract and Priority Waste, LLC shall be deemed to be the "Contractor" set forth in the Contract.

STAFF RECOMMENDATION

Staff recommends the City sign the letter from GFL Environmental USA, Inc.'s letter dated June 4, 2024, subject to the addition of the italicized language above being added to the letter as well as the addition of an authorized signature by Priority Waste LLC to the letter. Priority Waste LLC will be required to provide to the City insurance certificates meeting all City requirements in accordance with the original RFP that engaged GFL, including replacement of all bonds including but not limited to a replacement performance bond, and to perform the duties of the contract as it relates to all aspects of cost and service delivery.

MOTION

Move to approve and accept GFL Environmental USA, Inc.'s sale of assets to Priority Waste LLC subject to Priority Waste LLC signing an Agreement to assume all obligations and requirement of the December 17, 2021 contract between GFL Environmental Services, Inc. and the City of Auburn Hills with Priority Waste LLC agreeing to be bound by and comply with all of the terms and conditions of said contract. Furthermore, authorize the City Manager to execute the letter on behalf of the City upon receiving the authorized signature from Priority Waste LLC.

I CONCUR:

Thomas A. Tanghe

_____

THOMAS A. TANGHE, CITY MANAGER

June 4, 2024

Via Email

City of Auburn Hills
1827 N Squirrel Road
Auburn Hills, MI 48326

Attention: Thomas Tanghe

Re: Priority Waste Purchase of Southeast Michigan Residential Business from GFL

Dear Valued Customer:

We are writing to you in connection with your residential collection services contract with GFL Environmental USA Inc. ("GFL") (the "Agreement").

We are excited to announce that GFL has agreed to sell the assets used in its Southeast Michigan residential solid waste collection business to Priority Waste LLC ("Priority") (such sale, the "Transaction").

In connection with and conditioned upon closing of the Transaction, it is contemplated that Priority will acquire the Agreement by way of an assignment of the Agreement by GFL to Priority, effective at the closing of the Transaction (the "Agreement Transfer"). We anticipate that the closing of the Transaction and the Agreement Transfer will occur on June 30, 2024, assuming all conditions to closing are satisfied or waived.

We are certain that Priority will continue to meet the high service standards you have come to expect from dealing with GFL and we and Priority are coordinating the transition of the business to ensure there is no disruption in service. GFL will continue to perform its obligations under the Agreement until the closing of the Transaction. Please continue to remit payment to GFL until you are instructed otherwise.

We would ask that you please return a countersigned copy of this letter by email at your earliest convenience. By signing this letter, you consent to the Agreement Transfer, waive any notice period or any other requirement in the Agreement with respect to the Agreement Transfer and agree that, notwithstanding the closing of the Transaction, the Agreement will survive and continue in full force and effect without any further action by you or GFL. Your consent will be effective as of the date of closing of the Transaction.

Please reach out to one of us personally with any questions you may have. On behalf of all of us at GFL, thank you for your business.

Very truly yours,

Rick Vannan ((947) 241-4395 or rvannan@gflenv.com)
Don Barretta ((586) 933-3812 or dbarretta@gflenv.com)
Sam Caramagno ((734) 812-5732) or scaramagno@gflenv.com)

City of Auburn Hills

By:_____
Name:_____
Title:_____

Priority Waste LLC agrees to assume all obligations and requirements of the December 17, 2021 Contract between GFL Environmental USA, LLC and the City of Auburn Hills, and Priority Waste LLC agrees to be bound by and comply with all of the terms and conditions of said December 17, 2021 Contract and Priority Waste LLC shall be deemed to be the "Contractor" set forth in the Contract.

Priority Waste LLC

By: _____
Authorized Representative Signature

Printed Name: _____

Title: _____

Today's Date: _____

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: June 17, 2024 **AGENDA ITEM NO 9H**

Department of Public Works

To: **Mayor and City Council**

From: **Thomas A. Tanghe, City Manager; Jason Deman, Manager of Public Utilities**

Submitted: **June 12, 2024**

Subject: **Motion – To Approve South BLVD Water Main Construction Contract to DVM Utilities, and to Approve Construction Services for the Project to OHM Advisors and Materials Testing to G2**

INTRODUCTION AND HISTORY

Most of the water main along South BLVD is original water main in the area, ranging from late 1950's to mid-1960's. Most of this pipe is either cast iron or asbestos cement pipe, both of which are nearing the end of their useful life. Since this has been on the radar and part of our future capital improvement plan for years, we are continuing to pursue this project. After this section of main on South BLVD is replaced, most of our current arteries of water main will be in newer condition. We will then begin to shift our focus to neighborhoods and commercial areas in the future out-years.

Because of the location of the proposed water main, and other adjacent utilities, replacement of this water main will include two different installation methods. Some of the water main installations will be traditional trench style, while some sections of the main will be directionally drilled (trenchless method). The installations will be in sections in hopes of avoiding long periods of time with no water along the corridor. The largest and most challenging part of this job will be the new water main connection installed under I75, as that will enable us to abandon the current connection under the freeway that was installed in the late 50's.

A total of seven contractors bid on this project, in which DVM Utilities from Sterling Heights responded with the most competitive bid for the job at $4.9M. They have a lot of experience in water and sewer utility installation and specialize in boring and directionally drilling water mains. Although this number is slightly above our estimate of $4.5M, we still feel confident in pursuing this work and getting the project underway. The breakdown of the lowest bidders is available for viewing as Attachment 1 in the packet. Attachment 2 is also available to show all seven bidders and the breakdown in pricing that was offered for this job.

To go with this project, the City also needs to approve the oversight, engineering, and inspection services that will be vital in getting this project completed. Our consulting engineers, OHM Advisors, will be handling these duties throughout the duration of this project. The estimated costs for OHM to cover all the construction services will be $320,000. Also, working closely with OHM is G2 Consulting, in which they serve as our 3rd-party soil and density testing agency. Their estimated fees associated with the job are set at $90,000. These two firms will ensure we get an appropriately installed product that will last. The summary of what OHM and G2 are offering is Attachment 3 to this memo.

STAFF RECOMMENDATION

Since this project is within a budgetary threshold for which the City is comfortable, we recommend moving forward with the project. The City recommends awarding the construction contract to DVM Utilities for $4,913,699, awarding the construction services contract to OHM for $320,000, and awarding materials testing to G2 for $90,000. Since the total amount between DVM Utilities, OHM, & G2 is over what was budgeted, a budget amendment will be needed in the amount of $824,000. The amendment will be needed to GL 592.536.971.002-SOUTHBLVDWM.

MOTION

Move to award the contracts to DVM Utilities for $4.9M, OHM Advisors for $320K, and G2 Consulting for $90K. Additionally, move to increase the budget in GL 592.536.971.002-SOUTHBLVDWM by $824K to fully fund the project.

ATTACHMENTS

Attachment 1 – OHM Letter of Recommendation

Attachment 2 – South BLVD bid tab

Attachment 3 – OHM Scope of Construction Services

I CONCUR:

Thomas A. Tanghe

_____

THOMAS A. TANGHE, CITY MANAGER

June 5, 2024

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

RE: South Boulevard Water Main
Letter of Recommendation

Dear Mr. Baldante:

On May 22nd, 2024, at 11:00 am, a total of seven bids were received for the above referenced project. The three (3) lowest bidders are as follows:

Contractor	Total Bid
DVM Utilities, Inc.	$4,999,499.00
Pamar Enterprises, Inc.	$5,095,721.55
DiPonio Contracting, LLC	$5,123,961.30

The project consists of water main replacement between Squirrel Road and Opdyke Road. The work will include abandonment of the existing 12-inch and 16-inch water main, installation of new 12-inch and 16-inch ductile iron water main and valves, directional boring of HDPE water main underneath I-75, and pavement replacements as needed throughout the project.

DVM Utilities, Inc. out of Sterling Heights, Michigan is the low bidder for this project. They have over 40 years of experience in similar construction and have completed many other projects throughout the region, including for the City of Auburn Hills. Based on our previous experience and their qualifications, **we would recommend award of this contract to DVM Utilities, Inc. in the amount of $4,913,699.00, per the unit prices listed on the bid.** The amount entered in the bid for Crew Days ($85,800) are not included in the recommended award amount as these are not part of payments made to the Contractor, but these amounts are included in the total for determining the lowest bid.

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

Sincerely,
OHM Advisors

Timothy J. Juidici, P.E.

cc: Jason Deman, Manager of Public Utilities
Laura Pierce, City Clerk
Alex Parent, OHM
File

OHM Advisors®
2365 PONTIAC RD, SUITE 201
AUBURN HILLS, MICHIGAN 48326
T 248.751.3100
F 248.287.4201
OHM-Advisors.com

Tabulation of Bids Received on 5/22/2024
South Blvd Water Main
City of Auburn Hills , Oakland County, Michigan
OHM Job Nos.: 0120-23-0300

Item No.	Description	Estimated Quantity		DVM Utilities, Inc. 6045 Sims Dr #2 Sterling Heights, MI 48313 Phone: (248) 249-4671 Unit Price	Amount	Pamar Enterprises, Inc. 31604 Pamar Court New Haven, MI 48048 Phone: (586) 749-8593 Unit Price	Amount	DiPonio Contracting, LLC 51251 Simone Industrial Dr. Shelby Township, MI 48316 Phone: (586) 997-4150 Unit Price	Amount	Springline Excavating LLC 32945 Folsom Rd Farmington Hills, MI 48331 Phone: (313) 491-6688 Unit Price	Amount	Major Contracting Group Inc. 12222 Greenfield Rd Detroit, MI 48227 Phone: (313) 532-3212 Unit Price	Amount	Zito Construction Co 8033 Fenton Rd Grand Blanc, MI 48439 Phone: (810) 695-9025 Unit Price	Amount	Superior Excavating, Inc. 2420 Auburn Rd Auburn Hills, MI 48326 (248) 853-7075 Unit Price	Amount
	CATEGORY 1 - Auburn Hills																
1)	Mobilization, Max 10%	1.00	LSUM	$400,000.00	$400,000.00	$475,000.00	$475,000.00	$500,000.00	$500,000.00	$450,000.00	$450,000.00	$600,000.00	$600,000.00	$608,000.00	$608,000.00	$375,000.00	$375,000.00
2)	Clearing, Special	7.00	Sta	$1,400.00	$9,800.00	$100.00	$700.00	$500.00	$3,500.00	$900.00	$6,300.00	$2,600.00	$18,200.00	$3,500.00	$24,500.00	$6,500.00	$45,500.00
3)	Tree, Rem, 19 inch to 36 inch	13.00	Ea	$1,600.00	$20,800.00	$1,800.00	$23,400.00	$1,400.00	$18,200.00	$1,800.00	$23,400.00	$1,400.00	$18,200.00	$1,400.00	$18,200.00	$5,000.00	$65,000.00
4)	Tree, Rem, 6 inch to 18 inch	14.00	Ea	$400.00	$5,600.00	$275.00	$3,850.00	$400.00	$5,600.00	$275.00	$3,850.00	$400.00	$5,600.00	$400.00	$5,600.00	$2,000.00	$28,000.00
5)	Culv, Rem, Less than 24 inch	93.00	Ea	$20.00	$1,860.00	$25.00	$2,325.00	$150.00	$13,950.00	$650.00	$60,450.00	$800.00	$74,400.00	$1.00	$93.00	$18.00	$1,674.00
6)	Culv, End, Rem, Less than 24 inch	10.00	Ea	$50.00	$500.00	$100.00	$1,000.00	$100.00	$1,000.00	$290.00	$2,900.00	$450.00	$4,500.00	$280.00	$2,800.00	$15.00	$150.00
7)	Dr Structure, Rem	12.00	Ea	$650.00	$7,800.00	$55.00	$660.00	$650.00	$7,800.00	$1,250.00	$15,000.00	$700.00	$8,400.00	$600.00	$7,200.00	$900.00	$10,800.00
8)	Sewer, Rem, Less than 24 inch	1052.00	Ft	$20.00	$21,040.00 [1]	$5.00	$5,260.00	$30.00	$31,560.00	$27.00	$28,404.00	$35.00	$36,820.00	$24.00	$25,248.00	$22.00	$23,144.00
9)	Curb and Gutter, Rem	3157.00	Ft	$9.00	$28,413.00	$2.25	$7,103.25	$15.00	$47,355.00	$12.00	$37,884.00	$12.00	$37,884.00	$12.00	$37,884.00	$14.00	$44,198.00
10)	Sidewalk, Rem	2559.00	Syd	$8.00	$20,472.00	$12.25	$31,347.75	$20.00	$51,180.00	$9.00	$23,031.00	$18.00	$46,062.00	$9.00	$23,031.00	$7.00	$17,913.00
11)	Exploratory Investigation, Vertical	200.00	Ft	$40.00	$8,000.00	$25.00	$5,000.00	$150.00	$30,000.00	$100.00	$20,000.00	$100.00	$20,000.00	$50.00	$10,000.00	$300.00	$60,000.00
12)	Pavt, Rem, Modified	5156.00	Syd	$9.00	$46,404.00	$4.50	$23,202.00	$15.00	$77,340.00	$12.00	$61,872.00	$18.00	$92,808.00	$23.00	$118,588.00	$16.00	$82,496.00
13)	Ditch Cleanout	15.00	Sta	$600.00	$9,000.00	$250.00	$3,750.00	$1,200.00	$18,000.00	$1,000.00	$15,000.00	$1,000.00	$15,000.00	$1,100.00	$16,500.00	$2,800.00	$42,000.00
14)	Embankment, CIP	500.00	Cyd	$37.00	$18,500.00	$1.00	$500.00	$20.00	$10,000.00	$45.00	$22,500.00	$26.00	$13,000.00	$64.00	$32,000.00	$39.00	$19,500.00
15)	Excavation, Earth	1000.00	Cyd	$22.00	$22,000.00	$2.00	$2,000.00	$45.00	$45,000.00	$36.00	$36,000.00	$38.00	$38,000.00	$62.00	$62,000.00	$21.00	$21,000.00
16)	Excavation, Rock	12.00	Cyd	$800.00	$9,600.00	$100.00	$1,200.00	$250.00	$3,000.00	$280.00	$3,360.00	$800.00	$9,600.00	$200.00	$2,400.00	$1,000.00	$12,000.00
17)	Subgrade Undercutting, Type IV	350.00	Cyd	$74.00	$25,900.00	$55.00	$19,250.00	$70.00	$24,500.00	$72.00	$25,200.00	$92.00	$32,200.00	$74.00	$25,900.00	$70.00	$24,500.00
18)	Erosion Control, Silt Fence, OCWRC	600.00	Ft	$4.00	$2,400.00	$3.00	$1,800.00	$3.00	$1,800.00	$5.00	$3,000.00	$5.00	$3,000.00	$5.00	$3,000.00	$4.00	$2,400.00
19)	Erosion Control, Inlet Protection, Fabric Drop, OCWRC	30.00	Ea	$100.00	$3,000.00	$65.00	$1,950.00	$100.00	$3,000.00	$250.00	$7,500.00	$200.00	$6,000.00	$120.00	$3,600.00	$100.00	$3,000.00
20)	Project Cleanup	1.00	LSUM	$48,000.00	$48,000.00	$1,500.00	$1,500.00	$10,000.00	$10,000.00	$9,200.00	$9,200.00	$12,000.00	$12,000.00	$3,600.00	$3,600.00	$40,000.00	$40,000.00
21)	Aggregate Base, 4 inch, Modified	3977.00	Syd	$17.00	$67,609.00	$8.00	$31,816.00	$20.00	$79,540.00	$9.00	$35,793.00	$22.00	$87,494.00	$18.00	$71,586.00	$12.00	$47,724.00
22)	Aggregate Base, 6 inch, Modified	716.00	Syd	$20.00	$14,320.00	$11.00	$7,876.00	$40.00	$28,640.00	$13.00	$9,308.00	$26.00	$18,616.00	$22.00	$15,752.00	$17.00	$12,172.00
23)	Aggregate Base, 8 inch, Modified	3971.00	Syd	$27.00	$107,217.00	$13.00	$51,623.00	$20.00	$79,420.00	$18.00	$71,478.00	$30.00	$119,130.00	$28.00	$111,188.00	$23.00	$91,333.00
24)	Maintenance Gravel, Modified	1000.00	Ton	$22.00	$22,000.00	$5.00	$5,000.00	$45.00	$45,000.00	$39.00	$39,000.00	$56.00	$56,000.00	$40.00	$40,000.00	$45.00	$45,000.00
25)	Shld, Cl II, 6 inch, Modified	863.00	Syd	$11.00	$9,493.00	$12.00	$10,356.00 [1]	$20.00	$17,260.00	$21.00	$18,123.00	$35.00	$30,205.00	$24.00	$20,712.00	$17.00	$14,671.00
26)	Culv End Sect, 12 inch	35.00	Ea	$110.00	$3,850.00	$200.00	$7,000.00	$450.00	$15,750.00	$1,000.00	$35,000.00	$1,250.00	$43,750.00	$300.00	$10,500.00	$500.00	$17,500.00
27)	Culv, Cl F, 12 inch	516.00	Ft	$40.00	$20,640.00	$46.00	$23,736.00	$40.00	$20,640.00	$61.00	$31,476.00	$75.00	$38,700.00	$62.00	$31,992.00	$80.00	$41,280.00
28)	Culv, Cl F, 15 inch	308.00	Ft	$42.00	$12,936.00	$50.00	$15,400.00	$45.00	$13,860.00	$67.00	$20,636.00	$80.00	$24,640.00	$74.00	$22,792.00	$95.00	$29,260.00
29)	Culv, Cl F, 18 inch	148.00	Ft	$44.00	$6,512.00	$58.00	$8,584.00	$50.00	$7,400.00	$73.00	$10,804.00	$90.00	$13,320.00	$88.00	$13,024.00	$100.00	$14,800.00
30)	Sewer, Cl IV, 12 inch, Tr Det B	700.00	Ft	$43.00	$30,100.00	$78.00	$54,600.00	$100.00	$70,000.00	$76.00	$53,200.00	$75.00	$52,500.00	$78.00	$54,600.00	$90.00	$63,000.00
31)	Sewer, Cl IV, 18 inch, Tr Det B	20.00	Ft	$56.00	$1,120.00	$92.00	$1,840.00	$180.00	$3,600.00	$101.00	$2,020.00	$100.00	$2,000.00 [1]	$98.00	$1,960.00	$100.00	$2,000.00
32)	Sewer, Cl IV, 24 inch, Tr Det B	28.00	Ft	$76.00	$2,128.00	$136.00	$3,808.00	$200.00	$5,600.00	$125.00	$3,500.00	$140.00	$3,920.00	$124.00	$3,472.00	$170.00	$4,760.00
33)	Dr Structure Cover, Type B	2.00	Ea	$500.00	$1,000.00	$500.00	$1,000.00	$800.00	$1,600.00	$535.00	$1,070.00	$1,000.00	$2,000.00	$700.00	$1,400.00	$700.00	$1,400.00
34)	Dr Structure Cover, Type G	2.00	Ea	$500.00	$1,000.00	$400.00	$800.00	$700.00	$1,400.00	$452.00	$904.00	$500.00	$1,000.00	$700.00	$1,400.00	$700.00	$1,400.00
35)	Dr Structure Cover, Type K	3.00	Ea	$800.00	$2,400.00	$7,000.00	$21,000.00	$1,000.00	$3,000.00	$805.00	$2,415.00	$800.00	$2,400.00	$1,000.00	$3,000.00	$1,500.00	$4,500.00
36)	Dr Structure, 48 inch dia	7.00	Ea	$3,500.00	$24,500.00	$4,250.00	$29,750.00	$3,000.00	$21,000.00	$2,800.00	$19,600.00	$4,000.00	$28,000.00	$4,800.00	$33,600.00	$5,200.00	$36,400.00
37)	San Structure Cover, Adj	8.00	Ea	$950.00	$7,600.00	$750.00	$6,000.00	$1,000.00	$8,000.00	$1,700.00	$13,600.00	$1,200.00	$9,600.00	$2,800.00	$22,400.00	$1,900.00	$15,200.00
38)	Stm Structure Cover, Adj	10.00	Ea	$550.00	$5,500.00	$450.00	$4,500.00	$1,000.00	$10,000.00	$1,700.00	$17,000.00	$900.00	$9,000.00	$2,200.00	$22,000.00	$800.00	$8,000.00
39)	Structure, Adj, Add Depth	25.00	Ea	$350.00	$8,750.00	$250.00	$6,250.00	$600.00	$15,000.00	$800.00	$20,000.00	$400.00	$10,000.00	$250.00	$6,250.00	$900.00	$22,500.00
40)	Utl Structure Cover, Adj	2.00	Ea	$600.00	$1,200.00	$750.00	$1,500.00	$1,000.00	$2,000.00	$1,700.00	$3,400.00	$900.00	$1,800.00	$2,300.00	$4,600.00	$1,500.00	$3,000.00
41)	Wtr Structure Cover, Collar	6.00	Ea	$500.00	$3,000.00	$1,850.00	$11,100.00	$1,200.00	$7,200.00	$1,400.00	$8,400.00	$2,000.00	$12,000.00	$2,250.00	$13,500.00	$6,000.00	$36,000.00
42)	Hand Patching	453.00	Ton	$269.00	$121,857.00	$121.00	$54,813.00	$250.00	$113,250.00	$123.50	$55,945.50	$268.90	$121,811.70	$200.00	$90,600.00	$160.00	$72,480.00
43)	HMA Approach	1136.00	Ton	$190.00	$215,840.00	$184.00	$209,024.00	$190.00	$215,840.00	$121.25	$137,740.00	$189.40	$215,158.40	$175.00	$198,800.00	$265.00	$301,040.00
44)	Driveway, Nonreinf Conc, 6 inch	26.00	Syd	$71.00	$1,846.00	$89.00	$2,314.00	$70.00	$1,820.00	$70.00	$1,820.00	$84.00	$2,184.00	$70.00	$1,820.00	$77.00	$2,002.00
45)	Driveway, Nonreinf Conc, 9 inch	555.00	Syd	$94.00	$52,170.00	$88.00	$48,840.00	$88.00	$48,840.00	$88.00	$48,840.00	$92.00	$51,060.00	$88.00	$48,840.00	$85.00	$47,175.00
46)	Curb and Gutter, Conc, Det F4	1581.00	Ft	$41.00	$64,821.00	$30.00	$47,430.00	$30.00	$47,430.00	$30.00	$47,430.00	$48.00	$75,888.00	$30.00	$47,430.00	$40.00	$63,240.00
47)	Curb and Gutter, Conc, Det F6	805.00	Ft	$45.00	$36,225.00	$32.00	$25,760.00	$32.00	$25,760.00	$32.00	$25,760.00	$52.00	$41,860.00	$32.00	$25,760.00	$42.00	$33,810.00
48)	Driveway Opening, Conc, Det M	439.00	Ft	$48.00	$21,072.00	$45.00	$19,755.00	$37.00	$16,243.00	$37.00	$16,243.00	$50.00	$21,950.00	$37.00	$16,243.00	$47.00	$20,633.00
49)	Curb Ramp Opening, Conc	216.00	Ft	$46.00	$9,936.00	$52.00	$11,232.00	$37.00	$7,992.00	$37.00	$7,992.00	$50.00	$10,800.00	$37.00	$7,992.00	$49.00	$10,584.00
50)	Sidewalk, Conc, 4 inch	968.00	Sft	$12.00	$11,616.00	$9.00	$8,712.00	$9.00	$8,712.00	$9.00	$8,712.00	$8.00	$7,744.00	$9.00	$8,712.00	$10.00	$9,680.00
51)	Curb Ramp, Conc, 6 inch	3541.00	Sft	$13.00	$46,033.00	$17.00	$60,197.00	$12.00	$42,492.00	$12.00	$42,492.00	$12.00	$42,492.00	$12.00	$42,492.00	$11.00	$38,951.00
52)	Detectable Warning Surface, Modified	153.00	Ft	$70.00	$10,710.00	$91.00	$13,923.00	$90.00	$13,770.00	$90.00	$13,770.00	$50.00	$7,650.00	$90.00	$13,770.00	$55.00	$8,415.00
53)	Shared use Path, Grading	2446.00	Ft	$7.00	$17,122.00	$25.00	$61,150.00	$12.00	$29,352.00	$10.00	$24,460.00	$14.00	$34,244.00	$25.00	$61,150.00	$21.00	$51,366.00
54)	Shared use Path, HMA	586.00	Ton	$190.00	$111,340.00	$148.00	$86,728.00	$170.00	$99,620.00	$123.50	$72,371.00	$189.40	$110,988.40	$160.00	$93,760.00	$195.00	$114,270.00
55)	Post Mailbox, Remove and Reset	20.00	Ea	$50.00	$1,000.00	$65.00	$1,300.00	$70.00	$1,400.00	$300.00	$6,000.00	$300.00	$6,000.00	$200.00	$4,000.00	$175.00	$3,500.00
56)	Sign, Type III, Erect, Salv	20.00	Ea	$40.00	$800.00	$50.00	$1,000.00	$50.00	$1,000.00	$50.00	$1,000.00	$50.00	$1,000.00	$50.00	$1,000.00	$55.00	$1,100.00
57)	Post, Steel, Modified	420.00	Ft	$15.00	$6,300.00	$15.00	$6,300.00	$15.00	$6,300.00	$15.00	$6,300.00	$15.00	$6,300.00	$15.00	$6,300.00	$17.00	$7,140.00
58)	Pavt Mrkg, Polyurea, 6 inch, Crosswalk	60.00	Ft	$7.00	$420.00	$7.00	$420.00	$7.00	$420.00	$7.00	$420.00	$7.00	$420.00	$7.00	$420.00	$8.00	$480.00
59)	Pavt Mrkg, Polyurea, 6 inch, White	886.00	Ft	$2.00	$1,772.00	$1.60	$1,417.60	$1.60	$1,417.60	$1.60	$1,417.60	$1.60	$1,417.60	$1.60	$1,417.60	$2.00	$1,772.00
60)	Pavt Mrkg, Polyurea, 24 inch, Stop Bar	40.00	Ft	$28.00	$1,120.00	$28.00	$1,120.00	$28.00	$1,120.00	$28.00	$1,120.00	$28.00	$1,120.00	$28.00	$1,120.00	$31.00	$1,240.00
61)	Barricade, Type III, High Intensity, Double Sided, Lighted,	10.00	Ea	$85.00	$850.00	$85.00	$850.00	$85.00	$850.00	$85.00	$850.00	$85.00	$850.00	$85.00	$850.00	$94.00	$940.00
62)	Barricade, Type III, High Intensity, Double Sided, Lighted,	10.00	Ea	$1.00	$10.00	$0.01	$0.10	$0.01	$0.10	$0.01	$0.10	$0.01	$0.10	$1.00	$10.00	$0.01	$0.10
63)	Pedestrian Type II Barricade, Temp	41.00	Ea	$90.00	$3,690.00	$90.00	$3,690.00	$90.00	$3,690.00	$90.00	$3,690.00	$90.00	$3,690.00	$90.00	$3,690.00	$100.00	$4,100.00
64)	Channelizing Device, 42 inch, Fluorescent, Furn	160.00	Ea	$20.00	$3,200.00	$20.00	$3,200.00	$20.00	$3,200.00	$20.00	$3,200.00	$20.00	$3,200.00	$20.00	$3,200.00	$22.00	$3,520.00
65)	Channelizing Device, 42 inch, Fluorescent, Oper	160.00	Ea	$1.00	$160.00	$0.01	$1.60	$0.01	$1.60	$0.01	$1.60	$0.01	$1.60	$1.00	$160.00	$0.01	$1.60
66)	Minor Traf Devices	1.00	LSUM	$50,000.00	$50,000.00	$65,000.00	$65,000.00	$15,000.00	$15,000.00	$6,000.00	$6,000.00	$50,000.00	$50,000.00	$32,000.00	$32,000.00	$4,200.00	$4,200.00
67)	Pavt Mrkg, Wet Reflective, Type R, Tape, 4 inch, Yellow,	100.00	Ft	$5.00	$500.00	$15.00	$1,500.00	$5.00	$500.00	$2.00	$200.00	$2.00	$200.00	$5.00	$500.00	$7.00	$700.00
68)	Sign Cover	16.00	Ea	$10.00	$160.00	$5.00	$80.00	$5.00	$80.00	$5.00	$80.00	$5.00	$80.00	$5.00	$80.00	$5.50	$88.00
69)	Sign, Type B, Temp, Prismatic, Furn	310.00	Sft	$6.00	$1,860.00	$6.00	$1,860.00	$6.00	$1,860.00	$6.00	$1,860.00	$6.00	$1,860.00	$6.00	$1,860.00	$7.00	$2,170.00
70)	Sign, Type B, Temp, Prismatic, Oper	310.00	Sft	$1.00	$310.00	$0.01	$3.10	$0.01	$3.10	$0.01	$3.10	$0.01	$3.10	$1.00	$310.00	$0.01	$3.10

71)	Sign, Type B, Temp, Prismatic, Spec, Furn	90.00	Sft	$6.00	$540.00	$6.00	$540.00	$6.00	$540.00	$6.00	$540.00	$6.00	$540.00	$6.00	$540.00	$7.00	$630.00
72)	Sign, Type B, Temp, Prismatic, Spec, Oper	90.00	Sft	$1.00	$90.00	$0.01	$0.90	$0.01	$0.90	$0.01	$0.90	$0.01	$0.90	$1.00	$90.00	$0.01	$0.90
73)	Traf Regulator Control	1.00	LSUM	$56,000.00	$56,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$100,000.00	$100,000.00	$12,000.00	$12,000.00	$95,000.00	$95,000.00	$35,000.00	$35,000.00
74)	Riprap, Plain	100.00	Syd	$70.00	$7,000.00	$60.00	$6,000.00	$150.00	$15,000.00	$85.00	$8,500.00	$150.00	$15,000.00	$165.00	$16,500.00	$350.00	$35,000.00
75)	Boulder, Relocate	10.00	Ea	$100.00	$1,000.00	$25.00	$250.00	$200.00	$2,000.00	$300.00	$3,000.00	$350.00	$3,500.00	$200.00	$2,000.00	$200.00	$2,000.00
76)	Turf Establishment, Performance	24533.00	Syd	$11.00	$269,863.00	$2.50	$61,332.50	$6.00	$147,198.00	$7.20	$176,637.60	$6.80	$166,824.40	$10.00	$245,330.00	$19.00	$466,127.00
77)	Pushbutton and Sign	3.00	Ea	$1,242.00	$3,726.00	$1,042.00	$3,126.00	$1,042.00	$3,126.00	$1,042.00	$3,126.00	$1,000.00	$3,000.00	$1,000.00	$3,000.00	$9,000.00	$27,000.00
78)	Pushbutton, Rem	2.00	Ea	$127.00	$254.00	$127.00	$254.00	$127.00	$254.00	$127.00	$254.00	$250.00	$500.00	$250.00	$500.00	$3,000.00	$6,000.00
79)	Pushbutton and Sign, Salv	1.00	Ea	$720.00	$720.00	$619.00	$619.00	$619.00	$619.00	$619.00	$619.00	$500.00	$500.00	$600.00	$600.00	$7,000.00	$7,000.00
80)	TS Face, Bag	4.00	Ea	$250.00	$1,000.00	$250.00	$1,000.00	$250.00	$1,000.00	$250.00	$1,000.00	$250.00	$1,000.00	$280.00	$1,120.00	$500.00	$2,000.00
81)	Protect Corners	10.00	Ea	$300.00	$3,000.00	$400.00	$4,000.00	$400.00	$4,000.00	$400.00	$4,000.00	$400.00	$4,000.00	$1,600.00	$16,000.00	$2,500.00	$25,000.00
82)	Sprinkler Line	1500.00	Ft	$8.00	$12,000.00	$0.01	$15.00	$5.00	$7,500.00	$6.00	$9,000.00	$4.50	$6,750.00	$15.00	$22,500.00	$14.00	$21,000.00
83)	Water Main, DI, 12 inch, Open Cut	4949.00	Ft	$142.00	$702,758.00	$250.00	$1,237,250.00	$172.00	$851,228.00	$213.00	$1,054,137.00	$234.00	$1,158,066.00	$259.00	$1,281,791.00	$197.00	$974,953.00
84)	Water Main, DI, 16 inch, Open Cut	3862.00	Ft	$193.00	$745,366.00	$300.00	$1,158,600.00	$215.00	$830,330.00	$265.00	$1,023,430.00	$278.00	$1,073,636.00	$314.00	$1,212,668.00	$250.00	$965,500.00
85)	Water Main, HDPE, DR-11, 12 inch, Directional Drill	956.00	Ft	$215.00	$205,540.00	$255.00	$243,780.00	$175.00	$167,300.00	$260.00	$248,560.00	$352.00	$336,512.00	$573.00	$547,788.00	$1,500.00	$1,434,000.00
86)	Boring Pit	3.00	Ea	$5,500.00	$16,500.00	$150.00	$450.00	$1,500.00	$4,500.00	$13,600.00	$40,800.00	$7,000.00	$21,000.00	$100.00	$300.00	$20,000.00	$60,000.00
87)	Connection to Existing Water Main	17.00	Ea	$12,500.00	$212,500.00	$500.00	$8,500.00	$14,000.00	$238,000.00	$12,000.00	$204,000.00	$9,000.00	$153,000.00	$7,400.00	$125,800.00	$9,000.00	$153,000.00
88)	Curb Stop and Box, 1 inch	19.00	Ea	$400.00	$7,600.00	$250.00	$4,750.00	$550.00	$10,450.00	$725.00	$13,775.00	$600.00	$11,400.00	$750.00	$14,250.00	$3,000.00	$57,000.00
89)	Curb Stop and Box, 2 inch	9.00	Ea	$900.00	$8,100.00	$750.00	$6,750.00	$900.00	$8,100.00	$2,530.00	$22,770.00	$1,200.00	$10,800.00	$1,800.00	$16,200.00	$5,000.00	$45,000.00
90)	Fire Hydrant, AH	17.00	Ea	$10,850.00	$184,450.00	$9,800.00	$166,600.00	$9,000.00	$153,000.00	$7,200.00	$122,400.00	$11,000.00	$187,000.00	$9,700.00	$164,900.00	$9,500.00	$161,500.00
91)	Gate Valve and Well, 12 inch, AH	9.00	Ea	$12,250.00	$110,250.00	$9,200.00	$82,800.00	$7,600.00	$68,400.00	$7,500.00	$67,500.00	$10,000.00	$90,000.00	$11,500.00	$103,500.00	$12,310.00	$110,790.00
92)	Gate Valve and Well, 16 inch, AH	7.00	Ea	$18,600.00	$130,200.00	$14,500.00	$101,500.00	$17,000.00	$119,000.00	$16,000.00	$112,000.00	$21,000.00	$147,000.00	$19,000.00	$133,000.00	$20,200.00	$141,400.00
93)	Gate Valve and Well, 8 inch, AH	10.00	Ea	$9,400.00	$94,000.00	$6,750.00	$67,500.00	$6,200.00	$62,000.00	$6,000.00	$60,000.00	$9,000.00	$90,000.00	$7,800.00	$78,000.00	$9,800.00	$98,000.00
94)	Gate Well, Rem, AH	23.00	Ea	$900.00	$20,700.00	$350.00	$8,050.00	$1,000.00	$23,000.00	$1,200.00	$27,600.00	$1,000.00	$23,000.00	$650.00	$14,950.00	$1,800.00	$41,400.00
95)	Hydrant, Rem, AH	13.00	Ea	$850.00	$11,050.00	$350.00	$4,550.00	$1,000.00	$13,000.00	$1,200.00	$15,600.00	$800.00	$10,400.00	$450.00	$5,850.00	$800.00	$10,400.00
96)	Irrigation Control Box, Relocate	1.00	Ea	$600.00	$600.00	$750.00	$750.00	$700.00	$700.00	$500.00	$500.00	$750.00	$750.00	$150.00	$150.00	$3,000.00	$3,000.00
97)	Irrigation Control Box, Replace	1.00	Ea	$1,800.00	$1,800.00	$750.00	$750.00	$1,000.00	$1,000.00	$800.00	$800.00	$750.00	$750.00	$500.00	$500.00	$5,000.00	$5,000.00
98)	Sprinkler Head, Relocate	60.00	Ea	$50.00	$3,000.00	$125.00	$7,500.00	$60.00	$3,600.00	$83.00	$4,980.00	$125.00	$7,500.00	$40.00	$2,400.00	$50.00	$3,000.00
99)	Sprinkler Head, Replace	60.00	Ea	$75.00	$4,500.00	$125.00	$7,500.00	$75.00	$4,500.00	$90.00	$5,400.00	$125.00	$7,500.00	$60.00	$3,600.00	$100.00	$6,000.00
100)	Water Serv, Type K Copper, 1 inch	19.00	Ea	$2,200.00	$41,800.00	$1,650.00	$31,350.00	$1,500.00	$28,500.00	$3,000.00	$57,000.00	$4,000.00	$76,000.00	$1,900.00	$36,100.00	$3,000.00	$57,000.00
101)	Water Serv, Type K Copper, 2 inch	9.00	Ea	$3,600.00	$32,400.00	$2,950.00	$26,550.00	$3,000.00	$27,000.00	$3,600.00	$32,400.00	$6,000.00	$54,000.00	$3,800.00	$34,200.00	$5,000.00	$45,000.00
102)	Water Main, Abandon with Flowable Fill	1.00	LSUM	$40,000.00	$40,000.00	$15,000.00	$15,000.00	$10,000.00	$10,000.00	$120,000.00	$120,000.00	$60,000.00	$60,000.00	$39,250.00	$39,250.00	$50,000.00	$50,000.00
103)	Contractor Staking	1.00	LSUM	$40,000.00	$40,000.00	$19,900.00	$19,900.00	$34,350.00	$34,350.00	$34,350.00	$34,350.00	$34,350.00	$34,350.00	$40,000.00	$40,000.00	$58,670.00	$58,670.00
104)	Sewer, Sanitary Service Lead, 6 inch, Tr Det B	150.00	Ft	$33.00	$4,950.00	$100.00	$15,000.00	$60.00	$9,000.00	$125.00	$18,750.00	$140.00	$21,000.00	$224.00	$33,600.00	$100.00	$15,000.00
105)	Crew Days	$780.00	Cday	110.00	$85,800.00	120.00	$93,600.00	185.00	$144,300.00	180.00	$140,400.00	100.00	$78,000.00	95.00	$74,100.00	150.00	$117,000.00
106)	Audio Video Route Survey	1	LSUM	$3,500.00	$3,500.00	$3,000.00	$3,000.00	$2,925.00	$2,925.00	$2,925.00	$2,925.00	$2,925.00	$2,925.00	$5,000.00	$5,000.00	$15,000.00	$15,000.00
	SUBTOTAL FOR AUBURN HILLS (Items 1-106):				**$4,917,261.00** [2]		**$5,051,074.80** [2]		**$5,072,079.30**		**$5,544,050.40**		**$6,345,926.20**		**$6,621,235.60**		**$7,489,146.70**
	CATEGORY 2 - Bloomfield Township																
107)	Sidewalk, Rem	39.00	Syd	$16.00	$624.00	$12.25	$477.75	$20.00	$780.00	$9.00	$351.00	$22.00	$858.00	$13.00	$507.00	$7.00	$273.00
108)	Aggregate Base, 4 inch, Modified	33.00	Syd	$20.00	$660.00	$8.00	$264.00	$20.00	$660.00	$9.00	$297.00	$32.00	$1,056.00	$10.00	$330.00	$12.00	$396.00
109)	Shld, Cl II, 6 inch, Modified	25.00	Syd	$28.00	$700.00	$12.00	$300.00	$20.00	$500.00	$21.00	$525.00	$40.00	$1,000.00	$18.00	$450.00	$17.00	$425.00
110)	Sidewalk, Conc, 4 inch	270.00	Sft	$26.00	$7,020.00	$9.00	$2,430.00	$9.00	$2,430.00	$9.00	$2,430.00	$8.00	$2,160.00	$9.00	$2,430.00	$10.00	$2,700.00
111)	Turf Establishment, Performance	90.00	Syd	$14.00	$1,260.00	$2.50	$225.00	$6.80	$612.00	$7.20	$648.00	$6.80	$612.00	$12.00	$1,080.00	$19.00	$1,710.00
112)	Water Main, HDPE, DR-11, 8 inch, Directional Drill	82.00	Ft	$457.00	$37,474.00	$325.00	$26,650.00	$250.00	$20,500.00	$140.00	$11,480.00	$400.00	$32,800.00	$295.00	$24,190.00	$400.00	$32,800.00
113)	Boring Pit	2.00	Ea	$3,000.00	$6,000.00	$150.00	$300.00	$1,500.00	$3,000.00	$11,000.00	$22,000.00	$7,000.00	$14,000.00	$12,000.00	$24,000.00	$4,000.00	$8,000.00
114)	Connection to Existing Water Main	1.00	Ea	$7,900.00	$7,900.00	$500.00	$500.00	$11,000.00	$11,000.00	$6,000.00	$6,000.00	$20,000.00	$20,000.00	$6,500.00	$6,500.00	$9,000.00	$9,000.00
115)	Gate Valve and Well, 8 inch, AH	2.00	Ea	$10,300.00	$20,600.00	$6,750.00	$13,500.00	$6,200.00	$12,400.00	$6,000.00	$12,000.00	$10,000.00	$20,000.00	$9,800.00	$19,600.00	$9,800.00	$19,600.00
	SUBTOTAL FOR BLOOMFIELD TOWNSHIP (Items 107-115):				**$82,238.00** [2]		**$44,646.75** [2]		**$51,882.00**		**$55,731.00**		**$92,486.00**		**$79,087.00**		**$74,904.00**
	TOTAL BID AMOUNT:				**$4,999,499.00** [2]		**$5,095,721.55** [2]		**$5,123,961.30**		**$5,599,781.40**		**$6,438,412.20**		**$6,700,322.60**		**$7,564,050.70**

CORRECTIONS

[1] Contractors Multiplication Error

[2] Total Adjusted Due to Contractors Mathematical Errors

P:\0101_0125\0120230300_South_Blvd_WM\PM\BIDS\[bidtab_South_Blvd_0120230300.xlsx]bidtab_abc

June 5, 2024

Mr. Stephen Baldante
Director of Public Works
City of Auburn Hills
1500 Brown Road
Auburn Hills, Michigan 48326

RE: **South Boulevard Water Main**
Scope of Construction Services

Dear Mr. Baldante:

Outlined below is a Scope of Work for construction services to be provided by OHM Advisors for the above referenced project.

PROJECT UNDERSTANDING

It is our understanding that the City of Auburn Hills plans to move forward with the construction phase of the South Boulevard Water Main for which bids were received on Wednesday, May 22, 2024. The proposed project consists of water main replacement between Squirrel Road and Opdyke Road. The work will include abandonment of the existing 12-inch and 16-inch water main, installation of new 12-inch and 16-inch ductile iron water main and valves, directional boring of HDPE water main underneath I-75, and pavement replacements as needed throughout the project.

SCOPE OF SERVICE

Construction Engineering / Observation

Under this task the project team will observe the construction efforts on the project and assist with any necessary field changes to successfully complete the work. Specific work efforts include:

- Provide daily observation of the project when construction work is occurring to verify that materials, installation, and construction methods used are in conformance with the project plans and specifications as well as applicable standards. Full-time observation will be provided for all utility construction and pavement repairs.
- Produce daily field reports to document construction activities and record quantities of contract pay items.
- Prepare and provide the Contractor with a list of required submittals and review shop drawings, construction schedules, materials certifications, and other submittals.
- Address Contractor's construction concerns and resolve conflicts with the executed contract specifications.
- Arrange and attend regularly scheduled progress meetings during the construction phase. It is anticipated that meetings will be held weekly during the active construction period.
- Coordinate with the materials testing consultant on material related items.
- Coordinate with the property owners and other stakeholders in the construction area regarding access, traffic staging, schedule, and other pertinent items for the duration of the project.

OHM Advisors®
2365 PONTIAC RD, SUITE 201
AUBURN HILLS, MICHIGAN 48326
T 248.751.3100
F 248.287.4201
OHM-Advisors.com

- Prepare and deliver record (As-Built) plans that include the constructed location of all installed underground utilities. Record plans will be delivered electronically in PDF format.

Contract Administration

Under this task, the project team will complete services necessary to administer the contract. Specific work efforts include:

- Coordination with the Contractor and City to execute the contract documents.
- Arrange and attend one (1) pre-construction meeting prior to the start of the project.
- Provide two (2) signed copies of the contract documents to the City, one (1) to the Clerk's office and one (1) to the DPW.
- Review Contractor's progress on the project to ensure that the work is in compliance with the proposed schedule.
- Prepare monthly construction pay estimates and process contract change orders (if required).
- Request and review information from the Contractor to verify compliance with wage rates, Buy America, and other funding requirements.
- Review construction claims and coordinate claim resolution with Contractor and City.
- Request and collect Contractor's declaration, contractor's affidavit, waivers from major suppliers and subcontractors, release of surety, and release from other public agencies for which permits have been obtained under this contract.

Crew Days (Construction Observation)

This project contract includes a line item for Crew Days in Contractor's bid. This item is for construction observation required for the Contractor's operations. OHM will provide daily observation of work under this Crew Day item. Full-time inspection will be provided for all construction operations as indicated in the contract specifications for Crew Days. The Contractor has included the Crew Day amount in their bid based on their anticipated schedule for the project.

SCHEDULE

Based on the Council meeting schedule, we anticipate that the award for the project would be approved at the June 17th Council meeting. Construction on the project is anticipated to begin in early July. The project is expected to be substantially completed by November of this year.

COMPENSATION

The construction engineering and contract administration outlined above will be performed on an hourly basis for the not-to-exceed amount of two hundred thirty-four thousand two hundred dollars ($234,200.00). The construction observation as Crew Days will be performed on a per day basis for the amount of eighty-five thousand eight hundred dollars ($85,800.00), which is based on the amount bid by the Contractor for this item. The City will be invoiced for services on a monthly basis. The estimated budget breakdown is as follows:

	Construction Engineering	Contract Administration	Crew Days (Observation)	**Total**
South Blvd Water Main	$120,000	$114,200	$85,800	**$320,000**

Construction Services Total	**$320,000**
Materials Testing Services (G2)	$90,000

FURTHER CLARIFICATIONS AND ASSUMPTIONS

The above-listed scope of services was prepared with the following assumptions:

- Materials testing services will be provided by G2 Consulting Group under a separate contract and are not included in this scope of services. The estimated amount for this service is indicated above.
- The City will be responsible for all permit fees.

Should you find this agreement acceptable, please execute both copies and return one copy to us for our files. We look forward to providing professional services on this project. If you have any questions, please contact us.

Sincerely,
OHM ADVISORS

Timothy J. Juidici, P.E.
Principal

cc: Jason Deman, Manager of Public Utilities
Alex Parent, OHM
Jerry Ashburn, OHM
File

City of Auburn Hills
South Boulevard Water Main
Construction Services

Accepted By: _____

Printed Name: _____

Title: _____

Date: _____

Adopted by the Planning Commission on June 5, 2024

City of Auburn Hills
Planning Commission

Annual Report
June 1, 2023 - May 31, 2024

Under the Michigan Planning Enabling Act, PA 33 of 2008, the Planning Commission is required to provide an annual report to the City Council. This report is intended to coincide with the City Council's review of the City budget.

This report discusses the following topics:

1. Summary of the Commission's operations during the past 12 months
2. The status of any ongoing planning activities
3. Recommendations to the City Council related to planning/development and funding

Commission Operations

The Commission is governed by the Michigan Planning Enabling Act and the City's Zoning Ordinance. During the 12 months starting on June 1, 2023, and ending on May 31, 2024, the Commission's membership was as follows:

Greg Ouellette, Chairperson
Sam Beidoun, Vice-Chairperson
Laura Ochs, Secretary
Brian Marzolf, City Council Liaison
(served until December 6, 2023)
Jack Ferguson, City Council Liaison
(started on December 6, 2023)
Chauncey Hitchcock
Cynthia Pavlich
Raymond Saelens
Carolyn Shearer
Dominick Tringali

During this period, the Commission held nine meetings, and recommendations were made to the City Council on 26 development-related items.

Measurable	Y2014 -2015	Y2015 -2016	Y2016 -2017	Y2017 -2018	Y2018 -2019	Y2019 -2020	Y2020 -2021	Y2021 -2022	Y2022 -2023	Y2023 -2024
Meetings	11	14	13	11	11	9	7	6	9	**9**
Site Plans	7	10	17	12	12	10	3	7	7	**5**
Special Land Use Permits	7	8	11	7	8	9	4	11	5	**9**
Tree Removal Permits	8	6	7	11	13	9	1	4	10	**7**
Planned Unit Developments	4	4	5	6	6	4	3	1	7	**3**
Rezonings	1	3	4	4	5	0	1	0	1	**1**
Master Plan Amendments	0	1	1	1	0	0	0	0	0	**0**
Text Amendments	2	2	4	1	2	1	1	1	1	**1**
Private Road	0	0	0	0	0	0	1	1	0	**0**
Total Projects	29	34	49	42	46	33	14	25	31	**26**

Professional Planning Support Staff

Steve Cohen, Director of Community Development, provides primary staff support to the Planning Commission. Mr. Cohen has served the Commission since October 4, 1999. He is certified as a professional planner (AICP) with the American Planning Association. He holds a Bachelor's and Master's in Urban and Regional Planning from Michigan State University.

Devin Lang, Construction Coordinator / Assistant to the Director of Community Development, has assisted Mr. Cohen with providing staff support to the Planning Commission since November 16, 2023. Among other duties, Mr. Lang oversees the implementation of private construction projects and permits approved by the City. He has a Bachelor of Science in Fisheries and Wildlife from Michigan State University.

Notable Planning Commission Actions

A. Development Applications

Notable projects reviewed by the Commission were the following:

1. Tommy's Boats Auburn Hills

Request for Planned Unit Development Option and Tree Removal Permit approval to construct a 21,483 square-foot boat dealership sales and service building, a four-tier state-of-the-art steel and glass "Boat Display Tower," which will display four boats, and an associated 97-space inventory storage lot for boat sales. The 4.89-acre site is zoned B-2, General Business district, located east of Topgolf Auburn Hills on Great Lakes Crossing Drive, just west of Joslyn Road.

2. Five Points Community Church

Request for Rezoning, Special Land Use Permit, Site Plan, and Tree Removal Permit approval construct a 10,220 sq. ft. building expansion to their existing facility at 3411 E. Walton Boulevard. The site is 8.36 acres in size and zoned B-2, General Business District. The plans call for the demolition of the existing multi-purpose wing of the building to make room for expansion, which includes a new nave, sanctuary, commons area, green room, usher room, restroom, cry room, and hallway. Once the proposed project is complete, the overall building will be 45,780 square feet in size.

3. **Pacific and Taylor - Light Industrial Speculative Building (Pacific Drive Industrial).**
Request for Site Plan and Tree Removal Permit approval to construct a 47,728 sq. ft. light industrial building at the northeast corner of Pacific Drive and Taylor Road. The 3.7-acre parcel is within the Metro North Technology Park and zoned I-1, Light Industrial District.

4. **AM General**
Request for Special Land Use Permit approval to revise and expand their existing Special Land Use Permit to allow the overnight storage of vehicles, containers, and trailers at their business located at 1399 Pacific Drive. The facility serves as AM General's engineering, advanced technology, and prototype development center. The property is zoned I-1, Light Industrial District.

5. **3295 Lapeer Road West Industrial Building - Speculative Building**
Request for Site Plan and Tree Removal Permit approval to construct a 149,170-square-foot speculative light industrial building at 3295 Lapeer Road West, located at the terminus of Lapeer Road West, south of the M-24 Connector. The 19.79-acre parcel is zoned I-1, Light Industrial District.

6. **Oakland Community College (OCC)**

Request for Special Land Use Permit approval to install five new identification signs at OCC's Auburn Hills campus at 2900 Featherstone Road. The property is zoned T&R, Technology and Research District.

7. **Chick-fil-A Restaurant**

Request for Special Land Use Permit, Site Plan, and Tree Removal Permit approval to construct a 5,196-square-foot Chick-fil-A restaurant with a drive-through facility and outdoor seating area at 2111 N. Squirrel Road. The land is currently vacant, as the Romano's Macaroni Grill restaurant, which previously operated on the site, was permanently closed in March 2020 and later demolished in February 2022. The property is 2.24 acres in size and zoned B-2, General Business District.

8. **Greystone Pickleball Club - Auburn Hills**

Request for Planned Unit Development Option approval to construct a 60,528-square-foot indoor recreational facility and event venue on a 4.7-acre site east of N. Opdyke Road, north of Featherstone Road. The development is proposed to occupy three vacant parcels, currently zoned B-2, General Business District and T&R, Technology and Research District.

9. **Penske Vehicle Services – 2150 Executive Hills Court**

Request for Special Land Use Permit, Revised Site Plan, and Revised Tree Removal Permit approval to complete construction and utilize the existing speculative 114,366-square-foot facility at 2150 Executive Hills Court. Penske Vehicle Services intends to operate a state-of-the-art vehicle painting facility with associated overnight vehicle storage on the property that will primarily provide custom paint enhancements for new vehicles directly from the assembly line. The 10.12-acre parcel is zoned T&R, Technology and Research District.

10. Joslyn Road Fuel Station - Mobil

Request for Planned Unit Development Option and Tree Removal Permit approval to construct a Mobil-branded passenger and commercial vehicle fueling station and convenience store on a 5.07-acre parcel, zoned B-2, General Business District. The site is generally located west of Joslyn Road, south of Great Lakes Crossing Drive. The proposed development will consist of a passenger vehicle fueling area with 16 fueling positions in the front on the site adjacent to Joslyn Road, a commercial vehicle area with three (3) fueling positions designed to accommodate semi-trucks in the rear of the site adjacent to the landfill, and a 4,608-square-foot convenience store.

B. Text Amendment to the Zoning Ordinance

A text amendment to Article XII. T&R, Technology and Research Districts of the Zoning Ordinance was drafted and approved by the City Council to incorporate ordinance language that would allow more prominent sized identification signs to be installed at "*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."* The ordinance amendment allowed more prominent identification signs on Oakland Community College's property.

C. Adoption of the 2024-2028 Parks and Recreation Master Plan

The Planning Commission/Recreation Commission adopted the City of Auburn Hills 2024-2028 Parks and Recreation Master Plan on January 10, 2024, and the City Council adopted it on January 22, 2024. The adoption of the plan makes the City eligible to apply for grants. The plan focuses on enhancing and maintaining the City's current park system, completing pathway gaps concurrent with road construction projects, implementing the Riverwalk Master Plan, and maintaining pathway loops throughout the community. The City's events and programming will continue to focus on community demand based on available staffing and resources.

D. <u>Age-Friendly Auburn Hills – Community Conversations</u>

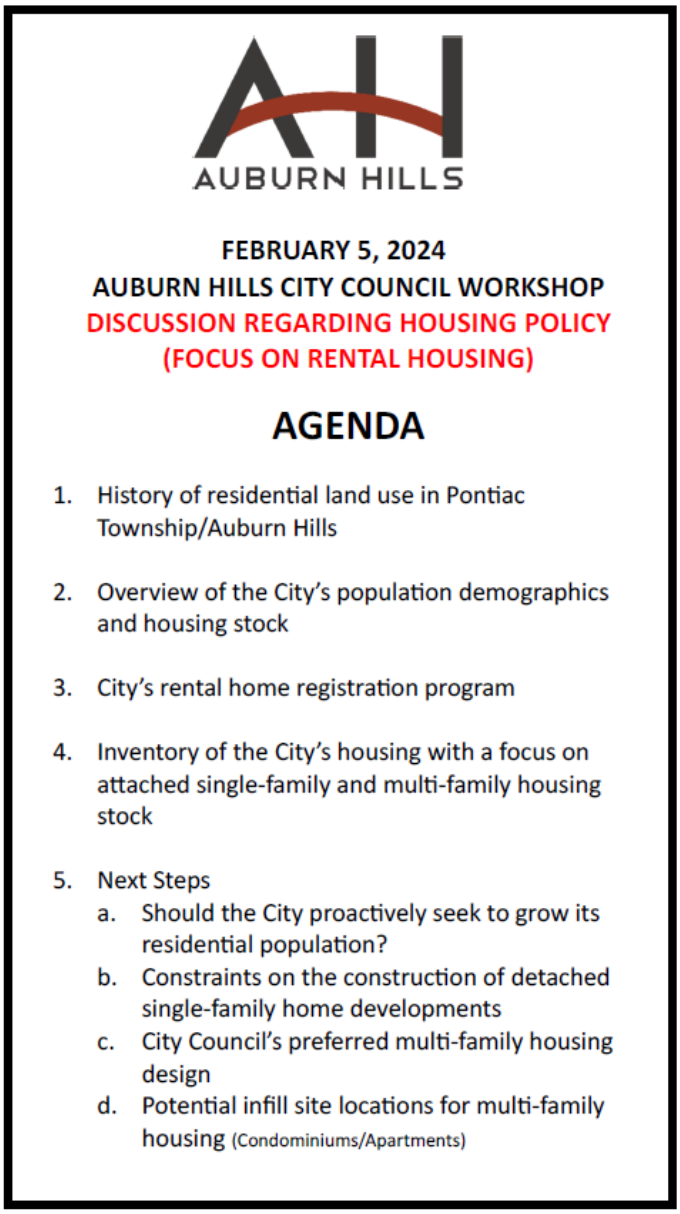
A series of Community Conversations were held in the Spring and Fall of 2023 designed to obtain input from residents. Community feedback has been integral in renewing the City's Age-Friendly designation with AARP. During four open forums in May, September, and October 2023, a team of City Council members, Planning Commission members, City staff, and volunteers sat down with participating residents to discuss a few of AARP's domains of livability. Conversations centered on how residents receive communication and information from the City, volunteer and civic engagement, and public safety.

In 2013, an initiative led by Karen Adcock, Director of Recreation and Senior Services, and Steve Cohen resulted in the City of Auburn Hills becoming the first municipality from the State of Michigan to be accepted into the AARP Network of Age-Friendly Communities. Today, there are 10 Michigan communities in the Age-Friendly network and 800 communities in the U.S. Over the last decade, the City of Auburn Hills completed 16 out of 20 items outlined in the original Age-Friendly Auburn Hills Action Plan – Phase I. To ensure continued progress in improving the quality of life for people of all ages in our community, the City has been taking the steps necessary to maintain its Age-Friendly status. The first of those steps has been to gather feedback from the community.

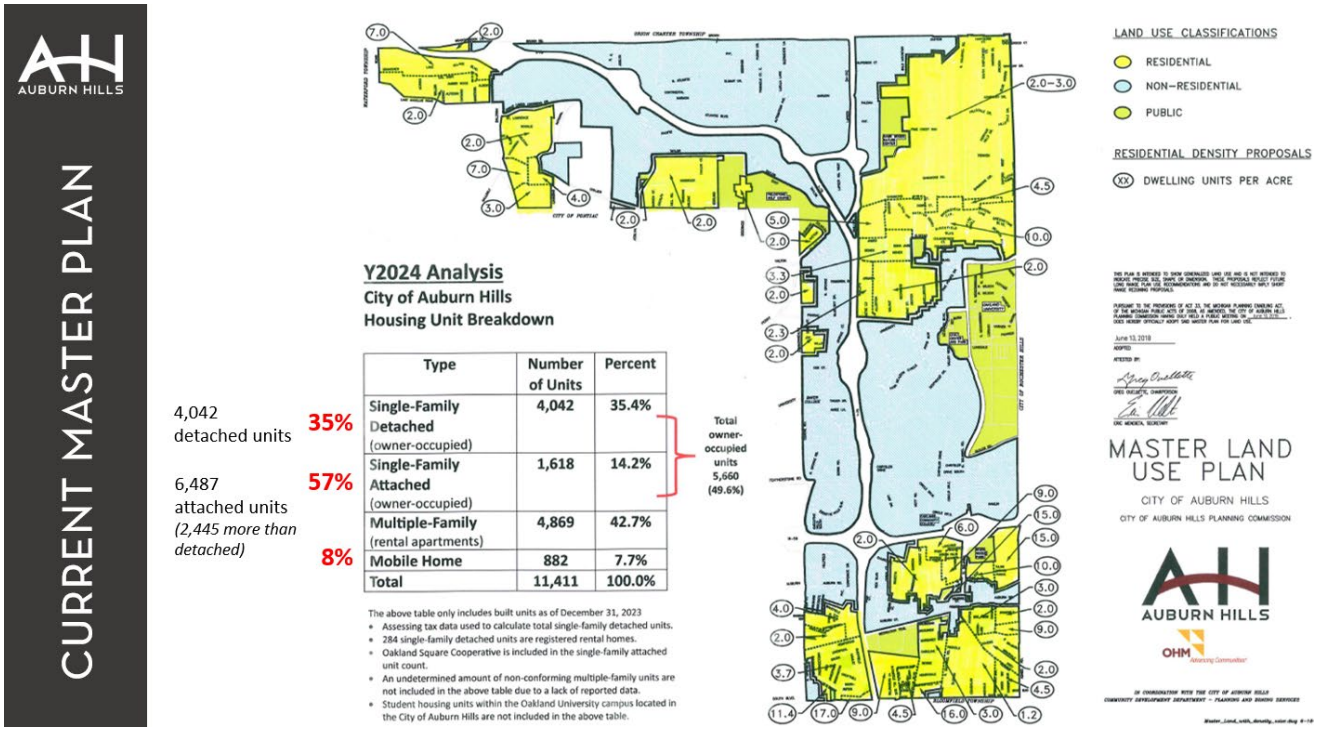
E. City Council Workshop – City of Auburn Hills Housing Policy

On February 5, 2024, Steve Cohen provided a PowerPoint presentation and led a discussion with the City Council regarding the City's Housing Policy. Chairperson Greg Ouellette and Member Dominick Tringali attended the workshop on behalf of the Planning Commission. Mr. Cohen reviewed the history of residential land use in the City, including the number of housing units, and presented an overview of the City's population demographics and housing stock. He also reviewed the inventory of the City's housing, focusing on attached single-family vs. multi-family housing stock.

Mr. Cohen discussed the results of past neighborhood master plan studies. He requested direction from the City Council regarding housing, such as whether the City should proactively seek to grow its residential population. He discussed the pros and cons of adding additional housing units, both single-family homes and rental units. He noted that the City has a smaller number of rental housing than other communities but a higher percentage because the City does not have as many total dwelling units as most communities. He explained that there are not a lot of rental housing opportunities left since the City is nearing buildout.



Discussion ensued regarding this topic with the City Council. Some believe that many of each generation/age group do not want to own a home. Also, the increase in population will affect the cost of City services. It was suggested that a mobile home-type park where each lot is owned separately could be a low-cost housing option. It was noted that apartments should be located in a walkable area to stores and restaurants. A tiny home community was also suggested. It was pointed out that there is a void in the market for ranch-style housing options, both rental and owner-occupied. There was concern that if there were too many rentals and a downturn in the economy, those units would deteriorate and cause blight. It was suggested that the City be particular and allow good projects with good architecture in the right area. There needs to be a balance, and certain areas make sense for additional rental housing developments. The consensus was that the City Council needed more time to consider these issues and would like to discuss them further at a later date.



Support Staff Training

Steve Cohen attended the American Planning Association's National Planning Conference in Minneapolis, Minnesota, from April 13 to 17, 2024. In addition to the national conference, Mr. Cohen attended the Michigan Chapter of the American Planning Association Conference in Traverse City from October 4 to 6, 2023. Mr. Cohen also participated in several other virtual planning webinars in 2023 and 2024 to further advance his skills. The Michigan Chapter of the American Planning Association recognized Mr. Cohen for 30 years of membership at their annual conference.

AICP planners like Mr. Cohen must obtain professional development training to maintain their credentials. AICP planners must earn at least 32 Certification Maintenance (CM) credits (1 hour = 1 CM credit) within a designated two-year reporting period. A minimum of 1.0 credits must be on planning law, sustainability and resilience, ethics, and equity. Mr. Cohen has earned 35.00 CM credits thus far for the current reporting period of January 1, 2024 and December 31, 2025. Mr. Cohen earned 48.75 CM credits during the previous two-year reporting period, which ended on December 31, 2023.

Commission Training

Training is a high priority for the Planning Commission and City Council. Members face an enormous responsibility to help guide the community's physical development. Poor decisions could lead the City into costly litigation. The Planning Commission has benefited greatly over the years from training, whether new members who want to learn about planning or veteran members who need to keep up to date with changes in the law and planning practices.

Members Sam Beidoun and Raymond Saelens attended the Michigan Chapter of the American Planning Association Conference in Traverse City from October 4 to 6, 2023. Chairperson Greg Ouellette participated in a Planning and Zoning Essentials training session presented by the Michigan Chapter of the American Planning Association at Oakland County's offices on April 29, 2024.

The City has been involved with very few development-related lawsuits over the past 25 years, mainly attributed to a proactive Planning Commissioner training program and well-trained staff. This record of accomplishment has helped the City lower its general liability insurance rates over the years, which saves taxpayers money.

Planning Commission Terms and Attendance Records

During this reporting period, the Planning Commission held nine regularly scheduled meetings and no special meetings. The table below outlines each member's term and attendance record.

Name	Term Endings	Regular Meetings	Percent Attended
Greg Ouellette	July 2024	9 / 9	100%
Sam Beidoun	July 2026	8 / 9	89%
Laura Ochs	July 2026	5 / 9	56%
Brian Marzolf	Nov. 2023	4 / 4	100%
Jack Ferguson	Nov. 2025	5 / 5	100%
Chauncey Hitchcock	July 2024	6 / 9	67%
Cynthia Pavlich	July 2025	8 / 9	89%
Raymond Saelens	July 2024	4 / 9	45%
Carolyn Shearer	July 2025	7 / 9	78%
Dominick Tringali	July 2025	8 / 9	89%

Woodlands Preservation Ordinance – City's Tree Fund

During this reporting period, two developments (3295 Lapeer Road West Industrial Building and Penske Vehicle Systems) established that planting the required replacement trees on-site was not possible. Thus, each developer chose to make a payment into the City's Tree Fund for future tree plantings for a total of $257,260.

Planned Unit Development Option – Financial Contributions for Public Purposes

During this reporting period, two developments (Tommy's Boats Auburn Hills and Joslyn Road Fuel Station - Mobil) provided financial contributions for public purposes as a net public benefit of their project, totaling $350,000. The $250,000 financial contribution for Tommy's Boats Auburn Hills is anticipated to be applied to pay for constructing the new Public Square in Downtown Auburn Hills. The $100,000 financial contribution for the Joslyn Road Fuel Center - Mobil has yet to be assigned to a City project.

Planning Activities Per City Council's Y2024/2025 Strategic Goals & Objectives

1. Explore options for industrial redevelopment within the community.
2. Continue to foster development along the M-24/Opdyke Road Corridor.
3. Focus redevelopment efforts on TIFA, city-owned, and private properties.
4. Continue to keep Auburn Hills friendly and livable for all ages and abilities.
5. Update the City's 2006 Open Space/Green Infrastructure Vision Plan
6. Update the City's Architectural Design Policy
7. Conduct a comprehensive review of the City's land use in a joint meeting with the City Council

Commission Recommendations to City Council

The Commission respectfully recommends that the City Council ensure that the Y2024 and Y2025 City of Auburn Hills Budgets allow for the following items:

1. Continued staff support from Steve Cohen, Devin Lang, and the City's Administrative Development Review Team
2. Funding for planning activities (e.g., citizen participation, maps, printing, technical research, Master Plan and Zoning Ordinances updates, etc.)
3. Funding for educational materials, technical training, and conferences for Planning Commission members and City staff.

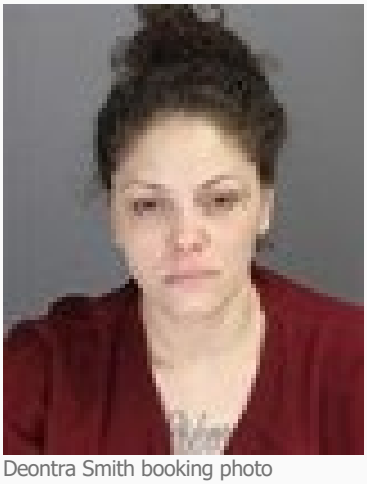
Case advances against Pontiac woman who allegedly had illegal drugs that caused cops to need Narcan

Oakland County Circuit Court (Aileen Wingblad/MediaNews Group)

By **AILEEN WINGBLAD** | awingblad@medianewsgroup.com | The Oakland Press
PUBLISHED: May 30, 2024 at 1:55 p.m. | UPDATED: May 30, 2024 at 2:38 p.m.

The case against a Pontiac woman facing charges for drugs that reportedly caused two police officers to become ill after they searched her has advanced to Oakland County Circuit Court for possible trial.

Judge Lisa Asadoorian recently bound over the case against Deontra Smith, 34, after she waived her right to a preliminary exam in 52-3 District Court.


Deontra Smith booking photo

Smith is charged with two counts of possession of a controlled substance–narcotics/cocaine/ heroin–less than 25 grams for the May 6 incident in Auburn Hills. Police said she was a passenger in a vehicle pulled over for traffic violations, was found to have outstanding warrants and was searched — then somehow the officers came into contact with fentanyl and cocaine she had on her person.

The officers showed adverse reactions including dizziness, were administered Narcan at the scene, and then transported to a local hospital for treatment, police said.

No charges were filed for the possible drug exposure to the police officers.

Arraignment in circuit court is set for June 3.

Meanwhile, Smith is scheduled to be sentenced on June 10 for drug possession, weapons-related crimes and a driving offense from last year. She also has another case pending in Detroit.

Oakland County pitches in to support local road repairs

Roadwork. (Peg McNichol/MediaNews Group)

By **PEG MCNICHOL** | pmcnichol@medianewsgroup.com
PUBLISHED: May 30, 2024 at 6:05 a.m. | UPDATED: May 30, 2024 at 1:12 p.m.

Nearly three dozen municipal road projects will receive $2 million in county dollars.

County commissioners approved the funding on May 22 for the local road improvement projects. The municipalities match the funding to support more than $29 million in local road projects.

Since 2016 the county has poured $181 million into improving roads, which earned a National Association of Counties Achievement Award In 2017 for community and economic development.

Approved county funding for 2024 projects:

- $4.5 million for Southfield's Sherwood Village subdivision for concrete slab repair.
- $218,350 for Pontiac's $2.1 million project to improve Giddings Road between Perry Street and Walton Boulevard.
- $215,977 for Royal Oak's $2 million resurfacing of Northwood Boulevard between Woodward Avenue and Crooks Road and Sycamore Avenue between Northwood Boulevard and Evergreen Road.
- $194,080 for Troy's $494,080 in repairs on westbound Kirts Boulevard between Livernois and Crooks roads.
- $183,025 for Farmington Hills' $366,051 preventative maintenance and rehabilitation of various major roads.
- $130,345 for Rochester Hills' $2.8 million local roads reconstruction program.
- $124,962 for Novi's $1.3 million renovation of 13 Mile Road between Meadowbrook Road and M-5.
- $85,581 for Madison Heights $335,578 concrete replacement on Ajax Drive between the Public Services building and John R Road.
- $77,061 for Auburn Hills $940,000 Superior Court reconstruction.
- $72,251 for Birmingham's $1.3 million plan to renovate Oakland Avenue and Haynes Street.
- $68,980 for Oak Park's $1.7 million Nine Mile renovation project between Cloverlawn Avenue and Greenfield Road.
- $56,790 for Ferndale's $448,300 resurfacing plan on Wanda Avenue between East Bennett and East 9 Mile.
- $50,094 for Hazel Park's $310,000 resurfacing of Woodward Heights Boulevard between Crossley Avenue and Dequindre Road.
- $38,431 for Wixom's $85,000 project to repair Oak Creek Drive and Napier Road and improve Beck Road, Century Industrial Park and Alpha Tech Drive.

- $36,227 for Berkley's $150,000 street repair program.
- $29,027 for Rochester's $60,000 renovation at East Third Street and Diversion Street (East Main Street Alley).
- $27,503 for Clawson's $700,000 14 Mile Road update, happening between Rochester Road and Bellevue Avenue.
- $24,045 for Beverly Hills' $315,000 program to resurface local roads.
- $22,332 for Lathrup Village's $162,332 resurfacing projects on 11 Mile Road from Southfield Road to approximately 1,000 feet west.
- $20,944 for Farmington's $625,131 for two reconstruction projects: Thomas Street between Warner Street and School Street and School Street between Grand River Avenue and Thomas Street.
- $16,285 for Bloomfield Hills' $713,178 plan to mill and overlay pavement on Whitehall Road, Kingsley Trail, Kingsley Court, Randal Lane, Westview Road and Parkman Drive.
- $16,150 for South Lyon's $200,000 Whipple Street Improvement project.
- $15,957 for Walled Lake's $46,763 Ferland Street improvement project.
- $15,405 for Milford's $45,405 plan to repair the village's concrete roads.
- $13,470 Huntington Woods $6.7 million local-roads reconstruction program.
- $10,095 for Oxford's $22,100 in repairs for East Burdick Street.
- $8,153 for Pleasant Ridge's $30,992 Main Street alley reconstruction – between 10 Mile Road and Kensington Boulevard.
- $7,695 for Wolverine Lake's $29,695 crack-seal program on the village's major and local roads.
- $5,870 for Lake Orion's $15,870 plan to seal cracks in downtown district roads.
- $5,612 for Orchard Lake's $11,224 plan to add edge support and stripping on Old Orchard Trail.
- $4,672 for Keego Harbor's $9,345 plan to seal cracks in local roads.
- $4,516 for Ortonville's $94,516 Narrin Street improvement project.
- $4,416 for Sylvan Lake's $242,000 plan to Garland Street, Oakwood Street and Benvenue.
- $3,170 for the Village of Clarkston's $130,000 plan to mill and repave Overlook Road and East Church Street.
- $2,760 for Leonard's $11,798 improvements between Forest Street (Rochester Road) and Division Street.
- $240 for Lake Angelus' $500 plan to add gravel to local roads.

EDITOR'S NOTE: This story has been updated to include a line omitted from the original story about funding for the Kirts Boulevard project in Troy.

Public’s help sought in locating Pontiac teen runaway

Daisy Green (photo provided)

By **AILEEN WINGBLAD** | awingblad@medianewsgroup.com | The Oakland Press
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Detectives with the Oakland County Sheriff’s Office are asking for the public’s help in finding a Pontiac teen runaway who hasn’t been seen by her family since she left her home on May 22.

Daisy Lashay Green, 16, ran away after she and her parents argued about her marijuana use, the sheriff’s office said. She has a long history of running away from home and is known to flee to the area of Great Lakes Crossing in Auburn Hills, the sheriff’s office said.

Daisy is 5 feet 5 inches tall and weighs approximately 150 pounds. When she left home, she was wearing a blue long-sleeved shirt with gray lettering, blue shorts ad white Air Force 1 shoes.

A tracking dog has been used in the search for her but has been unsuccessful, the sheriff’s office said.

Anyone who has seen Daisy or knows her whereabouts is asked to call the sheriff’s office at 248-858-4950.