



AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

APRIL 2024

| DAY | TITLE | TIME | LOCATION |
|---------------|-----------------------------------------------|--------------------|---------------------------------------------------------|
| 7 | City Council Workshop | 5:30 PM | Administrative Conference Room 1827 N. Squirrel Road |
| 7 | City Council Meeting | 7:00 PM | Council Chamber 1827 N. Squirrel Road |
| 8 | Tax Increment Finance Authority | 4:00 PM | Administrative Conference Room 1827 N. Squirrel Road |
| 9 | Planning Commission | 7:00 PM | CANCELLED |
| 10 | Zoning Board of Appeals | 7:00 PM | CANCELLED |
| 14 | Downtown Development Authority | 5:30PM | Administrative Conference Room 1827 N. Squirrel Road |
| 14 | Library Board | 7:00 PM | Auburn Hills Public Library 3400 Seyburn Drive |
| 15 | Brownfield Redevelopment Authority | 6:00 PM | CANCELLED |
| 21 | City Council Meeting | 7:00 PM | Council Chamber 1827 N. Squirrel Road |

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

MAY 2025

| DAY | TITLE | TIME | LOCATION |
|-----|------------------------------------------|---------|---------------------------------------------------------|
| 5 | City Council Meeting | 7:00 PM | Council Chamber 1827 N. Squirrel Road |
| 7 | Planning Commission | 7:00 PM | Council Chamber 1827 N. Squirrel Road |
| 8 | Zoning Board of Appeals | 7:00 PM | Council Chamber 1827 N. Squirrel Road |
| 12 | City Council Goals & Objectives Workshop | 5:30 PM | TBD |
| 12 | Downtown Development Authority | 5:30 PM | Administrative Conference Room 1827 N. Squirrel Road |
| 12 | Library Board | 7:00 PM | Auburn Hills Public Library 3400 Seyburn Drive |
| 13 | Tax Increment Finance Authority | 4:00 PM | Administrative Conference Room 1827 N. Squirrel Road |
| 19 | City Council Meeting | 7:00 PM | Council Chamber 1827 N. Squirrel Road |
| 20 | Brownfield Redevelopment Authority | 6:00 PM | Administrative Conference Room 1827 N. Squirrel Road |
| 27 | Public Safety Advisory Committee | 5:00 PM | Public Safety Building 1899 N. Squirrel Road |

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



CITY OF AUBURN HILLS
MONDAY, APRIL 21, 2025
Regular City Council Meeting ♦ 7:00 PM

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

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF COUNCIL

4. APPROVAL OF MINUTES

4a. City Council Workshop Minutes, April 7, 2025

4b. City Council Regular Meeting Minutes, April 7, 2025

5. APPOINTMENTS AND PRESENTATIONS

5a. Legislative Update, presented by State Senator Jeremy Moss

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. Motion – To approve the 2025 Used Car Dealer Licenses.

7b. Motion – To adopt the resolution authorizing the West Nile Virus Fund Expense Reimbursement request.

7c. Motion – To approve the purchase of a replacement Tandem Axle Dump Truck.

7d. Motion – To approve the 2025 Painting Services Contract.

8. UNFINISHED BUSINESS

8a. Motion – To consider renewal of certain hotel licenses.

9. NEW BUSINESS

9a. Motion – To accept the Third and Fourth Quarter 2024 Monitoring Network Review Summaries and 2024 Annual Monitoring Network Review Summary for the Oakland Heights Development Landfill.

10. COMMENTS AND MOTIONS FROM COUNCIL

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

13. ADJOURNMENT



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 21, 2025

AGENDA ITEM NO 4A

CITY COUNCIL



CITY OF AUBURN HILLS CITY COUNCIL WORKSHOP **DRAFT** MINUTES

APRIL 7, 2025

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, Knight, McDaniel and Verbeke

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, Clerk Pierce, Recreation & Senior Services Director Adcock, Asst Dir of Recreation & Senior Services Beckett, Community Development Director Cohen, Finance Director Schulz, Assistant to the Manager Hagge

1 Guest

Workshop Topic: Overview of Recreation and Senior Services

Ms. Adcock presented an overview of the Recreation and Senior Services Department. She explained the community events organized by the department. Ms. Adcock reviewed the programming offered which includes youth programs, adult programs, 55+ programs, variety programs and drop-in programs. She discussed the participation levels for each program as well. She reviewed the community services offered such as Meals on Wheels, Community Health & Wellness Expo and the Senior Home Assistance Repair Program. Ms. Adcock further discussed the facilities available to rent and the frequency of use.

Ms. Adcock discussed transportation funding from SMART. She noted that the City is subsidizing the transportation funding due to increases in wages, gas, and maintenance prices. She noted that the number of rides that they are not able to accommodate is increasing due to greater demand for transportation. Ms. Beckett explained that a replacement bus was requested in 2021 and the City still has not received it. The estimated delivery date is late 2025/early 2026. She noted that this year, they have requested another replacement bus this year and an additional vehicle due to the increase in rides needed.

Ms. Adcock noted that nutrition programming funding has been cut and/or frozen at the federal and state levels. She explained that the OPC is tightening down on the qualifications to receive Meals on Wheels due to the increased cost per meal.

Discussion ensued regarding the programs offered. The following suggestions were offered for potential programs: indoor dance classes in the fall, Thursday afternoon concerts for seniors, Veteran banner signs downtown, additional recreational sports. It was also suggested that the department consider partnering with the library so the programs offered by both are not competing with each other.

The workshop adjourned at 6:53 PM.

Brian W. Marzolf, Mayor

Laura M. Pierce, City Clerk



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 21, 2025

AGENDA ITEM NO 4B

CITY COUNCIL



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

APRIL 7, 2025

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

PLEDGE OF ALLEGIANCE:

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

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

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Chief of Police Gagnon, Asst Fire Chief Robinson, DPW Director Baldante, Community Development Director Cohen, Asst Dir of Community Development Lang, Asst to the Mgr Hagge, IT Manager Green, Engineer Juidici

20 Guests

A workshop session was held prior to the regular City Council meeting at 5:30 PM. Workshop Topic: Overview of Recreation and Senior Services.

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, March 17, 2025

Moved by Knight, Seconded by Ferguson.

RESOLVED: To approve the City Council Regular Meeting Minutes of March 17, 2025.

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

No: None

Resolution No. 25.04.067

Motion Carried (7 - 0)

5. APPOINTMENTS AND PRESENTATIONS

5a. Introduction of Dan Kelly, representing The Kelly Firm.

Motion – To appoint The Kelly Firm as General Counsel and City Attorney of Record.

Mr. Tanghe explained that after 36 years of service to the City of Auburn Hills, Mr. Beckerleg is retiring so a new City Attorney of Record has been selected, Mr. Dan Kelly of The Kelly Firm. Mr. Beckerleg will finish out specific city issues until retirement, which is April 15th.

Mr. Kelly introduced himself and thanked Mr. Beckerleg for his years of service to the City of Auburn Hills and looks forward to representing the City.

Moved by McDaniel, Seconded by Verbeke.

RESOLVED: To appoint The Kelly Firm as General Counsel and City Attorney of Record, effective April 8, 2025.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke
No: None

Resolution No. 25.04.068

Motion Carried (7 - 0)

6. PUBLIC COMMENT

Mr. Mike Green, 146 Rosetta, sought support from the City Council for the Memorial Day Parade and Picnic.

7. CONSENT AGENDA

7a. Board and Commission Minutes

7a1. Public Safety Advisory Committee, February 25, 2025

7a2. Tax Increment Finance Authority, March 11, 2025

7a3. Brownfield Redevelopment Authority, March 18, 2025

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

7b. Motion – To approve the purchase of YubiKey Hardware Authentication Devices for cyber security enhancements.

RESOLVED: To approve the purchase of 280 Yubico YubiKey Authentication Devices from CDW-G under Mi-DEAL contract number 071B6600110, in an amount not to exceed \$23,184.

7c. Motion – To approve MDOT Public Act 51 mapping updates.

RESOLVED: To approve resolution 25-01 through resolution 25-03 to reflect changes to Simmons Road and Coe Court to the MDOT ACT 51 Map. (Attachment A)

7d. Motion – To approve a budget amendment for the 1500 University Drive water main project.

RESOLVED: To approve an amendment to the 2025 budget increasing appropriations in GL 592-536-971.002 by \$285,427 to cover the University Drive water main project approved in 2024. The funding of this project is subject to approval from the Tax Increment Finance Authority.

Moved by Verbeke, Seconded by Fletcher.

RESOLVED: To approve the Consent Agenda.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, McDaniel, Verbeke
No: None

Resolution No. 25.04.069

Motion Carried (7 - 0)

8. UNFINISHED BUSINESS

8a. Public Hearing/Motion – To revoke the PUD Step One – Concept Plan and Revised PUD Step Two - Site Plan and Tree Removal Permit Approval / The Avant at Five Points.

Mr. Cohen presented the potential revocation to the PUD at The Avant at Five Points, which is zoned B-2, General Business District. He provided a background of the project and commented that this project was originally approved on November 18, 2019, and had several extensions and amendments taking place as

recently as December 2, 2024. He commented that OYK Construction has been unable to meet the deadlines agreed upon. At the December 2, 2024, City Council Meeting, OYK Construction requested that City Council adopt their construction schedule, they did and a mutual date of April 1, 2025 was agreed upon. Currently the agreed upon vertical construction of the first floor has not begun.

Mayor Marzolf opened the Public Hearing at 7:14 PM.

Mr. Ben Aloia, attorney for OYK Construction, Mr. Fred Hadid, owner of OYK Construction, and Jim Tack, Crew Leader were present. Mr. Aloia shared that this has been a challenging project for OYK Construction with large sums of money invested in the project and that Mr. Hadid has worked diligently on the project.

It was shared that the winter weather conditions made it difficult to work. However, the finances are in place, and the deliveries will be made as soon as they are needed.

The City Council shared their concerns about the delays that have arisen with this project and their concern that there are several liens on the property. It was also discussed that if this motion is denied, OYK Construction must remove the items from the property. If they do not remove it, the City Manager has the authorization to, but not the obligation to, take care of it and charge them back. Mr. Beckerleg shared that there is a signed contract agreeing to complete the project by certain dates and those dates that were provided by the applicant have not been met.

Ms. Patty Hassett, 2471 Joswick shared her concerns about the quality of this project.

Mr. Mario Bartolomeo 2401 Joswick shared his concerns about the quality of this project.

Mr. Dominique Bolden 711 E. Hazelhurst, Ferndale, employee of OYK spoke about the winter working conditions and the materials.

Hearing no further comment, the Mayor closed the Public Hearing at 7:59 PM.

Moved by Hawkins, Seconded by Ferguson.

RESOLVED: To revoke, as per The Avant at Five Points Third Amendment to (of) the PUD Development Agreement, the PUD Step One – Concept Plan, Revised PUD Step Two – Site Plan, and Tree Removal Permit approval for The Avant at Five Points. OYK 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 within 90 days, which is Monday, July 7, 2025. If OYK fails to restore the site as directed, then the City Manager and/or his designee shall be authorized, but not required, 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 OYK fails to complete, and to place a lien against the property if the OYK does not pay such costs incurred by the City.

VOTE: Yes: Ferguson, Fletcher, Hawkins, Marzolf

No: Knight, McDaniel, Verbeke

Resolution No. 25.04.070

Motion Carried (4 - 3)

9. NEW BUSINESS

9a. Public Hearing/Motion – To adopt Resolution No. 5 confirming the Special Assessment Roll – Executive Hills Boulevard.

Mr. Baldante provided an update on the SAD process. He shared that after the bid opening on February 27, 2025, the cost estimate of this project has been reduced to \$4,151,275.00. The City's estimated 50% share will be \$2,075,637.50 and the remaining amount will be split by the benefiting properties. Each of the 12 benefiting properties will be responsible for \$172,969.79.

Mayor Marzolf opened the Public Hearing at 8:14 PM.

City Council received letters objecting to the Special Assessment District:

- Karri Bannach CFO on behalf of Dynamic Corporation at 2193 Executive Hills Blvd
- Jen Neumann, General Counsel for Android Industries/Creative Technology Systems LLC the tenant of 2155 Executive Hills Blvd.

Hearing no further comment, the Mayor closed the Public Hearing at 8:15 PM.

Moved by Verbeke, Seconded by Fletcher.

RESOLVED: To approve Resolution No. 5, Confirming the Special Assessment Roll for the proposed Special Assessment District No. 10, regarding the repair of and improvements to Executive Hills Boulevard. (Attachment B)

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

No: None

Resolution No. 25.04.071

Motion Carried (7 - 0)

9b. Public Hearing/Motion – To adopt Resolution No. 5 confirming the Special Assessment Roll – Centre Road SAD

Mr. Baldante provided an update on the SAD process. He shared that after the bid opening on February 27, 2025, the cost estimate of this project has been reduced to \$2,524,319.62. The City's estimated 50% share will be \$1,262,159.81 and the remaining amount will be split by the benefiting properties. Each of the 25 benefiting properties will be responsible for \$50,486.39.

Mayor Marzolf opened the Public Hearing at 8:17 PM.

The following individuals spoke in opposition to the Special Assessment District:

- Bruce Trevarrow, President of Trevarrow, Inc.
- Dimitri Brodsky, owner in the area.

Mr. Baldante noted that there is a 10-year period that the companies have to pay off the amount.

Hearing no further comment, the Mayor closed the Public Hearing at 8:22 PM.

Moved by Fletcher, Seconded by Ferguson.

RESOLVED: To approve Resolution No. 5, Confirming the Special Assessment Roll for the proposed Special Assessment District No. 11, regarding the repair of and improvements to Centre Road. (Attachment C)

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

No: None

Resolution No. 25.04.072

Motion Carried (7 - 0)

9c. Public Hearing/Motion – To adopt Resolution No. 5 confirming the Special Assessment Roll – Innovation Drive SAD

Mr. Baldante provided an update on the SAD process. He shared that after the bid opening on February 27, 2025, the cost estimate of this project has been reduced to \$1,154,571.50. The City's estimated 50% share will be \$577,285.75 and the remaining amount will be split by the benefiting properties. The 2 benefiting properties will each be responsible for \$288,642.87 per parcel.

Mayor Marzolf opened the Public Hearing at 8:26 PM.

Hearing no comment, the Mayor closed the Public Hearing at 8:27 PM.

Moved by Fletcher, Seconded by Verbeke.

RESOLVED: To approve Resolution No. 5, Confirming the Special Assessment Roll for the proposed Special Assessment District No. 12, regarding the repair of and improvements to Innovation Drive. (Attachment D)

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

No: None

Resolution No. 25.04.073

Motion Carried (7 - 0)

9d. Motion – To approve 2025/2026 TIFA B Road Improvements Bid Award, Construction Engineering/Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting.

Mr. Baldante explained the reconstruction that will take place on Executive Hills Boulevard and stated that Centre Road and Innovation Drive will be reconstructed with the existing footprint in 2026. The project total will be \$8,275,903.77.

Moved by Verbeke, Seconded by Ferguson.

RESOLVED: To approve offsetting budget amendments of -\$220,000 to 203-453-973.000-EXECUTIVESAD and +\$220,000 to 203-453-973.002-EXECUTIVESAD. Also to award the 2025/2026 TIFA B Road Improvements construction contract to Federal Paving Inc., Construction Engineering/Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting Group for an estimated total cost of \$8,275,903.77.

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

No: None

Resolution No. 25.04.074

Motion Carried (7 - 0)

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Knight suggested the City sponsor children to educate them on local government.

Mr. McDaniel thanked Mr. Beckerleg for his 36 years of service. He commented that it has been a remarkable journey to work with him for 18 years. During that time, his dedication, honor and commitment have been inspiring. He shared that his efforts have strengthened Auburn Hills and the community beyond measure. He stated that Mr. Beckerleg leaves behind a legacy that will inspire others for years to come and congratulated him on his well-deserved retirement.

Ms. Verbeke thanked Mr. Beckerleg for everything he has done for the City. She questioned Mr. Baldante about closing Joslyn Road and Brown Road to update the railroad tracks. Mr. Baldante commented that there is not a definite plan in place, but he will let the City Council know when there is one.

Dr. Fletcher thanked Mr. Beckerleg for his years of service.

Mr. Ferguson thanked Mr. Green for the Memorial Day Parade information.

Mr. Hawkins thanked Mr. Beckerleg for his assistance, counsel, and professional guidance over the past several years. He shared that his commitment and dedication to assisting the city were invaluable.

Mayor Marzolf also thanked Mr. Beckerleg and his dedication to the City.

11. CITY ATTORNEY REPORT

Mr. Beckerleg shared that Auburn Hills was his first major account, so he has a special place for the city in his heart. He commented that it has been the highlight of his career to have the privilege and honor to represent Auburn Hills. He closed with sharing that Mr. Kelly is a wonderful attorney.

12. CITY MANAGER REPORT

Mr. Tanghe commented that he was never more honored than to shake the hand of an attorney than he was of Mr. Beckerleg, and he will be missed very much.

13. ADJOURNMENT

Moved by Knight, Seconded by Ferguson.

RESOLVED: To adjourn the meeting.

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

No: None

Resolution No. 25.03.075

Motion Carried (7 - 0)

The meeting was adjourned at 8:45 PM.

Brian W. Marzolf, Mayor

Laura M. Pierce, City Clerk

ATTACHMENT A

RESOLUTION NO. 25-01

VACATION OF SHIMMONS ROAD FROM DEXTER ROAD TO GROVE LANE

At a regular meeting of the City Council of the City of Auburn Hills, Michigan, held at the City Hall on April 7, 2025, the following resolution was offered by Council Member Verbeke and seconded by Council Member Fletcher.

Whereas the City of Auburn Hills does wish to vacate a portion of Shimmons Road. This vacation of Shimmons Road is located between Dexter Road and Grove Lane for a total vacation length of 1006.83 feet.

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

Resolution duly adopted.

STATE OF MICHIGAN)

)ss

COUNTY OF OAKLAND)

I, Laura M. Pierce, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 7th day of April, 2025, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this ____ day of _____, 2025.

Laura M. Pierce
City Clerk

ATTACHMENT A

RESOLUTION NO. 25-02
ACCEPTANCE OF SHIMMONS ROAD FROM DEXTER ROAD TO GROVE LANE

At a regular meeting of the City Council of the City of Auburn Hills, Michigan, held at the City Hall on April 7, 2025, the following resolution was offered by Council Member Verbeke and seconded by Council Member Fletcher.

Whereas the City of Auburn Hills did acquire title to Shimmons Road.

And whereas it is necessary to furnish certain information to the State of Michigan to place this street within the City Street System for the purpose of obtaining funds under Act 51, P.A. 1951 as amended.

NOW THEREFORE IT IS RESOLVED:

1. That the centerline of said street as described:

SHIMMONS ROAD (66 FT. WIDE)
(BETWEEN DEXTER ROAD and GROVE LANE)

A centerline of road being a part of the NW 1/4 of Section 12, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan, more particularly described as follows:
Commencing at the West 1/4 corner of said Section 12; thence N 01°12'10" W 1026.32 feet along the West line of said Section 12 to the Point of Beginning; thence along the new centerline of Shimmons Road the following five (5) courses: 1) 117.40 feet along a curve to the right having a radius of 343.00 feet, delta 19°36'40", chord bears N 29°04'38" E 116.83 feet, 2) N 38°52'58" E 252.29 feet, 3) 229.55 feet along a curve to the right having a radius of 343.00 feet, delta 38°20'39", chord bears N 58°03'18" E 225.29 feet, 4) N 77°13'48" E 61.19 feet, 5) N 84°44'40" E 143.00 feet to the Point of Ending.

2. That said street is located within a City right-of-way and under the control of the City of Auburn Hills.
3. That said street is a public street and is for public street purposes.
4. That said street is accepted into the municipal street system and is open to the public for public use on or before December 31, 2024.

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

Resolution duly adopted.

STATE OF MICHIGAN)

)SS

COUNTY OF OAKLAND)

I, Laura M. Pierce, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 7th day of April, 2025, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this _____ day of _____, 2025.

Laura M. Pierce
City Clerk

ATTACHMENT A

RESOLUTION NO. 25-03 VACATION OF COE COURT FROM WEST TERM TO END

At a regular meeting of the City Council of the City of Auburn Hills, Michigan, held at the City Hall on April 7, 2025, the following resolution was offered by Council Member Verbeke and seconded by Council Member Fletcher.

Whereas the City of Auburn Hills does wish to vacate a portion of Coe Court. This vacation of Coe Court is located between West Term and End for a total vacation length of 280 feet.

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

Resolution duly adopted.

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

I, Laura M. Pierce, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 7th day of April, 2025, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this ____ day of _____, 2025.

Laura M. Pierce
City Clerk

ATTACHMENT B

RESOLUTION CONFIRMING THE SPECIAL ASSESSMENT ROLL (RESOLUTION NO. 5) Executive Hills Boulevard

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, at 7:00 p.m. on the 7th day of April, 2025, the following resolution was offered by Councilperson Verbeke and seconded by Councilperson Fletcher:

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

WHEREAS, the proposed improvement (the Project) is the repair and improvements to Executive Hills Boulevard; and

WHEREAS, the Project is intended to specially benefit properties identified in the special assessment district attached to this Resolution, which will be designated as Special Assessment District No. 10 (the district); and

WHEREAS, the City Council, after a public hearing, approved the final total cost of the Project in the amount of \$4,151,275 and approved the district as a special assessment district against which fifty percent (50%) of the final total cost of the Project, being the amount of \$2,075,637.50 will be defrayed by special assessments against the properties in the special assessment district; and

WHEREAS, in accordance with the direction of the City Council, the City Assessor has prepared a special assessment roll allocating fifty percent (50%) of the final total cost of the Project to the properties within the district according to law and the directions of the City Council, and the Assessor has filed such roll with the City Clerk; and

WHEREAS, a public hearing on the special assessment roll was set and duly noticed according to law for the purpose of hearing objections with respect to the special assessment roll; and

WHEREAS, on April 7, 2025, the public hearing was conducted by the City Council in accordance with the notice.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council has determined that it is satisfied with the special assessment roll, that the proposed assessments are in proportion to the benefits received or to be received as a result of the Project and that it would be appropriate to approve and confirm the special assessment roll and proceed with the Project.
2. The special assessment roll for Special Assessment District No. 10 in the amount of \$2,075,637.50 shall be and is hereby adopted and confirmed.
3. The City Clerk is directed to endorse and certify on the special assessment roll the date of this confirmation, which shall be final and conclusive for the purpose of the Project unless the special assessment is contested in the Michigan Tax Tribunal within the time and manner provided for by ordinance and state law.

4. The special assessment against any property as made on the roll, or any part of such special assessment, may be paid in full on or before November 1, 2025 (the cash payment date).
5. All amounts of a special assessment not paid on or before the cash payment date shall be assessed against each property in the district in ten (10) approximately equal annual installments of principal and interest, the first of which will be due and payable on December 1, 2025, the second of which will be due and payable on December 1, 2026, and all subsequent installments shall be due and payable successively in intervals of twelve (12) months from the due date of the second installment.
6. Any portion of an assessment that has not been paid on or before the cash payment date (November 1, 2025) shall bear interest until paid as of December 1, 2025, at a rate equal to five percent (5%) per annum. Interest shall be due on the due date of the assessment installment payments, as noted above, commencing on the date the first assessment payment is due, as stated above. If any installment is not paid when due, the installment shall be deemed to be delinquent and a penalty shall be charged and collected as provided for in Section 58-19 of the Auburn Hills Code of Ordinances.
7. The City Clerk is directed to attach her warrant as required by law to the roll and to direct the roll, with her warrant attached, to the City Treasurer. The City Treasurer shall collect the special assessments in accordance with the terms of this Resolution, the City's ordinances, the warrant and the applicable statutes of the State of Michigan. The City Treasurer shall mail statements of the special assessments to the respective owners or parties-in-interest as indicated on the last local tax assessment records for those properties included in the special assessment district, stating the amount of the assessment and the manner in which the special assessment may be paid. The notice of special assessment mailed by the Treasurer shall contain a statement that the owner or any person having an interest in the real property may file a written appeal of the special assessment with the Michigan Tax Tribunal within thirty (30) days from the date of confirmation of the special assessment roll if that special assessment was protested at the hearing held for the purpose of confirming the special assessment roll.
8. All or any part of the unpaid special assessment may be paid at any time with interest accrued to the month in which the payment is made.
9. All special assessments contained in the special assessment roll, including accrued interest and any penalties, shall from the date of confirmation of such roll constitute a lien upon the respective lots or parcels of land specially assessed in the special assessment district until such time as the special assessment, accrued interest and penalties, if any, are paid. In the event that any of the properties in the special assessment district are sold, the special assessment, accrued interest and penalties, if any, must be paid in their entirety to the City as the time of the sale.

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

STATE OF MICHIGAN)

)ss

COUNTY OF OAKLAND)

I, Laura M. Pierce, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 7th day of April, 2025, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this ____ day of _____, 2025.

Laura M. Pierce
City Clerk

City of Auburn Hills
County of Oakland
State of Michigan
Executive Hills Blvd. Improvement Special Assessment District
Special Assessment Roll

| Property Address | Parcel Number | Owner/Name | Mailing Address | City | State | Zip | Legal Description | Benefit | Assessment |
|----------------------------|------------------|-----------------------------------------|-------------------------------------------------------|------|------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------|
| 2300 Featherstone Rd. | 02-14-26-126-003 | Motor City Hotel LLC | 2000 High Wickham Pl., Ste 300 Louisville, KY | MI | 40245-5909 | 40245-5909 | TEN, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 156.83 FT & N 88-20-02 E 827.98 FT FROM NW SEC COR, TH N 88-20-02 E 525.25 FT, TH S 07-58-22 E 56.36 FT, TH ALG CURVE TO LEFT, RAD 1380 FT, CHORD BEARS S 15-52-53 E 379.75 FT, DIST OF 380.96 FT, TH S 88-20-02 W 655.07 FT, TH N 01-39-58 W 522.90 FT TO BEG 6.88 44/26/89 FR 001 | 1 | 1172,989.29 |
| 2400 Executive Hills Blvd. | 02-14-26-126-005 | Vireco Technologies | 2400 Executive Hills Blvd. Auburn Hills, MI | MI | 48326 | 48326 | TEN, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 156.83 FT & N 88-20-02 E 1513.30 FT & S 05-38-17 E 255.58 FT & S 14-34-28 E 167.76 FT & S 23-30-38 E 64.38 FT & S 00-40-14 E 622.28 FT FROM NW SEC COR, TH S 69-52-25 E 698.73 FT, TH S 02-44-18 W 359 FT, TH S 34-32-24 W 412.95 FT, TH S 55-56-57 W 259.14 FT, TH N 35-3738 W 851.81 FT, TH ALG CURVE TO LEFT, RAD 866 FT, CHORD BEARS N 06-16-42 E 474.22 FT, DIST OF 480.36 FT TO BEG 14.62 42/31-95 FR 007 | 1 | 1172,989.29 |
| 2500 Executive Hills Blvd. | 02-14-26-126-010 | Webasto Roof Systems | 2500 Executive Hills Blvd. Auburn Hills, MI | MI | 48326 | 48326 | TEN, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 156.83 FT & N 88-20-02 E 827.98 FT & S 01-39-58 E 522.90 FT FROM NW SEC COR, TH N 88-20-02 E 653.07 FT, TH ALG CURVE TO RIGHT, RAD 746 FT, CHORD BEARS S 22-14-51 W 1068.87 FT, DIST OF 1191.55 FT, TH N 02-59-43 E 202.44 FT, TH N 57-06-51 W 286.84 FT, TH N 01-39-58 W 612.66 FT TO BEG 12.11 46-935 FR 006 | 1 | 1172,989.29 |
| 2459 Executive Hills Blvd. | 02-14-26-126-012 | Valiant International Holdings USA Inc. | 2459 Executive Hills Blvd. Auburn Hills, MI | MI | 48326 | 48326 | TEN, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 156.83 FT & N 88-20-02 E 827.98 FT & S 01-39-58 E 522.90 FT FROM NW SEC COR, TH N 88-20-02 E 653.07 FT, TH ALG CURVE TO RIGHT, RAD 746 FT, CHORD BEARS S 22-14-51 W 1068.87 FT, DIST OF 1191.55 FT, TH N 02-59-43 E 202.44 FT, TH N 57-06-51 W 286.84 FT, TH N 01-39-58 W 612.66 FT TO BEG 12.11 46-935 FR 006 | 1 | 1172,989.29 |
| 2193 Executive Hills Blvd. | 02-14-26-126-014 | Ashlin Corp | 2555 Van Ormen Dr. Holland, MI | MI | 49424-8208 | 49424-8208 | TEN, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 156.83 FT & N 88-20-02 E 827.98 FT & S 01-39-58 E 522.90 FT FROM NW SEC COR, TH S 57-06-51 E 286.84 FT, TH S 02-59-43 W 202.44 FT, TH ALG CURVE TO RIGHT, RAD 746 FT, CHORD BEARS S 82-28-34 W 372.82 FT, DIST OF 376.81 FT, TH N 01-39-58 W 402.50 FT, TH N 88-20-02 E 151.08 FT TO BEG 3.06 412-496 FR 011 | 1 | 1172,989.29 |
| 2155 Executive Hills Blvd. | 02-14-26-126-023 | Segner East Investments LLC | 2155 Executive Hills Blvd. Auburn Hills, MI | MI | 48326 | 48326 | TEN, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 7B1, 16844 P 639 6-23-98 FR 021 | 1 | 1172,989.29 |
| 2190 Executive Hills Blvd. | 02-14-26-126-025 | Auburn Hills Realty II LLC | 575 Pierce St, Ste 507 Kingson, PA | PA | 18704-5700 | 18704-5700 | TEN, R10E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 88-20-02 E 622.06 FT & S 38-24-46 W 156.83 FT & S 15-52-53 E 379.75 FT FROM NW SEC COR, TH ALG CURVE TO LEFT, RAD 866 FT, CHORD BEARS N 86-00-35 E 563.17 FT, DIST OF 573.60 FT, TH S 04-16-30 E 364.57 FT, TH S 39-22-30 E 217 FT, TH S 10-06-15 E 110 FT, TH S 29-35-00 W 53 FT, TH S 11-31-30 E 44 FT, TH N 87-24-00 E 67 FT, TH S 64-54-15 E 130.15 FT, TH S 79-56-57 W 591.40 FT, TH N 88-34-49 W 293.41 FT, TH N 01-16-30 W 839 FT TO BEG 12.00 411-24-98 FR 008 | 1 | 1172,989.29 |
| 2011 Executive Hills Blvd. | 02-14-26-126-027 | Geniys Credit Union | 2100 Executive Hills Blvd. Auburn Hills, MI | MI | 48326 | 48326 | TEN, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 5B1, 16844 P 639 7-1-99 FR 019 & 020 | 1 | 1172,989.29 |
| 2021 Executive Hills Blvd. | 02-14-26-126-028 | G&L XI BKG Pool LLC | 575 5th Ave, Fl 38 New York, NY | NY | 10017-2427 | 10017-2427 | TEN, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 6B1, 16844 P 639 7-1-99 FR 019 & 022 | 1 | 1172,989.29 |
| 2100 Executive Hills Blvd. | 02-14-26-126-029 | Geniys Credit Union | 2100 Executive Hills Blvd. Auburn Hills, MI | MI | 48326 | 48326 | TEN, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 8, L 16844 P 639 7-1-99 FR 024 | 1 | 1172,989.29 |
| 2110 Executive Hills Ct. | 02-14-26-126-031 | EH Flex Holdings, LLC | 999 Corporate Dr., Ste 210 Ladera Ranch, CA | CA | 92594-2148 | 92594-2148 | TEN, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 9, L 16844 P 639 5-31-00 FR 030 | 1 | 1172,989.29 |
| 2150 Executive Hills Ct. | 02-14-26-126-032 | Executive Hills Drive LLC | 22750 Stanbury Blvd., Ste 200 Farmington Hills, MI | MI | 48334-3803 | 48334-3803 | TEN, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 10, L 16844 P 639 5-31-00 FR 030 | 1 | 1172,989.29 |

Total Parcels Assessed 12

Grand Total

\$7,075,637.50

Certification of Assessor

I, William Griffin, City Assessor, do hereby certify that the roll has been prepared by the Assessor pursuant to the _____, 2025, Resolution of City Council, and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, _____, 2025 Resolution of the Assessor's best judgment, confirmed in all respects with the directions contained in the _____, 2025 Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.

Signed _____

Date _____

I hereby certify that on _____, 2025 the City Council of the City of Auburn Hills did confirm the attached special assessment roll.

ATTACHMENT C

RESOLUTION CONFIRMING THE SPECIAL ASSESSMENT ROLL (RESOLUTION NO. 5) Centre Road

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, at 7:00 p.m. on the 7th day of April, 2025, the following resolution was offered by Councilperson Fletcher and seconded by Councilperson Ferguson:

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

WHEREAS, the proposed improvement (the Project) is the repair and improvements to Centre Road; and

WHEREAS, the Project is intended to specially benefit properties identified in the special assessment district attached to this Resolution, which will be designated as Special Assessment District No. 11 (the district); and

WHEREAS, the City Council, after a public hearing, approved the final total cost of the Project in the amount of \$2,524,319.62 and approved the district as a special assessment district against which fifty percent (50%) of the final total cost of the Project, being the amount of \$1,262,159.81 will be defrayed by special assessments against the properties in the special assessment district; and

WHEREAS, in accordance with the direction of the City Council, the City Assessor has prepared a special assessment roll allocating fifty percent (50%) of the final total cost of the Project to the properties within the district according to law and the directions of the City Council, and the Assessor has filed such roll with the City Clerk; and

WHEREAS, a public hearing on the special assessment roll was set and duly noticed according to law for the purpose of hearing objections with respect to the special assessment roll; and

WHEREAS, on April 7, 2025, the public hearing was conducted by the City Council in accordance with the notice.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council has determined that it is satisfied with the special assessment roll, that the proposed assessments are in proportion to the benefits received or to be received as a result of the Project and that it would be appropriate to approve and confirm the special assessment roll and proceed with the Project.
2. The special assessment roll for Special Assessment District No. 11 in the amount of \$1,262,159.81 shall be and is hereby adopted and confirmed.
3. The City Clerk is directed to endorse and certify on the special assessment roll the date of this confirmation, which shall be final and conclusive for the purpose of the Project unless the special assessment is contested in the Michigan Tax Tribunal within the time and manner provided for by ordinance and state law.

4. The special assessment against any property as made on the roll, or any part of such special assessment, may be paid in full on or before November 1, 2026 (the cash payment date).
5. All amounts of a special assessment not paid on or before the cash payment date shall be assessed against each property in the district in ten (10) approximately equal annual installments of principal and interest, the first of which will be due and payable on December 1, 2026, the second of which will be due and payable on December 1, 2027, and all subsequent installments shall be due and payable successively in intervals of twelve (12) months from the due date of the second installment.
6. Any portion of an assessment that has not been paid on or before the cash payment date (November 1, 2026) shall bear interest until paid as of December 1, 2026, at a rate equal to five percent (5%) per annum. Interest shall be due on the due date of the assessment installment payments, as noted above, commencing on the date the first assessment payment is due, as stated above. If any installment is not paid when due, the installment shall be deemed to be delinquent and a penalty shall be charged and collected as provided for in Section 58-19 of the Auburn Hills Code of Ordinances.
7. The City Clerk is directed to attach her warrant as required by law to the roll and to direct the roll, with her warrant attached, to the City Treasurer. The City Treasurer shall collect the special assessments in accordance with the terms of this Resolution, the City's ordinances, the warrant and the applicable statutes of the State of Michigan. The City Treasurer shall mail statements of the special assessments to the respective owners or parties-in-interest as indicated on the last local tax assessment records for those properties included in the special assessment district, stating the amount of the assessment and the manner in which the special assessment may be paid. The notice of special assessment mailed by the Treasurer shall contain a statement that the owner or any person having an interest in the real property may file a written appeal of the special assessment with the Michigan Tax Tribunal within thirty (30) days from the date of confirmation of the special assessment roll if that special assessment was protested at the hearing held for the purpose of confirming the special assessment roll.
8. All or any part of the unpaid special assessment may be paid at any time with interest accrued to the month in which the payment is made.
9. All special assessments contained in the special assessment roll, including accrued interest and any penalties, shall from the date of confirmation of such roll constitute a lien upon the respective lots or parcels of land specially assessed in the special assessment district until such time as the special assessment, accrued interest and penalties, if any, are paid. In the event that any of the properties in the special assessment district are sold, the special assessment, accrued interest and penalties, if any, must be paid in their entirety to the City as the time of the sale.

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

STATE OF MICHIGAN)

)ss

COUNTY OF OAKLAND)

I, Laura M. Pierce, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 7th day of April, 2025, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this ____ day of _____, 2025.

Laura M. Pierce
City Clerk

City Council Meetings – April 7, 2025
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City of Auburn Hills
County of Oakland
State of Michigan

Centre Road Improvement Special Assessment District
Special Assessment Roll

| Property Address | Parcel Number | Owner Name | Mailing Address | City | State | Zip | Legal Description | Benefit | Assessment |
|------------------|------------------|--------------------------------|---------------------------------|------------------|-------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------|
| 1203 Centre Road | 02-34-23-151-014 | Centre Investments, LLC | 1372 McKail Rd | Leonard | MI | 48367-1425 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 36 4-7-86 FR 151-003 | 1 | \$ 50,486.39 |
| 1195 Centre Road | 02-34-23-151-015 | Spikane Holdings, LLC | 1195 Centre Road | Auburn Hills | MI | 48326 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 35 4-7-86 FR 151-003 | 1 | \$ 50,486.39 |
| 1163 Centre Road | 02-34-23-151-019 | Shelby Mgt LLC | 7 N Shore Dr. | Lake Orion | MI | 48362 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 31 4-7-86 FR 151-003 | 1 | \$ 50,486.39 |
| 1155 Centre Road | 02-34-23-151-020 | Dmart LLC | 3649 Wooded Ln. | Lake Orion | MI | 48360-1024 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 30 4-7-86 FR 151-003 | 1 | \$ 50,486.39 |
| 1147 Centre Road | 02-34-23-151-021 | Pine Knob Pro Associates, LLC | 5645 Sashabaw Rd. | Clarkston | MI | 48346-3149 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 29 4-7-86 FR 151-003 | 1 | \$ 50,486.39 |
| 1139 Centre Road | 02-34-23-151-022 | TRA Management, LLC | 145 S Livernois Rd., Ste 314 | Rochester Hills | MI | 48307-1837 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 28 4-7-86 FR 151-003 | 1 | \$ 50,486.39 |
| 1131 Centre Road | 02-34-23-151-023 | Munro Realty LLC | 1140 Centre Rd. | Auburn Hills | MI | 48326 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 27 4-7-86 FR 151-003 | 1 | \$ 50,486.39 |
| 1187 Centre Road | 02-34-23-151-032 | 1116 Centre Rd Investors LLC | 1550 E Behtline Ave, SE, Ste 15 | Grand Rapids | MI | 49506-4399 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK NLY 101.64 FT OF LOT 34 06/23/87 FR 016 | 1 | \$ 50,486.39 |
| 1183 Centre Road | 02-34-23-151-033 | 1116 Centre Rd Investors LLC | 1550 E Behtline Ave, SE, Ste 15 | Grand Rapids | MI | 49506-4399 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK SLY 100.50 FT OF LOT 34 06/23/87 FR 016 | 1 | \$ 50,486.39 |
| 1067 Centre Road | 02-34-23-151-034 | Barbara Rose Kohler Trust | 6728 Country Club Ln. | West Bloomfield | MI | 48322-3972 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 19 & 20 9-21-88 FR 030 & 031 | 1 | \$ 50,486.39 |
| 1091 Centre Road | 02-34-23-151-036 | K-S Group LLC | 560 Kirts Blvd, Ste 300 | Tray | MI | 48084-1411 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOTS 21, 22 & 23 10-6-89 FR 027, 028 & 029 | 1 | \$ 50,486.39 |
| 1107 Centre Road | 02-34-23-151-037 | Premier Auburn-I, LLC | 560 Kirts Blvd, Ste 300 | Tray | MI | 48084-1411 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOTS 24, 25 & 26 7-24-90 FR 024, 025 & 026 | 1 | \$ 50,486.39 |
| 1171 Centre Road | 02-34-23-151-038 | AMC Development LLC | 61510 Huntington Cir E | Washington | MI | 48094-1164 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOTS 32 & 33 9-20-90 FR 017 & 018 | 1 | \$ 50,486.39 |
| 1227 Centre Road | 02-34-23-151-039 | 1227 Centre Road LLC | 12 Mountain View Dr | West Hartford | CT | 06117-3009 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOTS 37 TO 40 INCL 8-29-97 FR 013 & 035 | 1 | \$ 50,486.39 |
| 1220 Centre Road | 02-34-23-152-003 | Atlas Property Holdings LLC | 1220 Centre Rd | Auburn Hills | MI | 48326 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 3 4-7-86 FR 151-003 | 1 | \$ 50,486.39 |
| 1124 Centre Road | 02-34-23-152-011 | 1116 Centre Rd Investors LLC | 1550 E Behtline Ave, SE, Ste 15 | Grand Rapids | MI | 49506-4399 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 11 4-7-86 FR 151-003 | 1 | \$ 50,486.39 |
| 1116 Centre Road | 02-34-23-152-012 | 1116 Centre Rd Investors LLC | 1550 E Behtline Ave, SE, Ste 15 | Grand Rapids | MI | 49506-4399 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 12 4-7-86 FR 151-003 | | \$ 50,486.39 |
| 1060 Centre Road | 02-34-23-152-013 | Premier-Auburn-II, LLC | 560 Kirts Blvd, Ste 300 | Tray | MI | 48084-1411 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 13 4-7-86 FR 151-003 | 1 | \$ 50,486.39 |
| 1092 Centre Road | 02-34-23-152-019 | Taoundas Properties LLC | 1092 Centre Rd | Auburn Hills | MI | 48326 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 15 & W 55 FT OF LOT 16 12-22-86 FROM 015 & 016 | 1 | \$ 50,486.39 |
| 1074 Centre Road | 02-34-23-152-020 | Engelwood Resources LLC | 180 Engelwood Dr., Ste 1 | Lake Orion | MI | 48359 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK E 45 FT OF LOT 16 & ALL OF LOT 17 12-22-86 FROM 016 & 017 | 1 | \$ 50,486.39 |
| 1160 Centre Road | 02-34-23-152-022 | AB Investments LLC | 1160 Centre Rd | Auburn Hills | MI | 48326 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK PART OF LOT 5 & ALL OF LOT 6, MORE PARTICULARLY DESC AS BEG AT SW COR OF SD LOT 6, TH N 00-05-12 W 289.63 FT, TH N 72-15-09 E 150.50 FT, TH S 17-44-51 E 71.17 FT, TH S 00-05-12 E 267.47 FT, TH S 89-54-48 W 165 FT TO BEG 11-15-89 FR 005 & 006 | 1 | \$ 50,486.39 |
| 1180 Centre Road | 02-34-23-152-023 | Blackbird Holding Company, LLC | 4684 Charing Cross Rd. | Bloomfield Hills | MI | 48304-3205 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 4 & PART OF LOT 5, MORE PARTICULARLY DESC AS BEG AT SE COR OF SD LOT 4, TH S 89-54-48 W 165 FT, TH N 00-05-12 W 267.47 FT, TH N 17-44-51 W 71.17 FT, TH N 72-15-09 E 139.66 FT, TH ALG CURVE TO RIGHT, RAD 935 FT, CHORD BEARS N 77-14-50 E 54.85 FT, DIST OF 54.92 FT, TH S 00-05-12 E 389.69 FT TO BEG 11-15-89 FR 004 & 005 | 1 | \$ 50,486.39 |
| 1098 Centre Road | 02-34-23-152-024 | Sabe, LLC | 1300 Centre Rd. | Auburn Hills | MI | 48326 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOTS 13 & 14 12-14-89 FR 013 & 014 | 1 | \$ 50,486.39 |
| 1140 Centre Road | 02-34-23-152-025 | 1140 Centre LLC | 33477 Woodward Ave Ste 800 | Birmingham | MI | 48009-0929 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK LOT 7, ALSO PART OF LOT 8 ALL DESC AS BEG AT NE COR OF SD LOT 7, TH S 00-05-12 E 368.73 FT, TH S 89-54-48 W 250 FT, TH N 00-05-12 W 394.10 FT, TH ALG CURVE TO RIGHT, RAD 130 FT, CHORD BEARS N 36-04-59 E 153.45 FT, DIST OF 164.13 FT, TH N 72-15-09 E 167.33 FT TO BEG 4-22-93 FR 021 | 1 | \$ 50,486.39 |
| 1140 Centre Road | 02-34-23-152-026 | 1140 Centre LLC | 33477 Woodward Ave Ste 800 | Birmingham | MI | 48009-0929 | T3N, R10E, SEC 23 AUBURN CENTRE INDUSTRIAL PARK PART OF LOT 8, ALSO ALL OF LOTS 9 & 10 ALL DESC AS BEG AT SW COR OF SD LOT 10, TH N 00-05-12 W 210.90 FT, TH N 89-54-48 E 250 FT, TH S 00-05-12 E 210.90 FT, TH S 89-54-48 W 250 FT TO BEG 4-22-93 FR 021 | 1 | \$ 50,486.39 |

Total Parcels Assessed

25

Grand Total

\$1,262,159.81

Certification of Assessor

I, William Griffin, City Assessor, do hereby certify that the roll has been prepared by the Assessor pursuant to the _____, 2025, Resolution of City Council, and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, according to the Assessor's best judgment, conformed in all respects with the directions contained in the _____, 2025 Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.

Signed _____

Date _____

I hereby certify that on _____, 2025 the City Council of the City of Auburn Hills did confirm the attached special assessment roll.

ATTACHMENT D

RESOLUTION CONFIRMING THE SPECIAL ASSESSMENT ROLL (RESOLUTION NO. 5) Innovation Drive

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, at 7:00 p.m. on the 7th day of April, 2025, the following resolution was offered by Councilperson Fletcher and seconded by Councilperson Verbeke:

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

WHEREAS, the proposed improvement (the Project) is the repair and improvements to Innovation Drive; and

WHEREAS, the Project is intended to specially benefit properties identified in the special assessment district attached to this Resolution, which will be designated as Special Assessment District No. 12 (the district); and

WHEREAS, the City Council, after a public hearing, approved the final total cost of the Project in the amount of \$1,154,571.50 and approved the district as a special assessment district against which fifty percent (50%) of the final total cost of the Project, being the amount of \$577,285.75 will be defrayed by special assessments against the properties in the special assessment district; and

WHEREAS, in accordance with the direction of the City Council, the City Assessor has prepared a special assessment roll allocating fifty percent (50%) of the final total cost of the Project to the properties within the district according to law and the directions of the City Council, and the Assessor has filed such roll with the City Clerk; and

WHEREAS, a public hearing on the special assessment roll was set and duly noticed according to law for the purpose of hearing objections with respect to the special assessment roll; and

WHEREAS, on April 7, 2025, the public hearing was conducted by the City Council in accordance with the notice.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council has determined that it is satisfied with the special assessment roll, that the proposed assessments are in proportion to the benefits received or to be received as a result of the Project and that it would be appropriate to approve and confirm the special assessment roll and proceed with the Project.
2. The special assessment roll for Special Assessment District No. 12 in the amount of \$577,285.75 shall be and is hereby adopted and confirmed.
3. The City Clerk is directed to endorse and certify on the special assessment roll the date of this confirmation, which shall be final and conclusive for the purpose of the Project unless the special assessment is contested in the Michigan Tax Tribunal within the time and manner provided for by ordinance and state law.

4. The special assessment against any property as made on the roll, or any part of such special assessment, may be paid in full on or before November 1, 2026 (the cash payment date).
5. All amounts of a special assessment not paid on or before the cash payment date shall be assessed against each property in the district in ten (10) approximately equal annual installments of principal and interest, the first of which will be due and payable on December 1, 2026, the second of which will be due and payable on December 1, 2027, and all subsequent installments shall be due and payable successively in intervals of twelve (12) months from the due date of the second installment.
6. Any portion of an assessment that has not been paid on or before the cash payment date (November 1, 2026) shall bear interest until paid as of December 1, 2026, at a rate equal to five percent (5%) per annum. Interest shall be due on the due date of the assessment installment payments, as noted above, commencing on the date the first assessment payment is due, as stated above. If any installment is not paid when due, the installment shall be deemed to be delinquent and a penalty shall be charged and collected as provided for in Section 58-19 of the Auburn Hills Code of Ordinances.
7. The City Clerk is directed to attach her warrant as required by law to the roll and to direct the roll, with her warrant attached, to the City Treasurer. The City Treasurer shall collect the special assessments in accordance with the terms of this Resolution, the City's ordinances, the warrant and the applicable statutes of the State of Michigan. The City Treasurer shall mail statements of the special assessments to the respective owners or parties-in-interest as indicated on the last local tax assessment records for those properties included in the special assessment district, stating the amount of the assessment and the manner in which the special assessment may be paid. The notice of special assessment mailed by the Treasurer shall contain a statement that the owner or any person having an interest in the real property may file a written appeal of the special assessment with the Michigan Tax Tribunal within thirty (30) days from the date of confirmation of the special assessment roll if that special assessment was protested at the hearing held for the purpose of confirming the special assessment roll.
8. All or any part of the unpaid special assessment may be paid at any time with interest accrued to the month in which the payment is made.
9. All special assessments contained in the special assessment roll, including accrued interest and any penalties, shall from the date of confirmation of such roll constitute a lien upon the respective lots or parcels of land specially assessed in the special assessment district until such time as the special assessment, accrued interest and penalties, if any, are paid. In the event that any of the properties in the special assessment district are sold, the special assessment, accrued interest and penalties, if any, must be paid in their entirety to the City as the time of the sale.

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

STATE OF MICHIGAN)

)ss

COUNTY OF OAKLAND)

I, Laura M. Pierce, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 7th day of April, 2025, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this ____ day of _____, 2025.

Laura M. Pierce
City Clerk

City of Auburn Hills
County of Oakland
State of Michigan

Innovation Drive Improvement Special Assessment District

Special Assessment Roll

| Property Address | Parcel Number | Owner/Name | Mailing Address | City | State | Zip | Legal Description | Benefit | Assessment |
|-----------------------|------------------|--------------------------|-------------------|--------------|-------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------|
| 2500 Innovation Dr | 02-14-23-127-017 | Joyson Safety Systems | 2500 Takara Dr | Auburn Hills | MI | 48326 | 13N, R10E, SEC 23 PART OF NW 1/4 BEG AT PT DIST N 86-55-00 W 952.60 FT & N 34-35-00 W 1101.49 FT & N 01-26-00 E 398.50 FT FROM CEN OF SEC. TH N 01-26-00 E 395 FT, TH S 88-34-00 E 910 FT, TH S 01-26-00 W 395 FT, TH N 88-34-00 W 510 FT TO BEG, ALSO BEG AT PT DIST N 86-55-00 W 952.60 FT & N 34-35-00 W 1101.49 FT & N 01-26-00 E 398.50 FT & S 88-34-00 E 510 FT FROM CEN OF SEC. N 01-26-00 E 385 FT, N 86-25-53 E 683 FT TO WLY R/W LINE OF 1-75 EXPRY, TH S 08-42-48 E 316.90 FT, TH S 08-12-30 E 85.60 FT TO NLY R/W LINE OF KOPPY BLVD, TH ALG CURVE TO LEFT, RAD 80 FT, CHORD BEARS N 89-19-06 W 146.92 FT, DIST OF 186.19 FT, TH ALG CURVE TO RIGHT, RAD 60 FT, CHORD BEARS S 58-32-44 W 68.03 FT, DIST OF 72.33 FT, TH N 86-55-00 W 249.24 FT, TH ALG CURVE TO LEFT, RAD 235 FT, CHORD BEARS S 84-04-24 W 73.61 FT, DIST OF 73.61 FT, TH ALG CURVE TO RIGHT, RAD 175 FT, CHORD BEARS S 83-14-54 W 49.83 FT, DIST OF 50 FT, TH N 88-34-00 W 175.06 FT TO BEG 11.10 A 6-3-10 FR 006 & 013 | 1 | \$ 288,642.88 |
| 2550 Innovation Drive | 02-14-23-176-012 | BO & KR HUB RE Group LLC | 3841 Roseglenn Ct | Troy | MI | 48064-2691 | 13N, R10E, SEC 23 PART OF NW 1/4 BEG AT PT DIST N 86-55-00 W 952.60 FT & N 34-35-00 W 1101.49 FT & N 01-26-00 E 173.58 FT FROM CEN OF SEC. TH N 01-26-00 E 154.92 FT, TH S 88-34-00 E 685.06 FT, TH ALG CURVE TO LEFT, RAD 245 FT, CHORD BEARS N 83-14-54 E 69.76 FT, DIST OF 70 FT, TH ALG CURVE TO RIGHT, RAD 165 FT, CHORD BEARS N 84-04-24 E 51.68 FT, DIST OF 51.89 FT, TH S 86-55-00 E 380 FT, TH ALG CURVE TO LEFT, RAD 80 FT, CHORD BEARS N 49-39-07 E 110 FT, DIST OF 121.28 FT, TH S 08-12-30 E 316.52 FT, TH N 86-55-00 W 755.70 FT, TH N 73-15-48 W 212.31 FT, TH N 88-34-00 W 360 FT TO BEG 6.10 AB 29-97 FR 005 & 006 | 1 | \$ 288,642.88 |

Total Parcels Assessed

2

Grand Total

\$ 577,285.75

Certification of Assessor

I, William Griffin, City Assessor, do hereby certify that the roll has been prepared by the Assessor pursuant to the _____, 2025, Resolution of City Council, and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, according to the Assessor's best judgment, conformed in all respects with the directions contained in the _____, 2025 Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 38 of the Auburn Hills City Code.

Signed _____

Date _____

I hereby certify that on _____, 2025 the City Council of the City of Auburn Hills did confirm the attached special assessment roll.



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 21, 2025

AGENDA ITEM NO 7A

CITY CLERK'S OFFICE

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Laura M. Pierce, City Clerk
Submitted: April 14, 2025
Subject: Motion – To approve the 2025 Used Car Dealer Licenses

INTRODUCTION AND HISTORY

Section 22, Article IV of the City Code regulates used car lots and requires each establishment to seek approval from City Council in order to obtain a license from the City. Used car lot is defined as “any lot or parcel of land where used motor vehicles are displayed and offered for sale in the open.”

Four establishments are currently operating in the City. Inspections of the establishments have been completed by Code Enforcement and the Fire Department and are recommended for renewal.

STAFF RECOMMENDATION

It is recommended that Used Car Lot Licenses be approved for all four establishments.

| | | |
|----------------------------------------|------------------------|---------|
| Blue Compass RV | 2375 North Opdyke Road | Renewal |
| Newcomb's Auto Service | 3123 Lapeer Road | Renewal |
| Oakland Truck and Equipment Sales, Inc | 2645 Auburn Road | Renewal |
| Summit Place Kia | 4200 Interpark Dr. | Renewal |

MOTION

Move to approve the Used Car Lot Licenses for the 2025 licensing period for Blue Compass RV, Newcomb's Auto Service, Oakland Truck and Equipment Sales, Inc., and Summit Place Kia.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: APRIL 21, 2025

AGENDA ITEM NO 7B

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Stephen Baldante, Public Works Director
Submitted: April 15, 2025
Subject: Motion –

INTRODUCTION AND HISTORY

Oakland County has approved the extension of the West Nile Virus Fund for Fiscal Year 2024 and will maintain the distribution formula and process for reimbursement for the past 20 years. To obtain reimbursement from the West Nile Virus Fund, for eligible expenses, the City will need to submit the following information to the Oakland County Fiscal Services Division:

1. Project expenses reimbursement request which states the project purpose and scope, estimated or actual costs, including any supporting detail, to ensure compliance with County approved policies for the West Nile Virus Fund and is otherwise authorized by law;
2. **A resolution authorizing the reimbursement request adopted by the City Council;** and
3. Documentation of actual cost borne by the City in conjunction with the project plan once work is complete

The enclosed West Nile Virus Report includes the City's plan to combat the West Nile Virus as well as an estimated cost for the program. The City began its West Nile Virus Control Program, which was presented to and endorsed by the Oakland County Health Department officials in the year 2003 and continued each year through the year 2023. The City will again implement a plan to combat the West Nile Virus in the year 2024.

The City has submitted item 1, listed above, to the County and received their approval. The City can submit to the County items 2 and 3 once work is complete.

STAFF RECOMMENDATION

Since the initiation of Oakland County's West Nile Virus Fund Program, the total number of cases has decreased significantly, including deaths, demonstrating the program's success. Therefore, staff recommend for the City Council to move forward with the Oakland County West Nile Virus program process by adopting the resolution Authorizing West Nile Virus Fund Expense Reimbursement Request.

MOTION

Move to adopt the resolution, AUTHORIZING WEST NILE VIRUS FUND EXPENSE REIMBURSEMENT REQUEST, and authorize and direct the City Manager, as agent for the City of Auburn Hills, to request reimbursement of eligible mosquito control activity under Oakland County's West Nile Virus Fund Program.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

AUTHORIZING WEST NILE VIRUS FUND EXPENSE REIMBURSEMENT REQUEST

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in City Council Chambers at 1827 N. Squirrel Road, Auburn Hills, MI 48326 at 7:00 p.m., on the 21st day of April, 2025.

The following resolution was offered by Council Member _____ and supported by Council Member _____ :

WHEREAS, upon the recommendation of the Oakland County Executive, the Oakland County Board of Commissioners has established a West Nile Virus Fund Program to assist Oakland County cities, villages and townships in addressing mosquito control activities; and

WHEREAS, Oakland County's West Nile Virus Fund Program authorizes Oakland County cities, villages and townships to apply for reimbursement of eligible expenses incurred in connection with personal mosquito protection measures/activity, mosquito habitat eradication, and mosquito larvicide applications; and

WHEREAS, the City of Auburn Hills, Oakland County, Michigan will incur expenses in connection with mosquito control activities believed to be eligible for reimbursement under Oakland County's West Nile Virus Fund Program.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Auburn Hills City Council authorizes and directs the City Manager, as agent for the City of Auburn Hills, to request reimbursement of eligible mosquito control activity under Oakland County's West Nile Virus Fund Program

AYES:
 NAYS:
 ABSENT:
 ABSTENTIONS:

RESOLUTION

STATE OF MICHIGAN))SS
COUNTY OF OAKLAND)

I, the undersigned, the duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the 20th day of May 2024.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this 11 day of April, 2025.

Laura Pierce, City Clerk

**EXHIBIT B****WELLMARK INTERNATIONAL AGENCY AGREEMENT SALES PRICE****Territory: The United States of America – 50 states****2025 ALTOSID®, DUPLEX™-G, STRIKE®, ZENIVEX®****(End Use) Agency Agreement Price List****Effective January 1, 2025**

| PRODUCT # | PRODUCT DESCRIPTION | MAXIMUM PALLET CONFIGURATION | CASE/BAG PRICE |
|-----------|----------------------------------------------------|------------------------------|----------------|
| 100508842 | ALTOSID® XR Briquets cork shape 220/case | 48 cases | \$866.80 |
| 100508841 | ALTOSID® XR Briquet (Slim) Ingot 220/case | 48 cases | \$866.80 |
| 100508846 | ALTOSID® XR Briquet (Slim) Ingot NY Label 220/case | 48 cases | \$866.80 |
| 37060F | ALTOSID® 30 Day Briquets 400/case | 162 cases | \$552.00 |
| 37230F | ALTOSID® SR-20 2x2.5 gallon/case | 33 cases | \$5,372.00 |
| 37240E | ALTOSID® A.L.L. SR-5 4x1 gallon/case | 27 cases | \$1,207.00 |
| 37730D | ALTOSID® Pellets 2/22lb/case | 36 cases | \$1,287.00 |
| 38540 | ALTOSID® WSP Pellets 7.0-gram pouch (50 X 16) case | 40 cases | \$800.00 |
| 100531822 | ALTOSID® P35 40lb bag | 35 bags | \$810.00 |
| 100531823 | ALTOSID® P35 2,000lb tote | One | \$40,400.00 |
| 100548925 | ALTOSID® P35 1,000lb bulk bag | 1 bag | \$20,200.00 |
| 37330 | ALTOSID® XR-G 40lb bag | 50 bags | \$412.00 |
| 38880 | ALTOSID® XR-G 1,000lb bulk bag | 1 bag | \$10,200.00 |
| 100541067 | ALTOSID® XR-G ULTRA 40lb bag | 35 bags | \$528.00 |
| 100541068 | ALTOSID® XR-G ULTRA 1,000lb bulk bag | 1 bag | \$13,100.00 |
| 100518214 | ALTOSID® SBG II 40lb bag | 50 bags | \$150.00 |
| 100518222 | ALTOSID® SBG II 1,000lb bulk bag | 1 bag | \$3,750.00 |
| 100528485 | DUPLEX™-G 40lb bag | 35 bags | \$656.00 |
| 100528486 | DUPLEX™-G 2,000lb tote | One | \$32,600.00 |
| 100538054 | STRIKE® Liquid (20%) 4x1 gallon/case | 48 cases | \$5,343.00 |
| 37630 | STRIKE® Ultra Liquid (33.6%) 4x1 liter/case | 140 cases | \$1,713.00 |
| 37720B | STRIKE® Pellets 2x22lb case | 36 cases | \$1,639.00 |
| 100503887 | ZENIVEX® E20% 2x2.5 gallon/case | 33 cases | \$1,765.00 |
| 100502022 | ZENIVEX® E20% 30 gallon drum | 5 drums | \$10,374.00 |
| 100502023 | ZENIVEX® E20% 275 gallon tote | One | \$89,430.00 |
| 100511617 | ZENIVEX® E20% 120 gallon mini-tote | One | \$39,060.00 |
| 100503070 | ZENIVEX® E4% 2x2.5 gallon/case | 33 cases | \$490.70 |
| 100503072 | ZENIVEX® E4% 30 gallon drum | 5 drums | \$2,851.20 |
| 100503073 | ZENIVEX® E4% 275 gallon tote | One | \$24,340.25 |
| 100525232 | AQUA ZENIVEX® E20% 30 gallon drum | 5 drums | \$10,695.00 |

1. Freight prepaid and allowed on all direct ship orders to end-use customers when (\$7,500 and greater)
2. Freight prepaid and allowed on all consignment stock transfer orders to approved agent warehouse locations when (\$3,000 and greater)
3. Central Life Sciences billing to Agent payment terms – Net 45 days for all direct ship orders
4. Central Life Sciences billing to Agent payment terms – Net 30 days for all consignment sales reporting
5. Returns require authorization approval from Central Life Sciences or subject to a 20% restocking charge

U.S. Price List: WELLMARK INTERNATIONAL RESERVES THE RIGHT TO CHANGE ABOVE PRICES AT ANY TIME WITHOUT NOTICE.

Terms:

Agent billings to end-use customers -- Net 30 days

(Agent invoice terms on all sales to purchasers unless all suppliers are required to offer specific alternate terms.)

Invoice Commentary:

ALL AGENT INVOICING TO PURCHASERS MUST INCLUDE THE FOLLOWING STATEMENT:

“Altosid” sold herein is under Agency Agreement and is for the Account of Wellmark. Agent is authorized to invoice and collect under the terms of the agency contract. Only upon written direction from Wellmark or Agent, are the amounts due under this invoice payable to Wellmark”.

2025 West Nile Virus Prevention Reimbursement Program Project Plan

Municipality: _____

Contact Name: _____

Contact Phone: _____

Contact Email: _____

Previous Year Product Inventory:

(Include product name, quantity, and expiration date)

Previous Year Product Inventory Distribution Plan (if applicable):

2025 Project Plan:

(Include product quotes)

2025 Project Distribution Plan:

Cost Estimate

City of Auburn Hills

2025 Mosquito Control Program

West Nile Virus

Based on currently available information, the target locations for the City's mosquito control treatment program would include catch basins throughout the city. The attached cost estimate is based on a recommendation that the city use longer lasting Altosid briquettes in the catch basins. These larvicide briquettes, with a 150-day duration, have lower labor and equipment cost when compared to repeated treatments of a 28-day duration Spheratax SPH packet.

Staff estimates that there are roughly 1,546 catch basins located in City rights-of-way and on City properties and 794 along private roads within the Auburn Hills city limits. These figures are estimates based on current GIS data and not based on a field inventory. The catch basins being treated include only those within residential neighborhoods and on City property.

| | | | |
|-----------------------|---------------|----------|------------|
| Altosid XR Briquets | \$866.80/case | 10 cases | \$8,668.00 |
| WNV Reimbursement | | | \$3,614.30 |
| City Cost WNV Program | | | \$5,053.70 |

Kate Guzmán, Health Officer
(248) 858-1280 | health@oakgov.com

March 6, 2025

Dear Oakland County Municipality,

The 2025 West Nile (WNV) Prevention Reimbursement amount for the City of Auburn Hills is \$3,614.30.

Requirements for reimbursement are as follows:

- Project Plan due **April 25, 2025**
- Resolution due **June 13, 2025**
- Invoices and Proof of Payment due **August 15, 2025**

Specifics regarding these requirements will be covered during the training event on March 25, and any further questions can be answered by Genessa Doolittle at doolittleg@oakgov.com or by phone at 248-496-4590.

Sincerely,

OAKLAND COUNTY HEALTH DIVISION
Department of Health and Human Services



Kate Guzmán, RN, BSN, MS
Health Officer



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 21, 2025

AGENDA ITEM NO 7C

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads
Submitted: April 8, 2025
Subject: Motion – Approval to Purchase a Replacement Tandem Axle Dump Truck

INTRODUCTION AND HISTORY

Budgeted in the 2026 Fleet Operating Budget is \$310,000.00 for the replacement of a 2009 single axle International dump truck. The DPW fleet of 10 dump trucks is mostly geared toward winter operations; equipped with plows, scrapers, computer-controlled salt spreaders and liquid dispensing systems. Currently, there are two single axle dump trucks within the city's fleet, as the tandem axle trucks available for purchase at the time would not make the tight turns needed for clearing turnarounds. Since tandem axle trucks are now designed to make those tight turns, this replacement is an upgrade to allow for more material to be loaded at once (the extra 14,000 pounds of salt is equal to an additional 35 miles of treated roadway per load at our standard 400 pounds of salt per lane mile). This means less trips for reloading salt and more efficiency during winter events. The anticipated replacement schedule is twenty years for a vehicle of this size. Many of the repairs over the last 18 months are larger, more costly repairs that both take more time and result in the truck being out of service for a much longer period of time. Also, the EPA is finalizing new requirements for diesel emission regulations for 2027. While new regulations are not a bad thing, they usually come with increased sales costs (this one is estimated at an additional \$20,000) and with new systems come new issues maintenance-wise that the industry doesn't always have answers for. This replacement will allow the City to not purchase any larger vehicles (except a replacement sewer vactor in 2028 and unless something unexpected happens) until the 2030/2031 timeframe. While this truck will be about 17.5 years though the twenty-year schedule at the time of replacement arrival and has 38,000 miles currently, the fleet department recommends replacement of this truck at this time for the best stability and increased efficiency of our DPW's snow operations.

The 2009 International being replaced will be sold through online auction 2-4 months after the arrival of the new truck (It will take time to strip the truck of decals and equipment, then it usually gets listed for at least a month to allow enough interest to build for it). The auction of our dump trucks usually auctions between \$8,000 and \$20,000 dependent on build, age, and market saturation at the time of auction. This truck is anticipated to be near the high end of the range.

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

Attached is a bid price for the cab and chassis from Wolverine Freightliner at a not-to-exceed cost of \$132,409.00 (Exhibit 1). The body build by Truck & Trailer Specialties is for a front snow blade mount, under-body scrapper blade, and a salt box & spreader with a pre-wet liquid system attachment at a bid price of \$168,540.00 (Exhibit 2). Total

build price for this unit is \$300,949.00. This vehicle will be paid for in 2026 as it has a 16-18 month estimated build time.

STAFF RECOMMENDATION

Staff recommend approving the purchase of a 2026 tandem axle cab and chassis from Wolverine Freightliner Eastside, Mt. Clemens, Michigan in the not-to-exceed amount of \$132,409.00, and the truck build from Truck & Trailer Specialists, Howell, Michigan in the amount of \$168,540.00 for a total of \$300,949.00. Funding is provided from the 2026 Fleet Management Account # 661-594-981.000.

MOTION

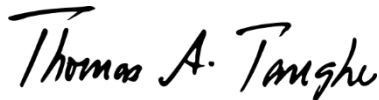
Move to approve the purchase of a 2026 tandem axle cab and chassis from Wolverine Freightliner Eastside, Mt. Clemens, Michigan in the not-to-exceed amount of \$132,409.00, and the truck build from Truck & Trailer Specialists, Howell, Michigan in the amount of \$168,540.00 for a total of \$300,949.00.

EXHIBITS

Exhibit 1 – Wolverine Freightliner Quote

Exhibit 2 – Truck & Trailer Quote

I CONCUR:

A handwritten signature in black ink that reads "Thomas A. Tanghe". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

THOMAS A. TANGHE, CITY MANAGER



107 S. Groesbeck • Mt. Clemens, MI 48043 • (586) 783-2444 FAX (586) 469-8054

3/13/2025

City of Auburn Hills
RE: RH Co-Op Chassis Pricing

Attn: Jason Hefner

The following is 2026 Model Year, Freightliner chassis pricing information per your request. Pricing and conditions are per the proposed Rochester Hills Co-op RFP-RH-20-023 agreement.

Tandem Axle 64,000 GVW

Chassis Model: 108SD Plus

| | |
|----------------------------------------------|--------------|
| Base Chassis Price (2021 Model Year): | \$97,183 |
| Model Year 2022..... | 900 add |
| Model Year 2023 | 1,000 Add |
| 2023 pricing surcharge | \$6,700 Add |
| 2024 Pricing & Surcharges | \$5,925 Add |
| 2025 Model & Surcharge | \$5,500 Add |
| Freightliner 108SD Plus upgrade | \$2,000 Add |
| 2026 Model year increase | \$4,305 Add |
| Cummins 370 HP upgrade | \$2,869 Add |
| ¼" inner frame reinforcement | \$ 600 Add |
| Davco 245 Fuel/Water Separator | \$ 206 Add |
| Fender Extenders..... | \$ 50 Add |
| Power windows & locks..... | \$ 219 Add |
| Driver's seat, 3 chamber upgrade..... | \$ 134 Add |
| 6 pack of switches..... | \$ 208 Add |
| Cooling System, Ext warranty, 5yr/100k | \$ 315 Add |
| Extended Warranty Price Increases | \$ 795 Add |
| Anticipated Tariff | \$ 3,500 Add |

TOTAL: **\$ 132,409 each**

Steven Sexton
Municipal Sales Manager
Wolverine Truck Group

Prepared For :
Jason Hefner
ROCH HILLS COOP
City of Auburn Hills

UNITED STATES

Prepared by:
Steven Sexton

WOLVERINE FREIGHTLINER EASTSIDE INC
107 SOUTH GROESBECK HIGHWAY
MOUNT CLEMENS, MI 48043
Phone :

A proposal for
Auburn Hills, ROCH HILLS COOP

Prepared by
WOLVERINE FREIGHTLINER EASTSIDE INC

Steven Sexton

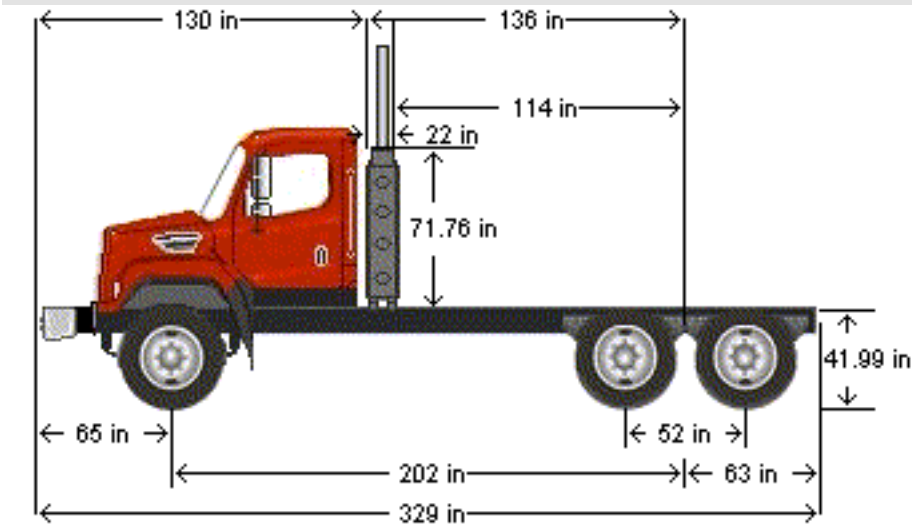
February 28, 2025

Freightliner 108SD Plus



Components shown may not reflect all spec'd options and are not to scale

DIMENSIONS



VEHICLE SPECIFICATIONS SUMMARY - DIMENSIONS

| | |
|--------------------------------|---------------------------------------------------------------------------------|
| Wheelbase (545) | 5125MM (202 INCH) WHEELBASE |
| Rear Frame Overhang (552) | 1600MM (63 INCH) REAR FRAME OVERHANG |
| Fifth Wheel (578) | NO FIFTH WHEEL |
| Mounting Location (577) | NO FIFTH WHEEL LOCATION |
| Maximum Forward Position (in) | 0 |
| Maximum Rearward Position (in) | 0 |
| Amount of Slide Travel (in) | 0 |
| Slide Increment (in) | 0 |
| Desired Slide Position (in) | 0.0 |
| Cab Size (829) | 108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB |
| Sleeper (682) | NO SLEEPER BOX/SLEEPERCAB |
| Exhaust System (016) | RH OUTBOARD FRAME MOUNTED VERTICAL AFTERTREATMENT SYSTEM ASSEMBLY WITH TOPSTACK |

Prepared For :
 Lisa Cummins
 ROCH HILLS COOP
 1000 Rochester Hills
 Rochester Hills, MI 48309
 UNITED STATES
 Phone : 248-841-2537

Prepared by:
 Steven Sexton
 WOLVERINE FREIGHTLINER EASTSIDE INC
 107 SOUTH GROESBECK HIGHWAY
 MOUNT CLEMENS, MI 48043
 Phone :

TABLE SUMMARY - DIMENSIONS

| Dimensions | Inches |
|--------------------------------------------------------------------|--------|
| Bumper to Back of Cab (BBC) | 130.1 |
| Bumper to Centerline of Front Axle (BA) | 64.6 |
| Front Axle to Back of Cab (AC) | 65.6 |
| Min. Cab to Body Clearance (CB) | 3.0 |
| Back of Cab to Centerline of Rear Axle(s) (CA) | 136.2 |
| Effective Back of Cab to Centerline of Rear Axle(s) (Effective CA) | 113.8 |
| Back of Cab Protrusions (Exhaust/Intake) (CP) | 24.4 |
| Back of Cab Protrusions (Side Extenders/Trim Tab) (CP) | 0.0 |
| Back of Cab Protrusions (CNG Tank) | 0.0 |
| Back of Cab Clearance (CL) | 22.4 |
| Back of Cab to End of Frame | 199.2 |
| Cab Height (CH) | 71.8 |
| Wheelbase (WB) | 201.8 |
| Frame Overhang (OH) | 63.0 |
| Overall Frame Length | 329.9 |
| Overall Length (OAL) | 329.3 |
| Rear Axle Spacing | 52.0 |
| Unladen Frame Height at Centerline of Rear Axle | 42.0 |

Performance calculations are estimates only. If performance calculations are critical, please contact Customer Application Engineering.



Prepared For :
Lisa Cummins
ROCH HILLS COOP
1000 Rochester Hills
Rochester Hills, MI 48309
UNITED STATES
Phone : 248-841-2537

Prepared by:
Steven Sexton
WOLVERINE FREIGHTLINER EASTSIDE INC
107 SOUTH GROESBECK HIGHWAY
MOUNT CLEMENS, MI 48043
Phone :

SPECIFICATION PROPOSAL

| Data Code | Description |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Price Level | |
| PRL-29D | SD PRL-29D (EFF:MY26 ORDERS) |
| Data Version | |
| DRL-029 | SPECPRO21 DATA RELEASE VER 029 |
| Vehicle Configuration | |
| 001-176 | 108SD PLUS CONVENTIONAL CHASSIS |
| 004-226 | 2026 MODEL YEAR SPECIFIED |
| 002-004 | SET BACK AXLE - TRUCK |
| 019-008 | TOWING PROVISION AT END OF FRAME WITH SAE J560, WITHOUT END OF FRAME AIR CONNECTIONS |
| 003-001 | LH PRIMARY STEERING LOCATION |
| General Service | |
| AA1-002 | TRUCK CONFIGURATION |
| AA6-002 | DOMICILED, USA (EXCLUDING CALIFORNIA AND CARB OPT-IN STATES) |
| 99D-027 | EPA CLEAN IDLE LABEL FOR INITIAL REGISTRATION IN EPA OR ACT STATES - (INCLUDES 6X4 INCH LABEL ON LOWER FORWARD OF DRIVER DOOR) |
| A85-010 | UTILITY/REPAIR/MAINTENANCE SERVICE |
| A84-1GM | GOVERNMENT BUSINESS SEGMENT |
| AA4-010 | DIRT/SAND/ROCK COMMODITY |
| AA5-002 | TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS |
| AB1-008 | MAXIMUM 8% EXPECTED GRADE |
| AB5-001 | SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE |
| 995-1A0 | FREIGHTLINER SD VOCATIONAL WARRANTY |
| A66-99D | EXPECTED FRONT AXLE(S) LOAD 18000.0 lbs |



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| Data Code | Description |
|-----------|----------------------------------------------------|
| A68-99D | EXPECTED REAR DRIVE AXLE(S) LOAD 46000.0 lbs |
| A63-99D | EXPECTED GROSS VEHICLE WEIGHT CAPACITY 64000.0 lbs |

Truck Service

| | |
|---------|--------------------------------------------|
| AA3-073 | BELLY PLOW BODY WITH HIGH GROUND CLEARANCE |
| AF3-2A8 | TRUCK AND TRAILER SPECIALTIES INC. |

Engine

| | |
|---------|---------------------------------------------------------------|
| 101-3BU | CUM L9 370 HP @ 2100 RPM; 2100 GOV RPM, 1250 LB-FT @ 1200 RPM |
|---------|---------------------------------------------------------------|

Electronic Parameters

| | |
|---------|-------------------------------------------------------------------|
| 79A-070 | 70 MPH ROAD SPEED LIMIT |
| 79B-000 | CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT |
| 79Q-007 | PTO RPM WITH CRUISE RESUME SWITCH - 1100 RPM |
| 79U-007 | PTO GOVERNOR RAMP RATE - 250 RPM PER SECOND |
| 79W-024 | CRUISE CONTROL BUTTON PTO CONTROL |
| 80G-002 | PTO MINIMUM RPM - 700 |
| 80J-002 | REGEN INHIBIT SPEED THRESHOLD - 5 MPH |
| 80V-002 | ENGINE MOUNT PTO, DASH SWITCH ENGAGES PTO MODE, DRIVING OPERATION |

Engine Equipment

| | |
|---------|--------------------------------------------------------------------------------------------------------|
| 99C-024 | EPA 2010/GHG 2024 CONFIGURATION |
| 13E-001 | STANDARD OIL PAN |
| 105-015 | OIL FILL AND DIPSTICK LOCATED FOR ENHANCED SERVICEABILITY |
| 014-1B5 | SIDE OF HOOD AIR INTAKE WITH DONALDSON HIGH CAPACITY AIR CLEANER WITH SAFETY ELEMENT, FIREWALL MOUNTED |
| 124-1D7 | DR 12V 160 AMP 28-SI QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE |
| 292-206 | (3) DTNA GENUINE, FLOODED STARTING, MIN 2850CCA, 525RC, THREADED STUD BATTERIES |



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| Data Code | Description |
|-----------|-----------------------------------------------------------------------------------------------------------------------|
| 290-017 | BATTERY BOX FRAME MOUNTED |
| 281-001 | STANDARD BATTERY JUMPERS |
| 282-003 | SINGLE BATTERY BOX FRAME MOUNTED LH SIDE BACK OF CAB |
| 291-017 | WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN |
| 289-011 | NON-POLISHED BATTERY BOX COVER WITH TETHER |
| 293-058 | NON-ESSENTIAL POSITIVE LOAD DISCONNECT, IN CAB CONTROL SWITCH MOUNTED OUTBOARD OF DRIVER SEAT |
| 295-029 | POSITIVE AND NEGATIVE POSTS FOR JUMPSTART LOCATED ON FRAME NEXT TO STARTER |
| 306-015 | PROGRESSIVE LOW VOLTAGE DISCONNECT AT 12.3 VOLTS FOR DESIGNATED CIRCUITS |
| 107-032 | CUMMINS TURBOCHARGED 18.7 CFM AIR COMPRESSOR WITH INTERNAL SAFETY VALVE |
| 152-041 | ELECTRONIC ENGINE INTEGRAL SHUTDOWN PROTECTION SYSTEM |
| 128-076 | CUMMINS ENGINE INTEGRAL BRAKE WITH VARIABLE GEOMETRY TURBO ON/OFF |
| 016-1C0 | RH OUTBOARD FRAME MOUNTED VERTICAL AFTERTREATMENT SYSTEM ASSEMBLY WITH TOPSTACK |
| 28F-014 | ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD REGENERATION AND VIRTUAL REGENERATION REQUEST SWITCH IN CLUSTER |
| 239-026 | 10 FOOT 06 INCH (126 INCH+0/-5.9 INCH) EXHAUST SYSTEM HEIGHT |
| 237-1CU | RH CURVED TOPSTACK |
| 23U-001 | 6 GALLON DIESEL EXHAUST FLUID TANK |
| 30N-003 | 100 PERCENT DIESEL EXHAUST FLUID FILL |
| 23Y-002 | DIESEL EXHAUST FLUID PUMP MOUNTED AFT OF DIESEL EXHAUST FLUID TANK |
| 43X-003 | LH FORWARD FACE OF DIESEL EXHAUST FLUID TANK 24 TO 28 INCHES BACK OF CAB |
| 43Y-001 | STANDARD DIESEL EXHAUST FLUID TANK CAP |



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|-----------|-----------------------------------------------------------------------------------|
| 242-001 | STAINLESS STEEL AFTERTREATMENT DEVICE/MUFFLER/TAIPIPE SHIELD |
| 273-058 | AIR POWERED ON/OFF ENGINE FAN CLUTCH |
| 276-002 | AUTOMATIC FAN CONTROL WITH DASH SWITCH AND INDICATOR LIGHT, NON ENGINE MOUNTED |
| 110-003 | CUMMINS SPIN ON FUEL FILTER |
| 118-008 | COMBINATION FULL FLOW/BYPASS OIL FILTER |
| 266-104 | 1115 SQUARE INCH ALUMINUM RADIATOR |
| 103-039 | ANTIFREEZE TO -34F, OAT (NITRITE AND SILICATE FREE) EXTENDED LIFE COOLANT |
| 171-007 | GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT |
| 172-001 | CONSTANT TENSION HOSE CLAMPS FOR COOLANT HOSES |
| 270-016 | RADIATOR DRAIN VALVE |
| 360-016 | 1310 ADAPTER FLANGE FOR FRONT PTO PROVISION |
| 132-004 | ELECTRIC GRID AIR INTAKE WARMER |
| 155-058 | DELCO 12V 38MT HD STARTER WITH INTEGRATED MAGNETIC SWITCH |

Transmission

| | |
|---------|---------------------------------------------------------------|
| 342-582 | ALLISON 3000 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION |
|---------|---------------------------------------------------------------|

Transmission Equipment

| | |
|---------|---------------------------------------------------------------------------------------------------------------------------|
| 343-339 | ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV |
| 84B-012 | ALLISON VOCATIONAL RATING FOR ON/OFF HIGHWAY APPLICATIONS AVAILABLE WITH ALL PRODUCT FAMILIES |
| 84C-023 | PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY |
| 84D-023 | SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY |
| 84E-000 | PRIMARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND |



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| Data Code | Description |
|-----------|-------------------------------------------------------------------------------------------------------|
| | VOCATIONAL USAGE |
| 84F-000 | SECONDARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE |
| 84G-000 | PRIMARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE |
| 84H-000 | SECONDARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE |
| 84K-002 | 2ND GEAR ENGINE BRAKE ALTERNATE PRESELECT WITH MODERATE DOWNSHIFT STRATEGY |
| 84N-011 | NEUTRAL AT STOP ENABLED |
| 84U-000 | DRIVER SWITCH INPUT - DEFAULT - NO SWITCHES |
| 84V-001 | DIRECTION CHANGE ENABLED WITH MULTIPLEXED SERVICE BRAKES - ALLISON 5TH GEN TRANSMISSIONS |
| 353-076 | QUICKFIT BODY LIGHTING CONNECTOR AT END OF FRAME, WITH BLUNTCUTS |
| 34C-011 | ELECTRONIC TRANSMISSION WIRING TO CUSTOMER INTERFACE CONNECTOR |
| 341-018 | MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN |
| 345-003 | PUSH BUTTON ELECTRONIC SHIFT CONTROL, DASH MOUNTED |
| 97G-004 | TRANSMISSION PROGNOSTICS - ENABLED 2013 |
| 370-015 | WATER TO OIL TRANSMISSION COOLER, IN RADIATOR END TANK |
| 346-003 | TRANSMISSION OIL CHECK AND FILL WITH ELECTRONIC OIL LEVEL CHECK |
| 35T-001 | SYNTHETIC TRANSMISSION FLUID (TES-295 COMPLIANT) |

Front Axle and Equipment

| | |
|---------|---------------------------------------------------------------------------------|
| 400-1AB | MERITOR MFS-18-133A 18,000# FL1 71.0 INCH KPI/3.74 INCH DROP SINGLE FRONT AXLE |
| 402-030 | MERITOR 16.5X6 Q+ CAST SPIDER CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES |
| 403-002 | NON-ASBESTOS FRONT BRAKE LINING |
| 419-023 | CONMET CAST IRON FRONT BRAKE DRUMS |



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|-----------|----------------------------------------------------------------|
| 427-001 | FRONT BRAKE DUST SHIELDS |
| 409-006 | FRONT OIL SEALS |
| 408-001 | VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL |
| 416-022 | STANDARD SPINDLE NUTS FOR ALL AXLES |
| 405-003 | HALDEX AUTOMATIC FRONT SLACK ADJUSTERS |
| 406-001 | STANDARD KING PIN BUSHINGS |
| 536-012 | TRW TAS-85 POWER STEERING |
| 539-003 | POWER STEERING PUMP |
| 534-015 | 2 QUART SEE THROUGH POWER STEERING RESERVOIR |
| 533-001 | OIL/AIR POWER STEERING COOLER |
| 40T-002 | CURRENT AVAILABLE SYNTHETIC 75W-90 FRONT AXLE LUBE |

Front Suspension

| | |
|---------|--------------------------------------------------------|
| 620-005 | 18,000# FLAT LEAF FRONT SUSPENSION |
| 619-004 | GRAPHITE BRONZE BUSHINGS WITH SEALS - FRONT SUSPENSION |
| 410-001 | FRONT SHOCK ABSORBERS |

Rear Axle and Equipment

| | |
|---------|-------------------------------------------------------------------------|
| 420-111 | MERITOR RT-46-160P 46,000# R-SERIES TANDEM REAR AXLE WITH PUMP |
| 421-563 | 5.63 REAR AXLE RATIO |
| 424-001 | IRON REAR AXLE CARRIER WITH STANDARD AXLE HOUSING |
| 386-074 | MXL 176T MERITOR EXTENDED LUBE MAIN DRIVELINE WITH HALF ROUND YOKES |
| 388-073 | MXL 17T MERITOR EXTENDED LUBE INTERAXLE DRIVELINE WITH HALF ROUND YOKES |
| 452-006 | DRIVER CONTROLLED TRACTION DIFFERENTIAL - BOTH TANDEM REAR AXLES |



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|-----------|------------------------------------------------------------------------------------------------------------------------|
| 878-022 | (1) INTERAXLE LOCK VALVE, (1) DRIVER CONTROLLED DIFFERENTIAL LOCK FORWARD-REAR AXLE VALVE AND (1) REAR-REAR AXLE VALVE |
| 87A-005 | INDICATOR LIGHT FOR EACH INTERAXLE LOCKOUT SWITCH |
| 87B-015 | INDICATOR LIGHT FOR EACH DIFFERENTIAL LOCKOUT SWITCH, ENGAGE <5 MPH, DISENGAGE >25 MPH |
| 423-020 | MERITOR 16.5X7 Q+ CAST SPIDER CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES |
| 433-002 | NON-ASBESTOS REAR BRAKE LINING |
| 434-003 | STANDARD BRAKE CHAMBER LOCATION |
| 451-023 | CONMET CAST IRON REAR BRAKE DRUMS |
| 425-002 | REAR BRAKE DUST SHIELDS |
| 440-006 | REAR OIL SEALS |
| 426-1B3 | BENDIX EVERSURE LONGSTROKE 2-DRIVE AXLES SPRING PARKING CHAMBERS |
| 428-003 | HALDEX AUTOMATIC REAR SLACK ADJUSTERS |
| 41T-002 | CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE |
| 42T-001 | STANDARD REAR AXLE BREATHER(S) |

Rear Suspension

| | |
|---------|----------------------------------------------------------------------------------|
| 622-1H2 | HENDRICKSON PRIMAAX EX 46,000# REAR AIR SUSPENSION |
| 621-125 | HENDRICKSON PRIMAAX 10.00" RIDE HEIGHT |
| 431-003 | AXLE CLAMPING GROUP |
| 624-011 | 52 INCH AXLE SPACING |
| 888-077 | IGNITION CONTROLLED ELECTRIC DUMP SWITCH FOR AIR SUSPENSION WITH STATE RETENTION |
| 87D-012 | REAR AIR SUSPENSION DUMP VALVE AUTOFILL >5 MPH WITH INDICATOR LIGHT |
| 910-001 | SINGLE AIR REAR SUSPENSION LEVELING VALVE |
| 623-002 | TRANSVERSE CONTROL RODS |



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|-----------|-----------------------------------------------------------------|
| 439-005 | REAR SHOCK ABSORBERS - TWO AXLES (TANDEM) (AIR RIDE SUSPENSION) |

Pusher / Tag Equipment

429-998 NO PUSHER/TAG BRAKE DUST SHIELDS

Brake System

490-100 WABCO 4S/4M ABS

871-001 REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES

904-001 FIBER BRAID PARKING BRAKE HOSE

412-001 STANDARD BRAKE SYSTEM VALVES

46D-002 STANDARD AIR SYSTEM PRESSURE PROTECTION SYSTEM

413-002 STD U.S. FRONT BRAKE VALVE

432-003 RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE

480-088 WABCO SYSTEM SAVER HP WITH INTEGRAL AIR GOVERNOR AND HEATER

479-015 AIR DRYER FRAME MOUNTED

460-1AE STEEL AIR TANKS MOUNTED FOR MAX GROUND CLEARANCE, (BELLY PLOW - AA3-073)

477-004 PULL CABLES ON ALL AIR RESERVOIR(S)

Trailer Connections

481-998 NO TRAILER AIR HOSE

476-998 NO AIR HOSE HANGER

919-065 (3) QUICKFIT PROGRAMMABLE SOLENOIDS W/STATE RETENTION PLUMBED TO BACK OF CAB

296-027 PRIMARY CONNECTOR/RECEPTACLE WIRED FOR COMBINATION STOP/TURN, CENTER PIN POWERED THROUGH IGNITION WITH STOP SIGNAL PREWIRE PACKAGE

303-025 SAE J560 7-WAY PRIMARY TRAILER CABLE RECEPTACLE MOUNTED END OF FRAME

* 30K-063 CUSTOM HIGH CURRENT RECEPTACLE/WIRING



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|-----------|-----------------------------|
| | TEM REQUEST FOR 30K-063 |
| 310-998 | NO TRAILER ELECTRICAL CABLE |

Wheelbase & Frame

| | |
|---------|--------------------------------------------------------------------------------------------------------|
| 545-512 | 5125MM (202 INCH) WHEELBASE |
| 546-102 | 7/16X3-9/16X11-1/8 INCH STEEL FRAME (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI |
| 547-001 | 1/4 INCH (6.35MM) C-CHANNEL INNER FRAME REINFORCEMENT |
| 548-803 | TEM TO EVALUATE AND INSTALL FRAME RAIL REINFORCEMENT AS NEEDED FOR FRONT FRAME MOUNTED EQUIPMENT |
| 552-030 | 1600MM (63 INCH) REAR FRAME OVERHANG |
| 55W-006 | FRAME OVERHANG RANGE: 61 INCH TO 70 INCH |
| 549-002 | 24 INCH INTEGRAL FRONT FRAME EXTENSION |
| AC8-99D | CALC'D BACK OF CAB TO REAR SUSP C/L (CA) 136.22 in |
| AE8-99D | CALCULATED EFFECTIVE BACK OF CAB TO REAR SUSPENSION C/L (CA) 113.78 in |
| AE4-99D | CALC'D FRAME LENGTH - OVERALL 329.92 in |
| FSS-0LH | CALCULATED FRAME SPACE LH SIDE 63.61 in |
| FSS-0RH | CALCULATED FRAME SPACE RH SIDE 77.16 in |
| AM6-99D | CALC'D SPACE AVAILABLE FOR DECKPLATE 0.0 in |
| 553-001 | SQUARE END OF FRAME |
| 587-003 | REAR TOW HOOKS |
| 550-001 | FRONT CLOSING CROSSMEMBER |
| 559-003 | LIGHTWEIGHT HEAVY DUTY ALUMINUM ENGINE CROSSMEMBER |
| 562-001 | STANDARD MIDSHIP #1 CROSSMEMBER(S) |
| 572-001 | STANDARD REARMOST CROSSMEMBER |



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|-----------|-----------------------------------|
| 565-002 | HEAVY DUTY SUSPENSION CROSSMEMBER |

Chassis Equipment

| | |
|---------|------------------------------------------------------------------------------------------|
| 556-997 | OMIT FRONT BUMPER, CUSTOMER INSTALLED SPECIAL BUMPER, DOES NOT COMPLY WITH FMCSR 393.203 |
| 558-001 | FRONT TOW HOOKS - FRAME MOUNTED |
| 585-998 | NO MUDFLAP BRACKETS |
| 590-998 | NO REAR MUDFLAPS |
| 551-002 | HUCK-SPIN ROUND COLLAR CHASSIS FASTENERS |
| 44Z-002 | EXTERIOR HARNESES WRAPPED IN ABRASION TAPE |

Fifth Wheel

| | |
|---------|----------------|
| 578-998 | NO FIFTH WHEEL |
|---------|----------------|

Fuel Tanks

| | |
|---------|---------------------------------------------------------------------------|
| 204-215 | 50 GALLON/189 LITER SHORT RECTANGULAR ALUMINUM FUEL TANK - LH |
| 218-005 | RECTANGULAR FUEL TANK(S) |
| 215-005 | PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH PAINTED BANDS |
| 212-011 | FUEL TANK(S) FORWARD - RAISED MOUNTING |
| 664-001 | PLAIN STEP FINISH |
| 205-001 | FUEL TANK CAP(S) |
| 122-1H8 | DAVCO 245 FUEL/WATER SEPARATOR WITH 12 VOLT HEAT AND WATER IN FUEL SENSOR |
| 216-020 | EQUIFLO INBOARD FUEL SYSTEM |
| 202-016 | HIGH TEMPERATURE REINFORCED NYLON FUEL LINE |

Tires

| | |
|---------|----------------------------------------------------------|
| 093-1RJ | MICHELIN X WORKS Z 315/80R22.5 20 PLY RADIAL FRONT TIRES |
| 094-0GP | MICHELIN XDN2 11R22.5 16 PLY RADIAL REAR TIRES |

Hubs



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| Data Code | Description |
|-----------|--------------------------------------------|
| 418-060 | CONMET PRESET PLUS PREMIUM IRON FRONT HUBS |
| 450-060 | CONMET PRESET PLUS PREMIUM IRON REAR HUBS |

Wheels

| | |
|---------|-----------------------------------------------------------------------------------------|
| 502-579 | MAXION WHEELS 10041 22.5X9.00 10-HUB PILOT 5.25 INSET 5-HAND STEEL DISC FRONT WHEELS |
| 505-545 | MAXION WHEELS 90260 22.5X8.25 10-HUB PILOT 2-HAND HD STEEL DISC REAR WHEELS |
| 496-011 | FRONT WHEEL MOUNTING NUTS |
| 497-011 | REAR WHEEL MOUNTING NUTS |

Cab Exterior

| | |
|---------|----------------------------------------------------------------------|
| 829-1A5 | 108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB |
| 650-008 | AIR CAB MOUNTING |
| 648-002 | NONREMOVABLE BUGSCREEN MOUNTED BEHIND GRILLE |
| 667-037 | SHORT FENDER WITH MUDFLAP |
| 754-017 | BOLT-ON MOLDED FLEXIBLE FENDER EXTENSIONS |
| 678-001 | LH AND RH GRAB HANDLES |
| 646-041 | STATIONARY BLACK GRILLE |
| 65X-004 | BLACK HOOD MOUNTED AIR INTAKE GRILLE |
| 644-006 | FIBERGLASS HOOD WITH ACCESS HATCHES |
| 690-002 | TUNNEL/FIREWALL LINER |
| 727-066 | DUAL 26 INCH RECTANGULAR POLISHED ALUMINUM AIR HORNS ROOF MOUNTED |
| 726-001 | SINGLE ELECTRIC HORN |
| 728-002 | DUAL HORN SHIELDS |
| 575-001 | REAR LICENSE PLATE MOUNT END OF FRAME |
| 312-068 | HALOGEN COMPOSITE HEADLAMPS WITH BLACK |



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| | BEZELS |
| * 302-047 | LED AERODYNAMIC MARKER LIGHTS NEED CODE 302-074 |
| 314-824 | WIRING AND SWITCH FOR CUSTOMER FURNISHED SNOW PLOW LAMPS WITH DUAL CONNECTIONS AT BUMPER |
| 311-001 | DAYTIME RUNNING LIGHTS |
| 294-1AY | INTEGRAL LED STOP/TAIL/BACKUP LIGHTS |
| 300-015 | STANDARD FRONT TURN SIGNAL LAMPS |
| 744-1BC | DUAL WEST COAST BRIGHT FINISH HEATED MIRRORS WITH LH AND RH REMOTE |
| 797-001 | DOOR MOUNTED MIRRORS |
| 796-001 | 102 INCH EQUIPMENT WIDTH |
| 743-204 | LH AND RH 8 INCH BRIGHT FINISH CONVEX MIRRORS MOUNTED UNDER PRIMARY MIRRORS |
| 74A-001 | RH DOWN VIEW MIRROR |
| 729-001 | STANDARD SIDE/REAR REFLECTORS |
| 677-062 | FIXED CAB MOUNTED STEPS LH AND RH FOR CAB ENTRY, BELLY PLOW BODY WITH HIGH GROUND CLEARANCE DOES NOT COMPLY FMCSR 399 |
| 768-043 | 63X14 INCH TINTED REAR WINDOW |
| 661-004 | TINTED DOOR GLASS LH AND RH WITH TINTED OPERATING WING WINDOWS |
| 654-011 | RH AND LH ELECTRIC POWERED WINDOWS |
| 663-029 | 1-PIECE BONDED HEATED WIPER PARK SOLAR GREEN GLASS WINDSHIELD |
| 659-006 | 8 LITER (2 GAL) WINDSHIELD WASHER RESERVOIR, CAB MOUNTED, WITH FLUID LEVEL INDICATOR |

Cab Interior

| | |
|---------|--------------------------------------------|
| 055-018 | ELITE TRIM PACKAGE |
| 707-106 | MIST CLOTH & CARBON VINYL INTERIOR "ELITE" |



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| Data Code | Description |
|-----------|---------------------------------------------------------------------|
| 70K-019 | CARBON WITH PREMIUM WOOD ACCENT (ELITE) |
| 706-013 | MOLDED DOOR PANEL |
| 708-013 | MOLDED PLASTIC DOOR PANEL |
| 772-006 | BLACK MATS WITH SINGLE INSULATION |
| 785-026 | (1)DASH MOUNTED 12V POWER OUTLET, (1)DASH MOUNTED DUAL USB-C OUTLET |
| 691-001 | FORWARD ROOF MOUNTED CONSOLE |
| 696-012 | CENTER STORAGE CONSOLE MOUNTED ON BACKWALL |
| 693-035 | LH AND RH KICKPLATES |
| 738-021 | DIGITAL ALARM CLOCK IN DRIVER DISPLAY |
| 742-007 | (2) CUP HOLDERS LH AND RH DASH |
| 680-029 | M2/SD DASH |
| 700-002 | HEATER, DEFROSTER AND AIR CONDITIONER |
| 701-001 | STANDARD HVAC DUCTING |
| 703-005 | MAIN HVAC CONTROLS WITH RECIRCULATION SWITCH |
| 170-015 | STANDARD HEATER PLUMBING |
| 130-041 | VALEO HEAVY DUTY A/C REFRIGERANT COMPRESSOR |
| 702-002 | BINARY CONTROL, R-134A |
| 739-033 | STANDARD INSULATION |
| 285-013 | SOLID-STATE CIRCUIT PROTECTION AND FUSES |
| 280-007 | 12V NEGATIVE GROUND ELECTRICAL SYSTEM |
| 324-1B3 | STANDARD LED CAB LIGHTING |
| 787-998 | NO SECURITY DEVICE |



Prepared For :
Lisa Cummins
ROCH HILLS COOP
1000 Rochester Hills
Rochester Hills, MI 48309
UNITED STATES
Phone : 248-841-2537

Prepared by:
Steven Sexton
WOLVERINE FREIGHTLINER EASTSIDE INC
107 SOUTH GROESBECK HIGHWAY
MOUNT CLEMENS, MI 48043
Phone :

| Data Code | Description |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------|
| 657-001 | DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME |
| 78G-004 | KEY QUANTITY OF 4 |
| 655-005 | LH AND RH ELECTRIC DOOR LOCKS |
| 740-998 | NO MATTRESS |
| 756-339 | PREMIUM ISRINGHAUSEN HIGH BACK AIR SUSPENSION DRIVERS SEAT WITH 2 AIR LUMBAR, INTEGRATED CUSHION EXTENSION, TILT AND ADJUSTABLE SHOCK |
| 760-335 | BASIC ISRI HIGH BACK NON SUSPENSION PASSENGER SEAT |
| 711-004 | LH AND RH INTEGRAL DOOR PANEL ARMRESTS |
| 758-022 | BLACK MORDURA CLOTH DRIVER SEAT COVER |
| 761-023 | BLACK MORDURA CLOTH PASSENGER SEAT COVER |
| 763-104 | HIGH VISIBILITY ORANGE SEAT BELTS WITH DRIVER INDICATOR LIGHT AND AUDIBLE ALARM |
| 532-002 | ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN |
| 540-070 | 4-SPOKE 18 INCH (450MM) LEATHER WRAPPED STEERING WHEEL WITH CHROME SWITCH BEZELS |
| 765-002 | DRIVER AND PASSENGER INTERIOR SUN VISORS |

Instruments & Controls

| | |
|-----------|---------------------------------------------------------------------------------------------------------|
| * 4CH-005 | 5 EXTRA PROGRAMMABLE SWITCHES/INDICATORS \$C1A0208ZZ,C1B0209ZZ,C1C0200ZZ,C1D0205ZZ,C1E0082 ZZ |
| 106-002 | ELECTRONIC ACCELERATOR CONTROL |
| 732-998 | NO INSTRUMENT PANEL-DRIVER |
| 734-022 | FULLY CONFIGURABLE CENTER INSTRUMENT PANELS |
| 87L-001 | ENGINE REMOTE INTERFACE WITH PARK BRAKE INTERLOCK |
| 870-002 | BRIGHT ARGENT FINISH GAUGE BEZELS |
| 486-001 | LOW AIR PRESSURE INDICATOR LIGHT AND AUDIBLE ALARM |



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|-----------|-------------------------------------------------------------------------------------------------|
| 840-001 | DUAL NEEDLE PRIMARY AND SECONDARY AIR PRESSURE GAUGE |
| 198-003 | DASH MOUNTED AIR RESTRICTION INDICATOR WITH GRADUATIONS |
| 149-015 | ELECTRONIC CRUISE CONTROL WITH CONTROLS ON STEERING WHEEL SPOKES |
| 156-007 | KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY |
| 811-044 | PREMIUM INSTRUMENT CLUSTER WITH 5.0 INCH TFT COLOR DISPLAY |
| 81B-003 | DIGITAL PANEL LAMP DIMMER SWITCH IN DRIVER DISPLAY |
| 160-038 | HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR LOCATED BELOW LH DASH |
| 844-001 | 2 INCH ELECTRIC FUEL GAUGE |
| 148-072 | ENGINE REMOTE INTERFACE WITH ONE OR MORE SET SPEEDS |
| 48H-002 | QUICKFIT POWERTRAIN INTERFACE CONNECTOR LOCATED BETWEEN SEATS WITH BLUNTCUTS |
| 48C-004 | QUICKFIT PROGRAMMABLE INTERFACE CONNECTOR(S) UNDER CAB WITH BLUNTCUTS |
| 856-001 | ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE |
| 852-002 | ELECTRIC ENGINE OIL PRESSURE GAUGE |
| 864-001 | 2 INCH TRANSMISSION OIL TEMPERATURE GAUGE |
| 867-004 | ELECTRONIC OUTSIDE TEMPERATURE SENSOR DISPLAY IN DRIVER MESSAGE CENTER |
| 830-017 | ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY |
| 372-123 | PTO CONTROLS FOR ENHANCED VEHICLE ELECTRIC/ELECTRONIC ARCHITECTURE |
| 736-998 | NO OBSTACLE DETECTION SYSTEM |
| 72J-998 | NO DR ASSIST SYSTEM |
| 49B-998 | NO VEHICLE STABILITY ADVISOR OR CONTROL |
| 73B-998 | NO LANE DEPARTURE WARNING SYSTEM |



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| Data Code | Description |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------|
| 679-998 | NO OVERHEAD INSTRUMENT PANEL |
| 35M-011 | 1 QUIKFIT PROGRAMABLE MODULE (QPM/XMC) W/ (4) 20AMP FUSED RELAYS |
| 746-143 | 7" B-PANEL INTERACTIVE TOUCHSCREEN DISPLAY RADIO W/ USB-C, APPLE CARPLAY, ANDROID AUTO, BLUETOOTH/AM/FM/SXM/WB, WITH MICROPHONE |
| 747-001 | DASH MOUNTED RADIO |
| 750-002 | (2) RADIO SPEAKERS IN CAB |
| 753-001 | AM/FM ANTENNA MOUNTED ON FORWARD LH ROOF |
| 749-998 | NO CB RADIO MOUNTING PROVISION |
| 75W-998 | NO MULTIBAND ANTENNA |
| 78C-004 | INTEROPERABLE SDAR ANTENNA, SHIP LOOSE |
| 810-027 | ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER |
| 817-001 | STANDARD VEHICLE SPEED SENSOR |
| 812-001 | ELECTRONIC 3000 RPM TACHOMETER |
| 813-1C8 | DETROIT CONNECT PLATFORM HARDWARE |
| 8D1-313 | 3 YEARS DAIMLER CONNECTIVITY BASE PACKAGE ON (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES |
| 6TS-008 | (2) TMC RP1226 ACCESSORY CONNECTORS: (1) LOCATED BEHIND PASSENGER SIDE REMOVABLE DASH PANEL (1) CENTER OF OVERHEAD CONSOLE |
| 162-002 | IGNITION SWITCH CONTROLLED ENGINE STOP |
| 329-114 | ONE EXTRA HARDWIRED SWITCH IN DASH, ROUTE TO BETWEEN SEATS, CAPPED |
| 264-030 | (1) OVERHEAD MOUNTED LANYARD CONTROL FOR DRIVER AIR HORN |
| 883-998 | NO TRAILER HAND CONTROL BRAKE VALVE |
| 836-015 | DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY |
| 660-008 | SINGLE ELECTRIC WINDSHIELD WIPER MOTOR WITH |



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Phone :

| Data Code | Description |
|-----------|---------------------------------------------------------------------------------------------------|
| | DELAY |
| 304-030 | ROTARY HEADLAMP SWITCH, MARKER LIGHTS/HEADLIGHTS SWITCH WITH PULL OUT FOR OPTIONAL FOG/ROAD LAMPS |
| 882-009 | ONE VALVE PARKING BRAKE SYSTEM WITH WARNING INDICATOR |
| 299-020 | SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, HEADLAMP FLASH, WASH/WIPE/INTERMITTENT |
| 298-046 | INTEGRAL ELECTRONIC TURN SIGNAL FLASHER WITH 40 AMP (20 AMP PER SIDE) TRAILER LAMP CAPACITY |
| 87T-998 | NO WRG/SW-OPTL #2,CHAS,AIR |

Design

| | |
|---------|------------------------|
| 065-000 | PAINT: ONE SOLID COLOR |
|---------|------------------------|

Color

| | |
|---------|--------------------------------------------------------------------|
| 980-5E7 | CAB COLOR A: L0789EY OMAHA ORANGE ELITE EY |
| 986-020 | BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT |
| 962-972 | POWDER WHITE (N0006EA) FRONT WHEELS/RIMS (PKWHT21, TKWHT21, W, TW) |
| 966-972 | POWDER WHITE (N0006EA) REAR WHEELS/RIMS (PKWHT21, TKWHT21, W, TW) |
| 963-003 | STANDARD E COAT/UNDERCOATING |

Certification / Compliance

| | |
|---------|-------------------------------------------------------------|
| 996-001 | U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS |
|---------|-------------------------------------------------------------|

Sales Programs

NO SALES PROGRAMS HAVE BEEN SELECTED



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Phone :

Other Factory Charges

| | |
|---------|---------------------------------------------------------------------------------------------------------------------|
| PMV-024 | GHG24 SURCHARGE - CUMMINS |
| RD1-313 | 3 YEARS DAIMLER CONNECTIVITY BASE PACKAGE ON (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES |
| RAG-020 | CUMMINS TARIFF CHARGE - \$205 |
| R26-001 | MY26 ESCALATOR |
| P73-2FT | STANDARD DESTINATION CHARGE |

Extended Warranty

| | |
|---------|---------------------------------------------------------------------------------------------|
| WAI-47H | CUM 2017 L9: HD1 MD DTY 5 YEARS / 100,000 MILES / 161,000 KM EXTENDED WARRANTY. FEX APPLIES |
| WAX-101 | CUM 2017 L9: AT3 MD DTY 5 YEARS / 100,000 MILES / 161,000 KM AFTERTREATMENT. FEX APPLIES |
| WAD-079 | COOLING: MD MODERATE 5 YEAR/100,000 MILES/161,000 KM EXTENDED COVERAGE |
| WAK-251 | ALLISON 3000 RDS SERIES TRANSMISSION EXTEND WARRANTY, 5 YEARS/UNLIMITED MILES FEX |
| WAG-075 | TOWING: 2 YEARS/UNLIMITED MILES/KM EXTENDED TOWING COVERAGE \$750 CAP FEX APPLIES |

(+) Weights Shown are estimates only.

If weight is critical, contact Customer Application Engineering.

(**) Prices shown do not include taxes, fees, etc... "Net Equipment Selling Price" is located on the Quotation Details Proposal Report.

(***) All cost increases for major components (Engines, Transmissions, Axles, Front and Rear Tires) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to factory invoices.



TRUCK & TRAILER *Specialties, Inc.*

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

March 13, 2025

City of Auburn Hills
1500 Brown Road, Auburn Hills, MI 48326
Attn: Jason Hefner, ph: (248) 520-1164
HQ0004983/HLQ001011

Equipment Quotation

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

Install Monroe 14' Rear Discharge RDS model RDS-168-96-56 body including the following:

- 201 stainless steel construction
- 3/16" sides and ends, 44" high sides, 50" high tailgate
- ¼" longills and auger trough
- Conveyor trough is 34" wide
- 667XH chain with crossbars on every-other link/4.5" centers
- High-temp belt-over-chain attached to every bar with minimum of 6 stainless bolts and washers
- Heavy-duty chain shields with heavy-duty rubber wipers
- Twin Rawson-type 6:1 gear boxes
- 8-tooth hardened sprockets with 2" drive and idler shafts for the conveyor
- Drive motors are each 17.9 CID
- Application-rate sensor in one motor
- Double-acting tailgate, air latch and release cylinders in corner posts – with feed gate
- ½ x 10-gauge cabshield, installed
- Body mounted fender kit, installed – tandem fenders
- Front and rear grease extension kits, installed
- Rear posts without light cut-outs
- Mailhot trunnion-mount hoist, double-acting all stages, rear hinge, and safety props
- Install fold-down stainless steel ladder assembly, mounted on left front corner of the body
- Install one (1) stainless steel shovel holder on body bulkhead, passenger-side
- Paint body Orange to match the cab
- Receiver-type Rear Spinner Assembly, unpainted stainless steel
- Install grab handles to the Rear Spinner Assembly to aide removal
- Route spinner hoses around left side
- Install mudflaps in front of and behind the drive tires

Install Monroe Closed-loop Pre-Wet System including the following:

- 7 GPM pump, no valve, Dickey-john flow meter in fiberglass enclosure
- 201 stainless steel enclosure mount for RDS
- Tank kit, dual 150-gallon tanks with crossover kit, installed on fenders
- Bulk fill kit
- Flush kit
- Remote vent kit
- Spray nozzles at spinner disc
- Monroe to install tanks, crossover and vent kits
- Mount the pre-wet pump on the right side behind the tank

Install Roll-Rite Electric Tarp System including the following:

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Aluminum tarp and tension arms with off-set elbows

Aluminum wind deflector

Direct drive motor

Mesh-type tarp cover

Install Central Hydraulic System with Air-Controlled Pneu-Logic Joystick including the following:

Rexroth Front-mounted Load-sense Piston Pump A10V0100DFR1/31L-PKC62N00

Pump is 100CC displacement

Front crossmember for pump mounting

Spicer drive line with companion flange for easy removal

Low oil shutdown valve and override circuit

Rexroth 8m4-12 load-sense hydraulic valve with pressure-compensated flow controls for the following functions:

Air section for Scraper up/down with 500 PSI A- port load-sense limit

Air section for Scraper swing

Air section for Front Plow up/down

Air section for Front Plow angle

Air section for Dump Hoist with 500 PSI A- port load-sense limit

EPC section for Conveyor

EPC section for Spinner

EPC section for Pre-wet

Schedule 80, type 304 stainless steel pipe for spreader circuit plumbing to the rear of the chassis

All necessary hoses and fittings

Stainless steel hydraulic couplers for spreader circuit disconnect, front plow reverse circuit & wing circuits

Install Rexroth CS660 Electric Spreader Controller including the following:

Touch screen monitor

Closed-loop operation for spreader, spinner and pre-wet operations

Programmable blast and pause wired to Pneu-Logic button controls

Data download and programming is with a thumb drive

Wi-Fi and GPS antennas and cables included

Training is included

Install RoadWatch Temperature Sensor and wire into the CS660 Controller

Install TTS Pneu-Logic single air joystick control with console in the cab including the following:

Heads-up display on dash

6-button single joystick controller

8-station air manifold valve

Color-coded air lines to valve

Armrest console with base mount

Function switches located in the armrest console

Install Monroe Combination Hydraulic Oil Reservoir/Valve Enclosure including the following:

7-gauge type 201 stainless steel construction (mos. 00141843 & 15570)

40-gallon oil capacity filled with 35-gallon AW32 hydraulic oil

Valve enclosure will be installed on the streetside of the combo tank with a lockable "T" handle latch

5 PSI pressurized tank cap on hydraulic tank

3" supply port on hydraulic tank with 3" x 2" suction strainer

2" ball valve shut-off for supply line to the hydraulic pump

¾" case drain shut-off

Tank-mounted return line oil filter

Ball valve shut-offs on both fuel supply and return lines

Low-oil sensor mounted in the top of the tank

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Sight gauge/Temperature gauge

Tank labels

All necessary hoses and fittings

Install Stainless steel step mounted on the end of the tank mounting bracket assembly

Install Monroe 34" Husting-type Hitch including the following:

Mount at 38-39" pin height

Tapered front bumper

No steps at corner

Relocate tow hooks on kicker legs

Install cushion valve at behind bumper with couplers extending through the bumper, driver-side

Install bar grating cover over the pump only, painted Black

Install Monroe 12' model MS4512 Underbody Scraper including the following:

1" thick x 20" high moldboard

½" thick hanger board with grease manifold brackets installed

2-1/2" O.D. hinge shaft

Two heavy-duty shock absorbers

Bolt-in trunnion caps for canisters; Outer arm remains bolt-on style

Two 3-1/2" x 10" actuating cylinders; Socatri rods

Cushion valve

1" solid circle with 5" center pin

Center pin is piloted into hanger board

Two 4" x 12" reversing cylinders; Socatri rods

Three hinge anchor points

Hydraulic pipes

20.5" x 7" poly hold-down blocks

Mounting hardware

Parts-installation manual

Hose kit and j-50 type relief valve

¾" solid hanger plates

Grease line kit with manifolds

Install Ray Stop moldboard protection kit

Install Kennametal single-insert carbide cutting edges

Install two (2) Kennametal D-shaped carbide curbguards one each end of the moldboard

Install serrated grating step on driver-side of moldboard

Paint ends of moldboard Orange

Install Custom Lighting & Electrical System including the following:

Install plow lights with aluminum mounting brackets on hood at approximately 77" to base of plow lights

OEM switches will control emergency lighting and work lights

Pneu-Logic control console with switches (L-R) for:

1. Pump low oil override switch/shutdown switch
2. Tarp open/close switch
3. Camera air switch
4. Air tailgate switch with safety cap

Heads-up display includes low oil, pump shutdown and body-up lights with function lights for Pneu-Logic

Solenoid controlled fuse box for accessory circuits

Four (4) SoundOff LED mPower (mo. EMPS20V38-P) amber/green flashers mounted:

Two (2) front-facing on tarp system wind deflector

Two (2) side-facing at front of dump on brackets

4-hole tapered stainless steel light boxes mounted on rear pillar posts including:

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Two (2) SoundOff LED amber flashers mounted in top holes of the light boxes
Two (2) SoundOff LED stop/turn/tail lights mounted in 2nd holes of the light boxes
Two (2) SoundOff LED backup lights mounted in 3rd holes of the light boxes
Two (2) SoundOff LED green lights mounted in the bottom holes of the light boxes

Two (2) Maxxima 4" LED work lights mounted above the scraper
Two (2) Maxxima 4" LED work lights mounted below the spreader assembly
Ground wire for lights routed to firewall and connect to a protected independent ground point
Proximity switch for dump body-up light
Betts junction box mounted at the rear of the dump body
Backup alarm included

Install Voyager Rearview Camera with Wash System including the following:

System tying into chassis wiper fluid reservoir
Chassis wiper controls for activating wash system, momentary in-cab switch for air puffer
Air puffer & washer fluid tubing
VCMS24B color camera, high performance and waterproof, mounted in rear sill of RDS
MSF5000 stainless steel camera box
CEC34L1 loomed 34' main cable for monitor
VOSHD6MNT double-knuckle monitor mount
VOM719WP 7" LCD color monitor, waterproof, mounted centered at ceiling

Install Rear Hitch Plate ¾" Steel with side supports including the following:

PH-20 pintle hook, multi-drill hitch plate for adjustable mounting
D-rings for safety chains
7-way RV flat pin trailer plug
Rear tow hooks on frame rails

Install Electric Brake Controller

Install Minimizer Floor Mats for Freightliner 108 SD (mo. FKFRTL2B-MIN / 10002265)

Paint Bottom of the body, body hinge, body props, and attaching hardware painted Black

Chassis requirements to be confirmed at time of order:

CT: 136"
Highest ground clearance package
Battery disconnect switch in floor, outboard of driver seat
Vertical DPF and SCR behind the cab
6-gallon DEF mounted 24"-28" back of cab
DEF pump mounted aft of DEF tank
Front of engine PTO
Rear air suspension
52" rear axle spacing
Trailer pre-wire package to end of frame for Electric Trailer Brakes
2-way heavy-duty 150-amp receptacle wired hot between seats (code: 30K-063)
Front frame extension
Delete OEM front bumper
Rear & front tow hooks
Rectangular 50-gallon fuel tank under driver's door, raised mounting
Stationary grille
Fixed cab steps LH & RH, raised mounting
Plow light/headlight switch and related wiring
Programmable chassis switches

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Above equipment installed & painted pricing: **\$168,540.00 ea.**

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

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

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

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

FOB: City of Auburn Hills

Delivery: 16-18 months ARO, depending on chassis arrival

Thank you for the opportunity to quote.

Respectfully submitted by,
Jon Luea/Brian Bouwman



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 21, 2025

AGENDA ITEM NO 7D

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Tim Wisser, Manager of Municipal Properties
Submitted: April 16, 2025
Subject: Motion – Approval to Award the 2025 Painting Services Contract

INTRODUCTION AND HISTORY

Auburn Hills continues to invest in preserving and enhancing our community assets through strategic maintenance planning. This year's painting contract addresses eight priority locations including the Riverwoods Bridge, Hawk Woods Lodge, Police Department Carport, Riverside Amphitheater, 130 decorative downtown light poles, Riverside Gazebo, Hawk Woods Cabins, and the Riverside Wood Stump Carving Art installation. These projects were identified and appropriately budgeted for in the City's 2025 Adopted Annual Budget as part of our ongoing asset management program. The bid also includes hourly rates for additional painting services, creating a streamlined process for addressing smaller maintenance needs throughout the year. This one-year contract with a renewal option provides consistent pricing, builds contractor familiarity with our assets, and eliminates the administrative burden of multiple bid processes for minor projects. By addressing these painting needs now, we avoid more costly repairs in the future while ensuring our public spaces remain attractive and functional for residents and visitors.

On March 5, 2025, an invitation to bid was published for painting services to be performed at multiple city locations. A mandatory pre-bid meeting was held on March 12, 2025, where DPW staff reviewed the bid requirements in detail, including specific locations, painting specifications, required preparation work, and expectations for project execution. Nine contractors attended this meeting, and six bids were opened at the office of the City Clerk on March 26, 2025.

| COMPANY NAME | ADDRESS | TOTAL | HOURLY RATE |
|--------------------|----------------------|-------------|-------------|
| GM Painting, LLC | West Bloomfield, MI | \$24,675.00 | |
| Z Painting | Farmington, MI | \$30,530.00 | \$60.00 |
| U & S Companies | Macomb, MI | \$31,660.00 | |
| Pro Painting | Sterling Heights, MI | \$34,530.00 | \$65.00 |
| KV Painting | Rochester, MI | \$55,515.00 | \$85.00 |
| Northstar Painting | Birmingham, MI | \$65,760.00 | \$75.00 |

After reviewing all submitted bids, staff evaluated each proposal based on completeness, previous work quality, references, and overall responsiveness to the bid requirements. While GM Painting submitted the lowest overall bid, their submission was incomplete, lacking several required components including company summary, financial documentation, workload status, and warranty information as specified in Section VII of the Bid.

Z-Painting LLC submitted a complete bid with all required documentation. Their proposal demonstrated a comprehensive understanding of the scope of work, detailed surface preparation, application techniques, and included strong references from local municipal clients. Their bid included warranty information, covering defects in materials and workmanship for one year after project completion. Additionally, Z-Painting's bid submission reflected their thorough understanding of the material and conditions of the city assets requiring service.

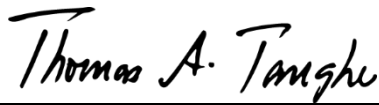
STAFF RECOMMENDATION

Staff is recommending the approval of the Auburn Hills 2025 Painting Services bid award to Z-Painting LLC for a total of \$30,530.00 for the specified projects, with an hourly rate of \$60.00 per hour for additional painting services that may be required.

MOTION

Move to award the Auburn Hills 2025 Painting Services bid to Z-Painting LLC in the amount of \$30,530.00 for the specified projects, with an hourly rate of \$60.00 per hour.

I CONCUR:

Handwritten signature of Thomas A. Tanghe in black ink.

THOMAS A. TANGHE, CITY MANAGER

BID ITEM: 2025 Painting Services
BID OPENING DATE: March 26, 2025
BID OPENING TIME: 10A
ELECTRONIC BIDS ACCEPTED? Hard Copy Only
ATTENDED BY: Barnett, Klassen



| COMPANY NAME | ADDRESS | | | | TOTAL |
|------------------------|-------------------------------------------|--|--|--|-------------|
| GM Painting, LLC | 7275 Crestmore St., West Bloomfield, MI | | | | \$24,675.00 |
| Northstar Painting | 600 N. Old Woodward, Ste. 305, Birmingham | | | | \$65,760.00 |
| Pro Painting Solutions | 42828 Mound Rd., Sterling Heights, MI | | | | \$34,530.00 |
| KV Painting, LLC | 3487 Warwick Dr., Rochester Hills, MI | | | | \$55,515.00 |
| Z Painting | 32425 Grand River Ave., Farmington, MI | | | | \$30,530.00 |
| U & S Companies | 51192 Milano Dr., Macomb, MI | | | | \$31,660.00 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

- ☒ Mailboxes have been checked for bids that may have been mailed in
- ☐ N/A Were electronic bids allowed. If so, was BidNet checked for received bids

also send results to:
Wisser



Invitation To Bid

ITB ID: ITB-CAH-03-26-2025-001
ITB NAME: 2025 Painting Services
ITEM: Painting
DUE DATE: 3-26-2025

IMPORTANT DATES

| | |
|--------------|-----------------|
| 03/05/25 FRI | Bid Posting |
| 03/12/25 THU | Pre-Bid Meeting |
| 03/26/25 TUE | Bid Opening |

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SECTION I: REQUEST FOR PROPOSAL PURPOSE AND SCHEDULE

The City of Auburn Hills (City) is seeking bids from experienced and qualified contractors to provide painting services for the preservation and maintenance of public buildings. There will be a mandatory pre-bid meeting held on Wednesday, March 12th at 9:00 AM. The meeting will start at 1500 Brown Road in Auburn Hills Michigan, with a subsequent site visit of each municipal asset to be painted.

Bids will be accepted by the City Clerk until Wednesday, March 26, 2025, at 10:00 AM. Bids will be opened at that time in the front lobby of the City Clerk at 1827 N. Squirrel Road.

Bids to receive consideration shall be received prior to the specified time of opening as designated on the bid form. **NO LATE BIDS WILL BE ACCEPTED.** Bids are considered valid when received and date stamped by the office of the City Clerk.

| | |
|----------------|-----------------------------------|
| March 05, 2025 | Bid Posting |
| March 12, 2025 | Pre-Bid Meeting at 9:00 AM |
| March 19, 2025 | Questions submitted by 4:00 pm |
| March 26, 2025 | Bid Due Date 10:00 AM |

SECTION II: INSTRUCTIONS TO BIDDERS

1. PREPARATION OF BID

- a. Unless otherwise approved by the City, all bidders must attend the **MANDATORY SITE VISITS** on **WEDNESDAY, March 12, 2025 at 9:00 am EST**. Bidders will meet at 1500 Brown Road in Auburn Hills, Michigan. Each bidder shall furnish all information required on the bid form. Erasures or other changes must be initialed by the person signing the bid form.
- b. If there is any doubt as to the meaning of any part of the specifications or other conditions within this invitation, contact Tim Wisser by email at: Twisser@auburnhills.org

2. SUBMISSION OF BIDS

- a. All bids shall be submitted in sealed envelopes and shall include the following information on the face of the envelope:

Bidder's Name
Bidder's Address
Bid Number
Bid Item (Name of Bid)

Failure to do so may result in a premature opening of or failure to open such proposal. **All bids must be hand delivered or mailed to:**

Auburn Hills City Clerk's Office
1827 N. Squirrel Road
Auburn Hills, MI 48326

b. BIDDER RESPONSIBILITY

Bidders are responsible for submitting proposals before stated closing time. Delays in the mail will not be considered. Any proposal received after the stated due date will be rejected.



c. **WITHDRAWAL OF BIDS**

Any bid may be withdrawn by giving written notice to the Clerk's Office before stated closing time. After stated closing time, no bid may be withdrawn or canceled for a period of ninety (90) days after said closing time.

d. **BIDDER QUESTIONS**

Any and all clarification questions pertaining to this bid shall be submitted in writing through email to **twisser@auburnhills.org** by the timeline schedule in Section I.

e. **EXCEPTIONS**

Bids shall meet or exceed all specifications. Any and all deviations from specifications or from terms and conditions shall be clearly detailed, otherwise it will be considered that items or services offered are in strict compliance with the specifications.

f. **BIDDER COSTS**

All costs incurred in the preparation and presentation of this proposal, in any way whatsoever, shall be wholly absorbed by the prospective firm. All supporting documentation shall become the property of the City of Auburn Hills unless requested otherwise at the time of submission. The confidentiality or disclosure of any information submitted is governed by the Michigan Freedom of Information Act (FOIA). The City cannot promise, warrant or guarantee confidentiality nor will the information presented be exempt from disclosure under the FOIA. The City may honor requests for confidentiality only to the extent that FOIA permits.

g. **BID ACCEPTANCE/REJECTION**

The City of Auburn Hills reserves the right to accept or reject any or all bids or alternative bids, in whole or in part, with or without cause; to waive any informality therein; or for reasons of establishing uniformity, to award the contract to other than the lowest Bidder at the sole discretion of the City.

h. **BID OPENING**

All bids shall be opened publicly at the date and time specified. Each shall be recorded with the name of the proposer, BID ID number, title, date, and item. All proposals shall be in accordance with the requirements of this notice in order to be deemed "responsive."

i. **OBLIGATIONS**

No proposal will be accepted from any person, firm or corporation who is in arrears upon any obligation to the City or who otherwise may be deemed irresponsible or unreliable by the City.

j. **PROPOSAL DEVIATION**

Any deviation from the scope of work must be noted in the proposal.

k. **CONTRACT**

The bid document together with its addenda, amendments, attachments and modifications, when executed, becomes the contract or part of the contract between the parties.

l. **PREPAYMENT**

Any bid submitted which requires a down payment or prepayment of any kind prior to work completion and full acceptance as being in conformance with specifications will not be considered for award.



m. **PROPOSAL INFORMALITIES**

The City reserves the right to waive any informality in the proposal received, and to accept any proposal or part thereof, which it shall deem to be most favorable to the interests of the City of Auburn Hills.

n. **BIDDER INTERVIEWS AND DEMONSTRATIONS**

The City of Auburn Hills may at their sole discretion request additional information or elect to conduct interviews, demonstrations, and site visits with selected Bidders under active consideration. The City of Auburn Hills is not obligated to provide all Bidders with such an opportunity.

o. **OPEN PROCUREMENT**

The City of Auburn Hills reserves the right to accept any item or group of items. The City reserves the right to purchase more or less of each item or service at the unit price offered in the Bidder's response and will discuss such decisions with all parties involved. The City reserves the right to negotiate with Bidders, which may be in the best interest of the Auburn Hills.

SECTION III: GENERAL TERMS & CONDITIONS

1. **PERFORMANCE BOND**

- a. A performance bond is not required for this contract.

2. **TAXES**

- a. The City of Auburn Hills is exempt from paying Sales tax. Exemption certificates will be provided upon request.

3. **TERMINATION RIGHTS**

- a. The City of Auburn Hills may terminate this Contract with or without cause upon fifteen (15) days prior written notice to the Contractor.
- b. For purposes of this Contract, the term "Cause" shall mean: the failure by the Contractor to comply with any of the material terms of this Contract after being given written notice of such failure by Auburn Hills and the failure to cure such condition and provide a written response to the City detailing how it was cured and what steps are being taken to prevent the failure from occurring again.
- c. The Contractor will be paid only that amount which has been incurred for work completed up to the date of termination. Contractor will not be eligible for any anticipatory profits or fees for future work beyond the termination date of this contract.

4. **EXECUTION OF CONTRACT**

- a. The contract entered into by the parties shall consist of all parts of this Bid including specifications, drawings, if any, including all modifications thereof, any addenda, any questions and corresponding answers, and the bid submitted by the awarded Contractor; all of which shall be referred to collectively as the Contract Documents.
- b. Bidders shall submit all product and/or service warranties, and any maintenance or license agreements for all proposed equipment and services.

5. **IMMUNITIES**

- a. Contractor shall be responsible for paying all applicable taxes and fees including but not limited to excise tax, federal and state and local income taxes, payroll and withholding taxes, unemployment taxes, and workers' compensation payments for its employees and shall indemnify and hold the "City" harmless for all claims arising under such taxes and fees.



6. GUARANTEES BY THE CONTRACTOR

- a. The Contractor guarantees: That all delivered material, equipment and/or service shall be as proposed. No substitutions will be accepted unless prior to delivery material/equipment has been inspected, found to be equal to the item(s) specified, and approved in writing by a City of Auburn Hills representative; that all materials, products and service offered is standard, new, latest, model of regular stock product or as required by the specifications type of equipment or furniture offered; also that no products/materials have been submitted or applied contrary to manufacturer's recommendations and standard practice.

7. COMPLIANCE

- a. Bidder agrees to comply with all federal, state, and local laws, rules, regulations, executive orders and ordinances that may be applicable to the Bidder performance of its obligations under this contract.

8. RIGHT TO COMPLETE

- a. In the event the Contractor fails, neglects, or refuses to perform any and all services under this Contract, the City of Auburn Hills may perform or hire another Contractor for such duties under the Contract and charge the Contractor, or deduct the difference in cost from subsequent payments.

9. ASSIGNMENT AND SUBCONTRACTING

- a. Contractor does not have the right to assign or subcontract all or any portion of this Contract without the written approval of the Contracting Officer.

10. AVAILABILITY OF FUNDS

- a. Bidder acknowledges that the award for services and/or products under this solicitation is contingent upon the availability of funds. The City of Auburn Hills may, in its sole discretion, unilaterally rescind, terminate or modify a resulting contract at any time due to the non-availability of funds.
- b. The City shall provide Contractor with notice of a change in anticipated funding within a reasonable time after the City receives such notice, if Auburn Hills intends to take unilateral action.

11. OSHA/MIOSHA

- a. The Contractor shall abide by all OSHA/MIOSHA Local, State, Federal and Owner's Safety Requirements.

12. PRODUCT ACCEPTANCE

- a. The City of Auburn Hills reserves the right to require a final acceptance test by its own agents or consultants to ensure that each product provided functions as specified in the bid document. All equipment will remain the property and responsibility of the Contractor(s) until acceptance. Only at that time will the City assume responsibility for the possession of the equipment or any part thereof. The warranty period shall start upon product acceptance. When installation/implementation has been completed, the successful bidder shall clean up all debris and rubbish resulting from his work from time to time as required or as directed. Upon completion of the installation/ implementation, the premises shall be left in a neat, unobstructed condition.

13. 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.

14. 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.

15. 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.



16. 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:

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

17. 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.

18. 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.

19. **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.

20. 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
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)

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

Witnesses

By _____

Dated _____



SECTION IV: SPECIAL TERMS & CONDITIONS

1. CONTRACT TERM

The term of this contract for is for one (1) year beginning on April 15th, 2025, through April 15, 2026, with an option to renew for an additional one (1) year. Pricing proposed as part of the solicitation process would remain fixed and in effect for the duration of the agreement.

2. NO EXCLUSIVE CONTRACT/ADDITIONAL SERVICES

Contractor agrees and understands that the contract shall not be construed as an exclusive agreement and further agrees that the City may, at any time, secure similar or identical services at its sole option.

3. TOBACCO-ALCOHOL ON SCHOOL PREMISES

Smoking, the use of tobacco products, or alcohol shall not be permitted on the City property at any time.

4. SITE VISIT

Bidders are urged and expected to inspect the site where services are to be performed and to satisfy themselves regarding all general and local conditions that may affect the cost of contract performance, to the extent that the information is reasonably obtainable. In no event shall failure to inspect the site constitute grounds for a claim after contract award.

5. RULES, REGULATIONS, POLICY AND PROCEDURES (For rental contracts)

Auburn Hills may from time to time establish reasonable rules, regulations, policy and procedures as it may deem necessary and proper for the management and control of public property, and may also from time to time change such rules at Auburn Hills' discretion. This Contract shall be in all respects subject to such rules and Contractor shall obey the rules. Breach of established rules shall constitute a default and is grounds for termination.

6. MICHIGAN RIGHT TO KNOW/HAZARDOUS MATERIAL LAW

It is the Bidder's responsibility to comply with the Michigan Right to Know/Hazardous Material Law and all applicable environmental laws. The Bidder is to provide Auburn Hills with the following information:
Material Safety Data Sheets (MSDS) on all chemicals Bidder's company provides/uses in an Auburn Hills building, an inventory of the types of chemicals used and their purpose, and their location in the building.

7. PROTECTION OF AUBURN HILLS' BUILDINGS, EQUIPMENT, AND VEGETATION

The Bidder shall use reasonable care to avoid damaging existing buildings, equipment, and vegetation on Auburn Hills' property. If the Bidder's failure to use reasonable care causes damage to any of this property, the Bidder shall replace or repair the damage at no expense to Auburn Hills as the Contracting Officer directs. If the Bidder fails or refuses to make such repair or replacement, the Bidder shall be liable for the cost, which may be deducted from the Contract price.

8. STORM WATER PERMITS

While performing work involving grounds maintenance and/or the construction/maintenance of any infrastructure, including roads, water mains, sanitary sewers, storm drains and storm water best management practices (BMPs), Contractors shall minimize pollution from storm water runoff that can affect water quality related to work activities. Pollutants that could impair water quality may include fuel, grease and oil, nutrients, bacteria and pathogens, litter and debris, and soil erosion and sedimentation. Applicable BMPs shall be implemented by the Contractor to the maximum extent practicable to protect water quality and wildlife habitat.



9. DOCUMENTATION FOLLOWING AWARD

Within ten (10) days after receiving formal notification, the successful Bidder(s) will be required to furnish insurance certificates: As required by the General Terms and Conditions of this bid. If the Bidder refuses or fails to submit the

insurance certificates within the ten (10) day period, Auburn Hills will consider the Bidder to have abandoned all rights and interest in the Contract award.

10. PERMITS, FEES, LICENSES AND INSPECTIONS

At its own expense, each bidder shall provide, pay for and coordinate all permits, fees, licenses, inspections and city, county, state, federal and governing authority approvals required for the successful completion of work contained within their bid and deliver required certificates of inspection and approvals to Auburn Hills.

SECTION V: SPECIFICATIONS

1. Contractor shall provide interior and exterior painting services.
2. Prior to commencement of work, the Contractor shall furnish MSDS sheets for all chemicals to be used in the performance of the scope of work to a City representative for approval.
3. The Contractor shall confine his/her work to the area specified in this project. The Contractor will be responsible for repairing any damages to any area not considered as part of the work. The City of Auburn Hills will not be liable for damage to property due to the Contractor's negligence.
4. Workers shall not disturb the normal operations of those facilities under these specifications.
5. Contractor will notify the City of Auburn Hills authorized representative of observed damages prior to painting. Failure to report any damages before painting may result in the contractor being held responsible for such damages.
6. Contractor is responsible for measurements of all areas to be painted.
7. It shall be the responsibility of the Contractor to determine quantities of any special materials required and incorporate any such items in his/her cost.
8. The Contractor shall furnish all supervision, labor, insurance, materials, tools, supplies, and services necessary to perform the services. They shall employ only persons who are skilled in the work to be performed. The Contractor is responsible for providing proper equipment and trained personnel to thoroughly paint and prepare surfaces, including ladders, power lifts, scaffolding or other such equipment as necessary to execute the requirement of this contract. Under no circumstances shall any tools of any kind or materials being used be left unattended.
9. It will be the responsibility of the Contractor and Contractor's Employees to utilize proper methods to complete all work properly in conjunction with the descriptions contained in the Scope of Work to ensure that all operations are completed successfully. Improper methods will result in a poor project and may be the cause for the Contractor's Employee to redo the work at no additional cost to the City of Auburn Hills.
10. Workers shall NOT "reach" when trying to paint where a potential fall may occur. Workers shall use a ladder or scaffold or other means to safely paint the surfaces. Walking or stepping on furniture or shelving is strictly prohibited.
11. Care must be taken to keep the facilities' ingress and egress unobstructed for vehicles.



12. Delivery and Staging of Equipment and Materials:

- a. Materials and equipment needed for the project may be stored on-site at the Contractor's sole risk.
- b. Public health and safety related to delivered and stored materials is the sole responsibility of the Contractor.
- c. All paint and coatings are to be delivered unopened to the job site in the manufacturer's original containers.
- d. All paint splatters, contaminated rags and debris shall be removed off-site daily.
- e. Upon completion of the project, all materials, tools and equipment must be immediately removed from the City of Auburn Hills facilities.

13. Protection areas:

- a. Contractors shall take necessary precautions to cover surrounding areas so as to not damage floors, carpets, doors and furniture, etc. with unwanted paint.
- b. Ensure that all appropriate measures are taken to fully protect all surfaces, persons and adjacent areas before, during and after the work including, but not limited to: walls, wall coverings, floors, millwork, hardware, office equipment, furnishing, ceiling, articles, person, vehicles, property that in, near or within sphere that could be affected by the work; weather elements, such as: sun, wind, rain, humidity and outside forces.
- c. Post all appropriate signs and barricades where applicable prior to any work being performed.
- d. Remove the protective materials immediately after the final painting has been completed in a given project area.
- e. Cost to protect areas is at the Contractor's sole expense.

14. Removing and Disposing of Existing Materials:

- a. The Contractor is responsible for the safe disposal of all materials used in this project in accordance with EPA guideline and regulations.

15. The contractor shall be responsible for all prep work:

- a. The Contractor shall adequately prepare all surfaces, to fix imperfections in walls, patch as necessary, wash walls prior to painting and sand where necessary.
- b. All prep work shall be inspected by a City of Auburn Hills authorized representative prior to application of finishes.
- c. Prime and paint all surfaces, as identified.

16. Surface Preparation:

- a. Clean all surfaces before applying paint, remove all dirt, dust, grease or oil by thoroughly washing with an appropriate detergent cleanser.
- b. Rinse off soap residue with clean water.
- c. Always wash walls from the bottom washing upward.
- d. Any loose or flaking paint must be removed and the edges feather sanded to produce a smooth uniform surface.
- e. Glossy surfaces must be dulled by sanding.
- f. Surfaces must be clean, dry and appropriately prepared.
- g. Repair cracks in masonry walls and plaster ceilings by fill with appropriate sealant and apply the appropriate texture to blend the batch with adjoining surfaces.
- h. Scrape all loose and flaking paint from the entire exterior. Caulk around all windows and doors using an exterior urethane caulk or approved equal.
- i. Where applicable, use pressure washer accompanying the use of algicides and/or detergents to achieve a clean surface. All algae and mildew must be removed.

17. Surfaces to be painted and power washed may include interior and exterior surfaces, bays, walls, ceilings, trim, doors, windows, frames, metal and wood, etc.



18. Contractors may be required to remove certain hardware and hardware accessories, plates, machined surfaced, lighting fixtures and similar items in places that are not to be painted, or provide surface protection prior to surface preparation and painting, as directed by a City of Auburn Hills authorized representative.
19. All pre-finished surfaces such as light fixtures, ventilators, etc., that are not to be painted shall be cleaned to remove all dirt, etc. Following the completion of the painting operations in each space or area, reinstall the items to match their original condition.
20. Painting Surfaces:
 - a. Ensure that surfaces have been properly prepared, primed and receive a sufficient number of coats with the end result of a smooth, even, professional looking finish.
 - b. Apply multiple coats if needed as necessary to achieve a uniform even look.
 - c. Contractors will ensure proper ventilation at all times and that no potential known fire hazards exist.
 - d. Contractor shall follow all paint manufacturers specifications, instructions, recommendations, and application temperature and humidity.
 - e. Ensure that there is uniformity and conformity of direction.
 - f. Contractor will not paint over any hardware, electrical, telephone connections such as hinges, switches, receptacles, cords, lines, etc., unless specifically authorized by a City of Auburn Hills representative.
 - g. Remove immediately all excess paint from all areas and ensure that its removal causes no damage to any surfaces.
 - h. Drips, spillage and any overspray shall be removed by the Contractor as determined by a City of Auburn Hills authorized representative.
21. Cost Proposals for Work:
 - a. A City of Auburn Hills authorized representative shall request the cost for a project from the Awarded Contractor.
 - b. The contractor shall provide a firm-fixed cost of work to be performed including number of workers, estimated number of hours, and cost of materials and supplies.
 - c. Contractor shall not commence work until written approval to proceed is received from the City of Auburn Hills.
 - d. All colors to be selected by the City of Auburn Hills authorized representative.
22. The contractor must, prior to performing painting services, contact Tim Wisser four (4) days in advance; failure to contact may result in the unavailability of access to certain City of Auburn Hills properties.
 - a. Contractors must present themselves to a City representative each day that work is performed and indicate where the work is to be performed.
 - b. Contractors may be required to sign in and sign out each day, indicating date and time.
 - c. At the end of each day on site, Contractor's representative must identify areas serviced to the City of Auburn Hills representative to conduct an inspection on a daily basis, or at a frequency at the discretion of the City. Photos should be provided by the contractor.
23. Work start and completion dates shall be strictly adhered to. If the contractor fails to commence work at a mutually agreed upon time after two no-shows will be considered in default and cancellation of the contract.
24. Repairs for any defective work must be completed within five (5) business days after final inspection.
25. Upon completion and final acceptance of work, the Contractor will promptly remove from the premises all ladders, leftover materials, paint cans, rubbish accumulated during the work and any other equipment. The premises will be left in a clean and neat condition.
26. The City of Auburn Hills reserves the right to withhold any or all payment until any defects in performance have been satisfactorily corrected.



SECTION VI: SCOPE OF WORK

The City of Auburn Hills is soliciting bids from qualified contractors to establish a comprehensive annual maintenance contract for painting, staining, sealing, and epoxy coating services. This contract will support the restoration and ongoing maintenance of municipal buildings and facilities. The initial contract term will be for one year, with an option to renew for an additional year subject to satisfactory performance. All initial projects identified in this bid must be completed no later than September 1, 2025. All sealing and paint products must be from brand name Sherwin Williams. Some specific products may be determined during the pre-bid meeting. Contractors must follow all product specifications including, but not limited to, surface preparation, caulking, application of appropriate primers, and coating rates. Contractor must include in their bid the replacement of any rotten or missing wood, siding, or trim boards. Contractor is also responsible for providing before and after pictures of their work and including a report on all wood and siding replacement. The assets in need of services are included in the table below.

The Contractor shall perform the following services in accordance with the requirements as defined and noted herein: The contractor will be hired for painting services for various city owned amenities which could be metal, wood and plastic material in addition to city owned buildings. The proposal for this work must cover all contingencies, including all labor and material, scaffolding, equipment, rigging, tools, transportation, etc., necessary for the complete service on everything described, shown or reasonably implied herein. These specifications include all labor, materials, equipment, etc., necessary to perform the services. This section and referenced documents shall constitute the Scope of Work for this project and as such all requirements must be met.

| Building Name | Address | Description | Product | Color |
|----------------------------------|------------------------|--------------------------------|-------------------------------|--------------------------|
| Riverside Gazebo | 3311 Parkways | Entire structure | Emerald Rain Refresh | Match Existing |
| Riverside Amphitheater | 3311 Parkways | Ceiling, walls, and columns | Superdeck | Cedar Tone Natural |
| Riverside Wood Stump Carving-Art | 3311 Parkways | Entire carving | Cabotts Australian Timber Oil | Match Existing |
| Riverwoods Bridge | 300 River Woods Dr. | Steel railings & posts | Waterbased Acrolon 100HS | Tricorn Black |
| Police Department Carport | 1899 N Squirrel Rd. | Entire structure | Waterbased Acrolon 100HS | Match Existing |
| Decorative Light Poles (130) | Auburn Road | Poles and bases (not the head) | Waterbased Acrolon 100HS | Tricorn Black |
| Hawk Woods Lodge | 3799 Blad Mountain Rd. | Log siding, trim, beams, doors | Storm (Cat 3 Stain)/Emerald | ButterNut/Turkish Coffee |
| Hawk Woods Cabins | 3799 Blad Mountain Rd. | Doors | Emerald Rain Refresh | Turkish Coffee |



SECTION VII: BIDDER QUESTIONS & SUBMITTALS

Bidders shall provide a written response to the following questions and submit as part of the bid. The Bidders question responses shall follow the same order as listed below.

1. Executive Summary:

- Provide an executive summary, not to exceed one (1) page in length providing an overview of your bid and any information the Bidder wishes to bring to the attention of Auburn Hills.

2. Company Questions:

- How long has your organization provided these services?
- Describe the financial soundness of your organization. Include any reports (audited financials, bank letters, Dun & Bradstreet reports, etc.) that demonstrate your firm's strength.
- Identify any litigation your firm is currently involved in or has settled/resolved over the last year.
- Provide a statement on current workload and status.
- List company owned equipment

3. Product/System/Service Questions:

- List and describe other features your solution(s) offers.
- Explain what makes your solution(s) better than other solutions available in the market.

1. Warranty/Maintenance:

- Describe the warranty that is included in the base pricing.
- Describe the escalation and support processes available.
- Which support option would your organization recommend Auburn Hills select? Explain why.

5. Bid Submittals:

The following designated forms and other information shall be submitted in the following order with your bid:

Section VII: Bidder Questions Form
Section VIII: Pricing Form
Section IX: Bidder Information Form
Section X: Contractor Information Form

SECTION VII: BIDDER QUESTIONS & SUBMITTALS

1. Executive Summary:

Z-Painting is pleased to submit this proposal for painting services to the City of Auburn Hills. With extensive experience in commercial and municipal painting projects, we are confident in our ability to provide high-quality, durable, and cost-effective painting solutions. Our company prides itself on delivering superior workmanship.

We have applied for multiple exterior jobs, which include the Pavilion, Hawk Woods Lodge, Decorative Light Poles, Police Department, Riverwoods Bridge, Riverside Wood Stump Carving Art, Riverside Amphitheater, and Riverside Gazebo. Each of these projects will involve power washing (as needed), scraping (as needed), caulking (as needed), and painting/staining in the provided colors. Our strong track record of completing projects on time and within budget while ensuring minimal disruption to daily operations makes us the ideal partner for Auburn Hills. We look forward to the opportunity to serve Auburn Hills and establish a long-term partnership.

2. Company Questions:

- **Years of Service:** Our company has been providing professional painting services for over 15 years. We have successfully completed numerous projects for municipalities, commercial properties, and industrial facilities.
- **Financial Soundness:** We maintain a strong financial position, with consistent revenue growth and a stable client base. Attached is our most recent audited financial statement to support our financial soundness.
- **Litigation History:** Our company is not currently involved in any litigation. Over the past year, we have not settled or resolved any legal disputes related to our services.
- **Current Workload & Status:** We are managed several municipal and commercial projects. However, we have the capacity, personnel, and resources to undertake additional work without compromising the quality or timeline of any project.
- **Company-Owned Equipment:** Our company owns a comprehensive fleet of painting equipment, including:
 - Industrial sprayers
 - Pressure washers
 - Surface preparation tools
 - Safety gear

3. Product/System/Service Questions:

- **Additional Features:** Our painting services include:
 - Custom color matching and design consultation
 - Surface preparation, including power washing and sandblasting
- **Competitive Advantages:** Our solutions stand out from the competition due to:
 - Use of durable paints
 - Trained painting crews
 - Rigorous quality control and inspection processes
 - Commitment to timely project completion

- Strong focus on safety compliance

4. Warranty/Maintenance:

- **Base Warranty:** Our standard warranty covers defects in materials and workmanship for a period of 1 years from the date of project completion. This includes peeling, blistering, and fading under *normal* use conditions.
- **Escalation & Support Process:** In the event of an issue, clients can contact our dedicated support team.

Our escalation process includes:

- Step 1: Initial issue assessment within 24 hours
- Step 2: On-site inspection within 3 business days
- Step 3: Resolution plan and execution to be scheduled upon agreement of the approved plan

- **Recommended support Options:** Per request for any repairs per hourly rate

We appreciate the opportunity to submit this proposal and look forward to discussing our services in greater detail. Thank you for your time and consideration.



SECTION VIII: PRICING FORM

1.

2025 Painting Services ITB-CAH-03-26-2025-001
Painting Projects

PAINTING

Name of Company

Z-PAINTING

| Project | QTY | Subtotal |
|---------------------------------------|------|-------------|
| Riverside Gazebo | 2998 | \$ 1800.00 |
| Riverside Amphitheater | 2999 | \$ 4500.00 |
| Riverside Wood Stump Carving-Art | 3000 | \$ 800.00 |
| Riverwoods Bridge | 3001 | \$ 4200.00 |
| Police Department Carport | 3002 | \$ 3600.00 |
| Downtown Decorative Light Poles (130) | 3003 | \$ 7200.00 |
| Hawk Woods Lodge | 3004 | \$ 1800.00 |
| Hawk Woods Cabins | 3005 | \$ 630 |
| Total | | \$ 30530.00 |



SECTION IX: BIDDER INFORMATION FORM

The Bidder is required to respond to the questions where specified. If necessary, additional documentation can be attached to this form. Responses should be concise and stand on their own.

1. Company Name: Z-PAINTING LLC

Address: City: State/Zip: 32425 GRAND RIVER AVE FARMINGTON MI 48336

Phone: 248-893-7761

Website: WWW.ZPAINTINGLLC.COM

Contact Name: DRAVAN TOSIC

Contact Title: DRAVAN TOSIC

Contact Phone: 248-893-7761
notice: _____

Email for award ADMIN@ZPAINTINGLLC.COM

Firm Established 2010

Years in Business as said Company: 15 YEARS

2. If applicable provide former company names:

N/A

3. Largest single contract this company has held \$ With whom?

4. Annual gross sales for last four (4) years:

2024 _____ 2023 _____ 2022 _____ 2021 _____

5. Provide business name, contact and telephone numbers of three (3) customers that have purchased products and/or services from company in the past year, preferably government or commercial clients.

Business MELISSA CITY OF FARMINGTON Contact: MELISSA ANDRADE Telephone 248-421-7770

Business CITY OF LINCOLN Contact: MICHAEL PRINZ Telephone 313-381-1100

Business BROADVIEW APARTMENTS Contact: WILLIAM WIGGON Telephone 313-912-6415



SECTION XI: CERTIFICATION FORM

Bidder hereby certifies the following by checking yes or no by each item.

| | Yes | No |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|
| 1. The Bidder certifies they have read and examined all aspects of the bid documents, including all addenda and will provide as described herein for the prices set forth in this bid. | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. The Bidder has carefully checked the enclosed figures and understands that they shall be responsible for any error or omission in the bid offer. | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Bidder certifies that they will comply with all State of Michigan and Federal Laws, ordinances, regulations and licensing requirements bearing on the work or services provided. | <input type="checkbox"/> | <input type="checkbox"/> |

The Bidder certifies the information they have provided is correct and agrees to provide the scope of work in this bid, including all terms and conditions, special provisions, specifications, addenda and the bid as set forth in these Contract Documents. The parties intend for this to become part of the final and complete agreement between The City of Auburn Hills and the Bidder.

Legal Name of the Firm

Authorized Representative Name (Print)

Signature

Date

ACCEPTANCE OF BID:

This bid for said services and/or solution is hereby selected and has been approved by the City of Auburn Hills on date indicated below. As an awarded Contractor, your firm is bound to provide the services and/or solution per Contract documents in its entirety. The parties intend this award to constitute the final and complete agreement between Auburn Hills and the Contractor, and no other agreements, oral or otherwise, regarding the subject matter of this agreement, shall bind any of the parties hereto unless agreed in writing.

Name (Print) Title

Signature

Date

City of Auburn Hills Approval: _____

Purchase Order (PO) No: _____

CITY OF AUBURN HILLS
HOLD HARMLESS AGREEMENT



SECTION XI: CERTIFICATION FORM

Bidder hereby certifies the following by checking yes or no by each item.

- | | Yes | No |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| 1. The Bidder certifies they have read and examined all aspects of the bid documents, including all addenda and will provide as described herein for the prices set forth in this bid. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. The Bidder has carefully checked the enclosed figures and understands that they shall be responsible for any error or omission in the bid offer. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Bidder certifies that they will comply with all State of Michigan and Federal Laws, ordinances, regulations and licensing requirements bearing on the work or services provided. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The Bidder certifies the information they have provided is correct and agrees to provide the scope of work in this bid, including all terms and conditions, special provisions, specifications, addenda and the bid as set forth in these Contract Documents. The parties intend for this to become part of the final and complete agreement between The City of Auburn Hills and the Bidder.

Z- PAINTING LLC

Legal Name of the Firm

DMAGAN TOSIC

Authorized Representative Name (Print)

Deep Tsi

Signature

3/19/25

Date

ACCEPTANCE OF BID:

This bid for said services and/or solution is hereby selected and has been approved by the City of Auburn Hills on date indicated below. As an awarded Contractor, your firm is bound to provide the services and/or solution per Contract documents in its entirety. The parties intend this award to constitute the final and complete agreement between Auburn Hills and the Contractor, and no other agreements, oral or otherwise, regarding the subject matter of this agreement, shall bind any of the parties hereto unless agreed in writing.

DMAGAN TOSIC / co-owner

Name (Print) Title

Deep Tsi

Signature

3/19/25

Date

City of Auburn Hills Approval: _____

Purchase Order (PO) No: _____



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: APRIL 21, 2025

AGENDA ITEM NO 8A

CITY CLERK'S OFFICE

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Laura M. Pierce, City Clerk
Submitted: April 15, 2025
Subject: Motion – To consider renewal of certain hotel licenses.

INTRODUCTION AND HISTORY

At the February 17, 2025 City Council meeting, City Council held a Public Hearing to consider non-renewal of the hotel license for Suburban Studios, 1180 Doris Road, MainStay Suites, 1650 Opdyke Road, Baymont Inn, 2100 Featherstone Road, and Red Roof Inn, 1294 Opdyke Road due to non-compliance with City ordinances. Each hotel was granted a sixty-day extension to address the violations. In addition, Suburban Studios was granted a 120-day extension to address the length of stay violations.

An update on each hotel has been provided below as of April 15th.

RECOMMENDED FOR RENEWAL – LICENSE TO EXPIRE DECEMBER 31, 2026

Red Roof Inn, 1294 Opdyke Road

- Violations have been addressed. Hotel is now in compliance.
- *Staff recommends issuing a two-year license to expire December 31, 2026.*

RECOMMENDED FOR RENEWAL – LICENSE TO EXPIRE DECEMBER 31, 2025

Baymont Inn, 2100 Featherstone Road

- Several deficiencies related to deferred maintenance were noted, however the hotel has received permit approval and has already begun the process of substantial reinvestment in the property.
- The violations noted relate to property maintenance only. There are no outstanding life safety or health and welfare issues.
- See Appendix A, Community Development Hotel Inspection Report
- *Staff recommends issuing a conditional one-year license to expire December 31, 2025 to allow time for the ongoing improvements to be completed.*

MainStay Suites, 1650 Opdyke Road

- Substantial progress has been made regarding the property's condition.
- The parking lot and building façade have not yet been resolved. The District Manager has advised that they will be repairing the building and the parking lot this summer when the weather permits.
- The violations noted relate to property maintenance only. There are no outstanding life safety or health and welfare issues.
- See Appendix B, Community Development Hotel Inspection Report
- *Staff recommends issuing a conditional one-year license to expire December 31, 2025 to allow time for the ongoing improvements to be completed.*

NO ACTION TO BE TAKEN AT THIS TIME. HOTEL WILL RETURN ON JULY 7, 2025

Suburban Studios, 1180 Doris Road

- Substantial progress has been made regarding the property's condition.
- As of April 14, 2025, carpet, room furnishings, and interior and exterior paint are still underway and represent the remaining Community Development noted violations on the property. Hotel staff estimate that these items will likely be completed by the public hearing date (April 21, 2025).
- See Appendix C, Community Development Hotel Inspection Report
- Hotel is still not compliant with the consecutive length of stay requirement. City Council allowed the hotel to have 120 days to address this violation (June 17, 2025).
- *Staff note: No action taken. The hotel will return to City Council on July 7, 2025 regarding the length of stay violation.*

MOTION

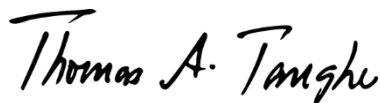
A separate motion is required for each hotel.

Move to issue a two-year license to Red Roof Inn, 1294 Opdyke Road to expire on December 31, 2026.

Move to issue a conditional one-year license to Baymont Inn, 2100 Featherstone Road to expire on December 31, 2025.

Move to issue a conditional one-year license to MainStay Suites, 1650 Opdyke Road to expire on December 31, 2025.

I CONCUR:



THOMAS A. TANGHE, CITY MANAGER

ATTACHMENTS

- Attachment A – Baymont Inn Violation Report
- Attachment B – MainStay Suites Violation Report
- Attachment C – Suburban Studio Violation Report



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
MINUTES (EXCERPT)

FEBRUARY 17, 2025

9a. Public Hearing/Motion to consider non-renewal of the hotel license for Suburban Studios – 1180 Doris Rd.

Ms. Pierce presented a background on the ordinance and hotels being considered for non-renewal.

Chief Gagnon shared the Suburban Studio violation report which involved numerous calls for service, numerous violations comprising of not properly documenting guests including minors, occupancy limits exceeded in rooms, motor vehicles not registered, length of stay violations and the front desk not staffed 24 hours a day. Chief Gagnon commented that letters were sent to this location as well as the corporate location notifying them of the violations.

Chief Gagnon reported that a reinspection was conducted on February 7, 2025, and the previous violations, except for the length of stay, have been rectified by the hotel. Through various meetings, it was discovered that a nonprofit organization that works with the unhoused has rented a block of rooms. It is this area of the hotel that is in violation of the length of stay.

Mr. Lang explained that there were violations concerning life safety issues which have been repaired. The hotel has been remediating the cited violations and are currently updating appliances, painting and installing new carpet which will help the hotel in the long run.

Mr. Golsh, representative for Suburban Studios, agreed with the report that has been provided by Chief Gagnon and Mr. Lang. He shared that they are new operators and acquired the property in a state of disrepair at the end of 2023. He stated that once they were made aware of the severity of the issues they began to correct them. He mentioned that there are code violations that are weather dependent and cannot be handled until the weather is better.

Mayor Marzolf opened the Public Hearing at 7:22 PM.

Ms. Bishop Yanke, founder of Kids Empowered on the Move and volunteer chair of the Oakland County Task Force on Poverty and Homelessness, stated that they currently have 30 rooms at this location and a few rooms at Baymont. She shared that this organization takes families in crisis and trauma and house them during difficult situations. She stated that these families have no place to go and that the General Manager of Suburban Studios has worked with them.

Spencer Verhagen, Community Engagement representative for Oakland County on behalf of Commissioner Johnson, shared that revoking this license would have a huge impact on those that are more vulnerable and who depend on the hotels.

Council Members questioned the level of involvement the County is providing to aid those in need. Mr. Verhagen shared that there are resources available such as the Housing Resource Centers Emergency support programs as well as Unlocking Doors. He will help connect the city with these resources.

Mr. Ferguson asked Ms. Bishop Yanke if she was familiar with the programs that were mentioned by the representative from Oakland County. She stated that there is a lack of understanding about what is happening with the unhoused in Oakland County and that there are several hundred homeless families in the hotels.

Ms. Virginia Patrick, resident of Oakland Township and Mr. Charles Waterhouse of Rochester, advocated for the families that are in the hotels.

Dr. Fletcher commented that she is 100% in support of helping helpless families. She stated her concerns are with the owners of the hotels and the need to have the hotels up to standard. She commented that it is not enough to just put people somewhere to say they are no longer homeless, where they are staying must be safe as well. The owners have to take responsibility and bring the facilities up to code.

Mr. Knight stated that hotels should not be the long-term solution to housing. City Council is not trying to close hotels. The City has a broad spectrum of housing and hotels are meant to be hotels.

Paul Burouki of 3053 Carly Court asked the council to consider creative ways to address the problems with the hotels while upholding our laws and respecting the human lives that hang in the balance.

Hearing no further comments, Mayor Marzolf closed the Public Hearing at 7:48 PM.

Moved by Hawkins, Seconded by Ferguson.

RESOLVED: To grant Suburban Studios, 1180 Doris Rd, a 120-day extension to comply with the length of stay requirement and 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 April 21, 2025, City Council Meeting.

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

No: None

Resolution No. 25.02.034

Motion Carried (7 - 0)

9b. Public Hearing/Motion to consider non-renewal of the hotel license for MainStay Suites Detroit Auburn Hills – 1650 N. Opdyke Rd.

Chief Gagnon shared the violation report which included vehicles and guests not being properly documented, length of stay violations and various other items. Chief Gagnon commented that a reinspection was conducted, and all the items were brought into compliance with the ordinance. It was noted that there are fire doors that are still not working properly.

Mr. Lang shared that the hotel has made substantial progress on the interior of the building with the exception of the exterior doors which are being remedied with a contractor. The exterior items are weather dependent so they will be addressed once the weather is warmer.

Ms. Shannon Sterling, District Manager of the hotel, shared that every violation will be addressed as soon as they possibly can. She commented that she was unaware of doors not latching and asked to be informed as to which ones those were.

Mayor Marzolf opened the Public Hearing at Open Public Hearing 7:56 PM.

Charles Waterhouse, Rochester Democratic Club, sought clarification regarding occupancy. Chief Gagnon clarified that the occupancy concerns have been corrected.

Hearing no further comments, Mayor Marzolf closed the Public Hearing at 8:03 PM.

Ms. Verbeke commented that when people visit Auburn Hills, the goal is to show them that this is a World Class Community. By having hotel issues, this is not happening. She hopes that the people in charge of the hotels would address the issues, so that when people come to Auburn Hills, they are not afraid because the police are being called during their stay at the hotel.

Moved by Hawkins, Seconded by Ferguson.

RESOLVED: To grant MainStay Suites Detroit Auburn Hills, 1650 N. Opdyke Rd, 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 April 21, 2025, City Council Meeting.

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

No: None

Resolution No. 25.02.035

Motion Carried (7 - 0)

9c. Public Hearing/Motion to consider non-renewal of the hotel license for Baymont Inn – 2100 Featherstone Rd.

Chief Gagnon shared the violation report which included vehicles and length of stay not properly documented as well as other violations. Chief Gagnon commented that the hotel has been working on the violations and the Police Department violations have been corrected, even the length of stay. He noted that during the transition of ownership, the new owners were locked out of the camera systems, and they are currently working to correct this.

Mr. Lang noted that there are several violations that have not been corrected, however the owners and contractor submitted a \$2 million renovation project for the property. The Community Development department anticipates that the violations will be corrected at that time.

Mr. Julian Jarbo, owner of this hotel stated that he owns and operates three hotels in Auburn Hills and has been in the industry for 13 years. He bought this facility in August 2024 and plans is to completely remodel the hotel and ensure that all the items will be taken care of. Mr. Jarbo stated that he hopes to get the camera system issue resolved quickly.

Mayor Marzolf opened the Public Hearing at Open Public Hearing 8:15 PM.

Hearing no further comments, Mayor Marzolf closed the Public Hearing at 8:16 PM.

Moved by McDaniel, Seconded by Hawkins.

RESOLVED: To grant Baymont Inn, 2100 Featherstone Rd, 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 April 21, 2025, City Council Meeting.

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

No: None

Resolution No. 25.02.036

Motion Carried (7 - 0)

9d. Public Hearing/Motion to consider non-renewal of the hotel license for Red Roof (Auburn Fields Hotel, Inc.) – 1294 N. Opdyke Rd.

Chief Gagnon shared the violation report and noted that the vehicles were not properly documented. A reinspection was conducted and this was corrected. The fire doors that were not latching properly was corrected.

Mr. Lang stated that there are numerous issues that have not been addressed, several of which are regarding life and safety in nature; open electrical, non-working HVAC system with open and exposed units causing hazards. The ownership confirmed that an electrician is on site and addressing the issues.

Mr. Patrick Butler, attorney for Auburn Fields, stated that they are diligently working to correct the problems.

Mayor Marzolf opened the Public Hearing at Open Public Hearing 8:22 PM.

Hearing no further comments, Mayor Marzolf closed the Public Hearing at 8:23 PM.

Moved by Hawkins, Seconded by Verbeke.

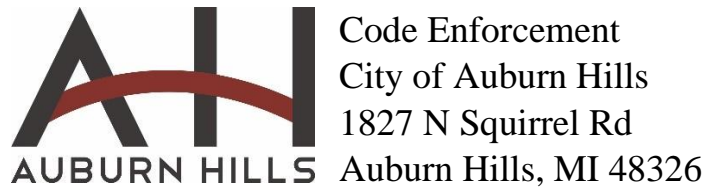
RESOLVED: To grant Red Roof (Auburn Fields Hotel, Inc.), 1294 N. Opdyke Rd, a sixty-day extension to allow the hotel additional time to address each violation as stated in the staff reports. Further, if the violations have not been fully addressed, the hotel representative is required to report back to City Council at the April 21, 2025, City Council Meeting.

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

No: None

Resolution No. 25.02.037

Motion Carried (7 - 0)



April 14, 2025

FEATHERSTONE HOSPITALITY LLC
2600 AUBURN RD STE240
AUBURN HILLS, MI 48326-3188

Hotel Inspection Report

RE: Baymont Inn and Suites (2100 FEATHERSTONE RD. AUBURN HILLS)

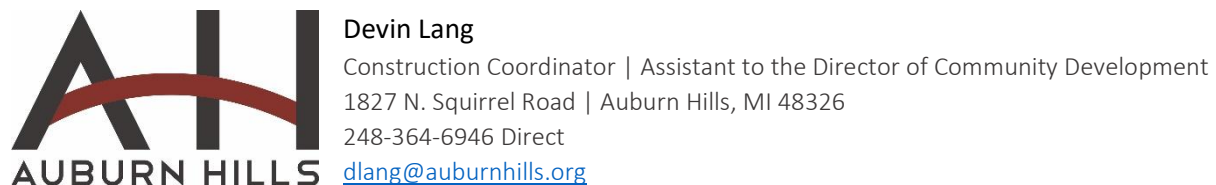
Date: 04/14/2025

Inspectors: Devin Lang (Construction Coordinator / Assistant to the Director)
Justin Tomei (Code Enforcement Officer)

Inspection Type: Reinspection

The above-referenced hotel was inspected on April 14, 2025, in accordance with Auburn Hills Code of Ordinance Chapter 22, Article six, and several deficiencies related to deferred maintenance were noted; however, the hotel has received permit approval and has already begun the process of a substantial reinvestment in the property.

The violations noted relate to property maintenance only. There are no outstanding life safety or health and welfare issues.





Code Enforcement
City of Auburn Hills
1827 N Squirrel Rd
Auburn Hills, MI 48326

April 14, 2025

MAINSTAY SUITES
1650 N OPDYKE RD
AUBURN HILLS, MI 48326-2654

Hotel Inspection Report

RE: MainStay Suites (1650 N OPDYKE RD. AUBURN HILLS)

Date: 04/14/2025

Inspectors: Devin Lang (Assistant Director of Community Development)
Justin Tomei (Code Enforcement Officer)

Inspection Type: Reinspection

The above-referenced hotel was reinspected on April 14, 2025, in accordance with Auburn Hills Code of Ordinance Chapter 22, Article six.

Substantial progress has been made regarding the property's condition, and several violations have been resolved. The parking lot and building façade have not yet been resolved. District Manager Sterling has advised that they will be repairing the building and the parking lot this summer when the weather permits.

The violations noted relate to property maintenance only. There are no outstanding life safety or health and welfare issues.



Devin Lang
Assistant Director of Community Development
1827 N. Squirrel Road | Auburn Hills, MI 48326
248-364-6946 Direct
dlang@auburnhills.org



Code Enforcement
City of Auburn Hills
1827 N Squirrel Rd
Auburn Hills, MI 48326

April 14, 2025

AUBURN HILLS HOSPITALITY, LLC
390 PARK ST STE 201
BIRMINGHAM, MI 48009-3400

Violation Notice & Hotel Inspection Report

RE: Suburban Studios (1180 Doris RD. AUBURN HILLS)

Date: 04/14/2025

Inspectors: Devin Lang (Construction Coordinator / Assistant to the Director)
Justin Tomei (Code Enforcement Officer)

Inspection Type: Reinspection

The above-referenced hotel was inspected on April 14, 2025, in accordance with Auburn Hills Code of Ordinance Chapter 22, Article six.

Substantial progress has been made regarding the property's condition, and several violations have been resolved. As of today, carpet, room furnishings, and interior and exterior paint are still underway and represent the remaining violations on the property.

Hotel staff estimate that these items will likely be completed by the public hearing date (April 21, 2025); however, they have not yet been completed.

The violations noted relate to property maintenance only. There are no outstanding life safety or health and welfare issues.



Devin Lang
Construction Coordinator | Assistant to the Director of Community Development
1827 N. Squirrel Road | Auburn Hills, MI 48326
248-364-6946 Direct
dlang@auburnhills.org



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: APRIL 21, 2025

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: April 10, 2025
Subject: Motion – To Accept the Third and Fourth Quarter 2024 Monitoring Network Review Summaries and 2024 Annual Monitoring Network Review Summary for the Oakland Heights Development Landfill

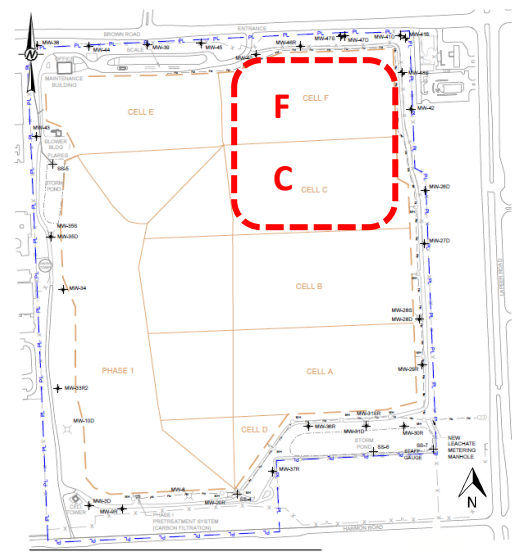
INTRODUCTION AND HISTORY

Attached are the Third and Fourth Quarter 2024 Monitoring Network Review Summaries and 2024 Annual Monitoring Network Review Summary by the City's consultant, Andy Foerg, with Environmental Consulting Solutions, for the Oakland Heights Development Landfill. **The landfill's monitoring network appears to be adequate for detecting potential releases to the environment.**

ACTION ITEMS TO WATCH

Exceedances in the Secondary Collection System Monitoring Action Flow Rates (AFR) were noted in Cell C in the first two quarters of 2024, but have not been observed in recent testing. Also, AFR exceedances were reported in Cell F every month in 2024, except for November. **Oakland Heights Development's environmental consultant concluded that another source, such as surface water infiltration, may be responsible for the elevated flows in these cells, and Mr. Foerg concurred.**

Oakland Heights Development completed the primary/secondary liner tie-in for Cell F and a portion of Cell C in early November 2024 to address the AFR exceedances. The volume decreased below the AFR in November in Cell F but increased in December. **Thus, Oakland Heights Development continues to investigate the cause of the increase and will provide an update at the meeting.**



Location of Cells F and C at the OHD Landfill

STAFF RECOMMENDATION

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

MOTION

Move to accept the Third and Fourth Quarter 2024 Monitoring Network Review Summaries and 2024 Annual Monitoring Network Review Summary for the Oakland Heights Development Landfill.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



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

February 3, 2025

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

RE: Annual 2024 Monitoring Network Review Summary
Oakland Heights Development Landfill
ECS Project: A101-0001

Dear Mr. Cohen:

Environmental Consulting Solutions, LLC (ECS) is pleased to present this Annual 2024 Monitoring Network Review Summary for the Oakland Heights Development Landfill (OHD) in Auburn Hills, Michigan. This report summarizes notable issues identified during 2024 and provides ECS's professional opinion regarding the need for additional actions or whether the issues appear to have been resolved. ECS reviewed 2024 WSP Hydrogeologic Monitoring Reports and conducted field oversight of 2024 monitoring events.

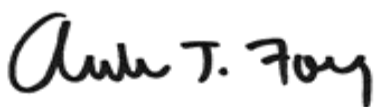
The following table provides a summary of the systems that were monitored, notable issues identified and ECS's conclusions/recommendations.

| System | Notes | Conclusion |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Field Observations | In 2024 the condition of the monitoring system was generally acceptable. Typical repairs and routine maintenance were conducted throughout the year. | Acceptable |
| Groundwater Monitoring | Several 2024 events reported newly verified statistical exceedances. Alternate Source Demonstrations (ASDs) addressing the exceedances were prepared by WSP. ECS concurred that none of the exceedances appeared to be associated with leachate releases from the landfill. | Acceptable |
| | | |

| | | |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Secondary Collection System Monitoring | <p>Action Flow Rates (AFR) exceedances were noted in Cell C in the first 2 quarters of 2024 and not since that time. AFR exceedances were noted in Cell F every month in 2024 except November. WSP concluded that another source(s) such as surface water infiltration may be responsible for the elevated flows in these cells and ECS concurred.</p> <p>In an effort to address the SCS AFR exceedances, OHD completed the primary/secondary liner tie-in for Cell F along with a portion of Cell C in early November 2024. The volume decreased below the AFR in November, however it increased in December. OHD is currently investigating the cause of volumes increasing in December.</p> | AFR exceedances warrant further investigation and monitoring |
| Surface Water Monitoring | Dry conditions were frequently found during 2024. On the occasions when samples were collected, WSP noted that surface water concentrations were generally consistent with historical results. | Acceptable |
| Leachate Monitoring | According to WSP, leachate concentrations were considered typical for landfill leachate. | Acceptable |

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

Sincerely,
ENVIRONMENTAL CONSULTING SOLUTIONS, LLC



Andrew J. Foerg, CPG
President

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



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

February 2, 2025

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

RE: 4th Quarter 2024 Monitoring Network Review Summary
Oakland Heights Development Landfill
ECS Project: A101-0001

Dear Mr. Cohen:

Environmental Consulting Solutions, LLC (ECS) is pleased to present the 4th Quarter 2024 (2024 Q4) Monitoring Network Review Summary for the Oakland Heights Development Landfill (OHD) in Auburn Hills, Michigan. ECS reviewed the January 30, 2025 WSP USA Inc. Fourth Quarter 2024 Hydrogeologic Monitoring Report for Oakland Heights Development and provided monitoring oversight.

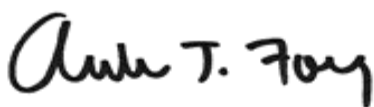
WSP USA Inc. (WSP) of Farmington Hills, Michigan is OHD's monitoring consultant and Environmental Sampling Services Inc. (ESS) of Holly, Michigan is the sampling contractor that performed the 2024 Q4 sampling. The following table provides a summary of our conclusions/recommendations.

| Service | Notes | Conclusion |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Field Observations | The monitoring system appeared to be in a satisfactory condition. | Acceptable |
| Groundwater Monitoring | <p>Several unconfirmed initial exceedances were reported. They will be verified during the next event. One newly verified exceedance (TIN in MW-44) was reported for this event.</p> <p>WSP prepared an Alternate Source Demonstration to address this exceedance. They concluded that the TIN level was within the range of other monitoring wells in the Middle Regional Aquifer and that other indicator parameter concentrations in MW-44 for this event were consistent with past events. Therefore, they stated that the TIN concentration was not the result of a release from the landfill, however it is a result of field and/or laboratory variability. ECS concurs with their opinion.</p> | Acceptable |

| | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Secondary Collection System Monitoring | The SCS daily average flow rates exceeded the specified AFR at Cell F for October and December. An SCS sample was collected from Cell F. WSP stated that indicator parameters in site leachate were reported at concentrations that are significantly higher than those observed in the SCS sample. WSP believes that surface water infiltration may be responsible for the elevated flows in these cells. ECS concurs. For additional action towards the SCS AFR exceedances, OHD completed the primary/secondary liner tie-in for Cell F along with a portion of Cell C in early November 2024. OHD is currently investigating why volumes increased in late December. | AFR exceedances warrant further investigation and monitoring |
| Surface Water Monitoring | No Surface Water samples were collected during Q4 as all of the sample locations were dry. | Acceptable |
| Leachate Monitoring | WSP concluded that the Q4 2024 leachate sample results were typical for landfill leachate. | Acceptable |

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

Sincerely,
ENVIRONMENTAL CONSULTING SOLUTIONS, LLC



Andrew J. Foerg, CPG
President

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



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

November 11, 2024

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

RE: 3rd Quarter 2024 Monitoring Network Review Summary
Oakland Heights Development Landfill
ECS Project: A101-0001

Dear Mr. Cohen:

Environmental Consulting Solutions, LLC (ECS) is pleased to present the 3rd Quarter 2024 (2024 Q3) Monitoring Network Review Summary for the Oakland Heights Development Landfill (OHD) in Auburn Hills, Michigan. ECS reviewed the October 25, 2024 WSP USA Inc. Third Quarter 2024 Hydrogeologic Monitoring Report for Oakland Heights Development and provided monitoring oversight.

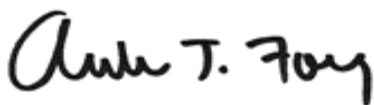
WSP USA Inc. (WSP) of Farmington Hills, Michigan is OHD's monitoring consultant and Environmental Sampling Services Inc. (ESS) of Holly, Michigan is the sampling contractor that performed the 2024 Q3 sampling. The following table provides a summary of our conclusions/recommendations.

| Service | Notes | Conclusion |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Field Observations | The monitoring system was in satisfactory condition. | Acceptable |
| Groundwater Monitoring | Some unconfirmed, initial exceedances were reported. They will be verified during the 4th Quarter event. No newly verified exceedances were reported for this event. | Acceptable |

| | | |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Secondary Collection System Monitoring | <p>The SCS daily average flow rates exceeded the specified AFR at Cell F for all months in Q3. SCS samples were collected from Cell C (due to previous AFR exceedances) and Cell F. WSP stated that indicator parameters in site leachate were reported at concentrations that are significantly higher than those observed in the SCS samples. WSP believes that surface water infiltration may be responsible for the elevated flows in these cells. ECS concurs.</p> <p>OHD has found no operational issues within Cell C and Cell F. OHD has begun investigating the eastern sides of Cell C and Cell F to try and determine how runoff is infiltrating the SCS. OHD will provide an investigation update in Q4.</p> | AFR exceedances warrant further investigation and monitoring |
| Surface Water Monitoring | No Surface Water samples were collected during Q3 as all of the sample locations were dry. | Acceptable |
| Leachate Monitoring | WSP concluded that the Q3 2024 leachate sample results were typical for landfill leachate. | Acceptable |

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

Sincerely,
ENVIRONMENTAL CONSULTING SOLUTIONS, LLC



Andrew J. Foerg, CPG
President

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



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
Minutes - **EXCERPT**

AUGUST 12, 2024

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

PLEDGE OF ALLEGIANCE:

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

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

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Chief of Police Gagnon, Fire Chief Massingill, Community Development Director Cohen, Asst to Dir./Construction Coord. Lang, Economic Development Mgr Carroll, DPW Director Baldante, Mgr of Fleet & Roads Hefner, Finance Director Schulz, Deputy Treasurer Vittone, Accountant Faulk, Assistant to the Manager Hagge, Engineer Driesenga

8 Guests

4. NEW BUSINESS

9c. Motion – To accept the First and Second Quarter 2024 Monitoring Network Review Summaries for the Oakland Heights Development Landfill.

Mr. Foerg, consultant for the Oakland Heights Development, shared his concerns with water seeping into the secondary collection system. It does not appear to be coming from the landfill itself but should be corrected.

Mr. Moore stated that the water is collecting in the secondary collection system. The water has been tested and it is clean. This issue should be resolved within the next six weeks.

Moved by Ferguson, Seconded by Hawkins.

RESOLVED: To accept the First and Second Quarter 2024 Monitoring Network Review Summaries prepared by Environmental Consulting Solutions for the Oakland Heights Development Landfill.

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

No: None

Resolution No. 24.08.121

Motion Carried (7 - 0)



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
MINUTES - EXCERPT

APRIL 1, 2024

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

PLEDGE OF ALLEGIANCE:

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

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

Absent: Council Members McDaniel and Verbeke

Also Present: Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Chief of Police Gagnon, Fire Chief Massingill, Community Development Director Cohen, Construction Coordinator Lang, DPW Director Baldante, Manager of Fleet & Roads Hefner, Commercial/Industrial Appraiser Griffin, Engineers Driesenga

8 Guests

4. NEW BUSINESS

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

Mr. Foerg discussed the excess water that has been found in the secondary collection system. He explained that if the liquid goes over a certain amount, it is examined to see what is causing the increase. It has been sampled and it did not indicate any leachate, so the liquid is not coming from the landfill but rather surface water infiltration, a construction issue.

Moved by Fletcher, Seconded by Ferguson.

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

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

No: None

Resolution No. 24.04.56

Motion Carried (5 - 0)

Chick-fil-A opens in Auburn Hills



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

By [Peg McNichol](#) | pmcnichol@medianewsgroup.com

UPDATED: April 14, 2025 at 8:32 AM EDT

The newest Chick-fil-A in Oakland County is opening Thursday at 2111 N Squirrel Road in Auburn Hills, across the street from Oakland University.

Franchise owner and Detroit native Greg Russell added 130 jobs with the new restaurant.

Russell first encountered Chick-fil-A while coaching youth basketball. He eventually left his job in the tech industry to work for Chick-fil-A in Atlanta but returned to Michigan and restaurants in Southfield and Chesterfield Township.

At the Auburn Hills location, he'll work with his wife, Stasi, and their children, Greg Jr., Keith, and Noah.

Russell is participating in the company's Shared Table program, which sends surplus food to local nonprofits. Chick-fil-A donated \$25,000 to Feeding America partners Gleaners Community Food Bank of Southeastern Michigan and Forgotten Harvest.

Homeless advocate still waiting for refunds from hotel



Suburban Studios is an extended-stay hotel in Auburn Hills. PEG MCNICHOL —
MEDIANEWS GROUP

BY PEG MCNICHOL

PMCnichol@MedianewsGroup.com

One Oakland County group that helps the homeless has been paid for unauthorized charges by an Auburn Hills hotel. Two more are waiting.

Each pays for temporary emergency shelter on a limited basis, using credit cards on file with several different hotels. At least three groups experienced unauthorized charges from Suburban Studios, 1180 Doris Road in Auburn Hills.

Micah 6, a Pontiac-based nonprofit that provides food, activities for children and other community engagement, found unauthorized charges totaling \$2,616.01 between January and mid-March.

Suburban Studios contacted the nonprofit on March 24 after inquiries from The Oakland Press and promised to reverse the charges. Katie Romska, Micah 6's operations director, said the charges were reversed six days later.

Karen Plants, operations manager at Hope Shelters in Pontiac, continues to wait for the return of over \$3,000 in unauthorized charges from 2024. The nonprofit disputed the

charges, but Suburban Studios told the credit card company the charges were valid.

The homeless advocates believe that the hotel is not removing credit card information from the files of people they have previously helped.

In at least one case, Hope Shelters learned that a man they aided used the hotel again, but neither he nor the hotel clerk contacted Hope Shelters to authorize room charges.

Plants said she filed a complaint with the state attorney general's office last month.

Dalanía Stevens, the founder and executive director of D House of Angels, helps women escaping domestic violence and had rented rooms for them at Suburban until last year.

She stopped using the hotel last year after disputing a \$150 charge — a fight she lost. In that case, Stevens said, a woman who had checked into the hotel asked to be moved because the hotel had cockroaches. Auburn Hills inspection records show that the incident is one of the complaints against Suburban from last year. Stevens moved her client, but the hotel refused to refund the money.

"I told them to put it on a bill for someone else who needed it," she said.

In December, Suburban attempted another \$150 charge on the nonprofit's credit card, but the charge was declined because it would have exceeded the credit limit.

Suburban Studios is one of four Auburn Hills hotels being scrutinized by the city. Each is at risk of losing their operating license. The other hotels include:

- MainStay Suites, 1650 N. Opdyke Road;
- Baymont Inn, 2100 Featherstone Road;
- Red Roof Inn, 1294 N. Opdyke Road.

Records show all had violated the city's length-of-stay limits, which range from 30 to 90 consecutive days, depending on the room size and whether it has a kitchen.

In Suburban's case, the city documented health and safety violations that continued for more than six months. The problems included damaged fire doors, non-functional emergency lighting, trash, cockroaches and records that did not document relationships between adults and children sharing a room. Unauthorized charges were not part of the inspection list.

Attorney Peter Joelson of the Farmington Hills-based firm Joelson Rosenberg represented Suburban's owner, Auburn Hills Hospitality, at a recent Auburn Hills city council meeting as part of a license-renewal request.

He said Suburban was in a state of disrepair when Auburn Hills Hospitality acquired the property at the end of 2023. It is one of 24 hotels the group owns and manages, he said.

During the Feb. 17 meeting, the council granted Suburban Studios 120 days to resolve length-of-stay issues, according to city manager Thomas Tanghe.

"However, the city granted Suburban Studios 60 days to resolve everything else," he said, which includes health and safety issues documented by city inspectors.

City inspectors were told to return to Suburban Studios before the council's April 21 meeting. If the health and safety issues aren't resolved, Tanghe said, a hotel representative will be summoned to the April 21 council meeting to explain why and answer the council's questions.

An unpaid water bill for more than \$4,000 from February has been paid, Tanghe said, but a \$133.35 late fee has not. On March 28, Stevens spotted a \$14.22 charge from Suburban on D House of Angels' credit card. She's disputing it.

"If Suburban fights that and wins I'm only out \$14.22 this time, but it's the principle. What if it was \$150 or \$300?" she said. "They didn't call to authorize the charge."

She has ordered new credit cards to avoid future charges.

"I don't want to go through the hassle of always trying to get my money back," she said.

Joelson, Suburban's attorney, did not respond to The Oakland Press' calls for comment.

Oakland County's housing shortage spills into Auburn Hills hotel



Aleyah Davis, 33, explains her struggles with homelessness at her current location at a Marriott Resident Inn in Pontiac. She previously lived at the Suburban Studios hotel in Auburn Hills, but was evicted a month ago when the hotel's license came under threat for housing people longer than city rules allowed. (Clarence Tabb Jr., The Detroit News)

By [The Detroit News](#)

UPDATED: April 7, 2025 at 5:47 PM EDT

By Julia Cardi, The Detroit News

An Oakland County extended stay hotel where homeless people were staying for weeks and months at a time has shone a spotlight on the area's lack of shelter beds and affordable housing, with both local officials and nonprofit leaders saying resources don't go far enough.

Earlier this year, the Auburn Hills City Council threatened to revoke the operating license of Suburban Studios, an extended stay hotel on Doris Road, east of Opdyke Road, for violating a city ordinance that limits how long people can stay in hotels to 30 to 90 days. A Royal Oak-based nonprofit, Kids Empowered, had been paying for more than two dozen rooms at the hotel for people facing homelessness.

But police said the hotel had become a safety issue and a strain on their resources, answering hundreds of calls at the property.

Aleyah Davis, who used to stay at the Suburban Studios and was living in a different hotel with her kids when she spoke to The Detroit News, said she's found limited options in Oakland County and across Metro Detroit for those who need housing because most shelters are full. And last year Michigan paused issuing Housing Choice vouchers, also known as Section 8, and closed its waitlist because of a federal funding shortage.

"It's making people stay homeless. They're not able to move because everything is closed," said Davis, who lost her home in a fire a few years ago.

The conflict at Suburban Studios reflects the broader challenges cities face with homelessness while dealing with limited resources, along with a shortage of shelter beds and affordable housing in Oakland County, some said. The county has a goal of developing more than 11,000 new housing units over the next decade through new construction and the rehabilitation of existing properties.

Auburn Hills Deputy Police Chief Scott McGraw said the city saw an uptick in the homeless living in hotels during the COVID-19 pandemic because they were not filled with regular travelers as usual. The police department dealt with an increase in calls to hotels such as Suburban Studios as a result, he said, and was

an impetus for Auburn Hills to pass its ordinance limiting stays to 30 or 90 days. The calls have often been for a mix of issues such as domestic violence, drug overdoses and stolen property, McGraw said.

“As police officers, we’re trying to help, but we also don’t want to hinder ourselves, either,” he said. “We want to make sure we keep our citizens safe and draw the line somewhere.”

The use of hotels for people facing homelessness is a symptom of a lack of adequate long-term housing, which he said would be a better use of taxpayer money than police responding to problems at the hotel.

“It seems like a lack of resources — it’s not even countywide — statewide, countrywide, for these folks who are homeless or displaced, and they’re using our hotels as that Band-Aid for a larger issue,” McGraw said.

A representative for Suburban Studios’ owner told council members at a meeting in mid-February that the company wasn’t aware that allowing people to stay longer than 90 days violated city code when it took over operating the hotel in 2023. But he told the council the hotel was willing to evict people to comply with the ordinance. The council ultimately chose to give Suburban Studios an additional 120 days to come into compliance, which would mean mid-June.

Kids Empowered founder Kimber Bishop-Yanke, though, said the hotel began evicting guests staying past the city allowance right after the February meeting.

“It’s something we do as a community benefit for homeless people,” said Peter Joelson, an attorney with Joelson Rosenberg representing the hotel’s franchise owner, told the council, adding, “It’s not a get-rich-quick scheme the hotel does to profiteer.”



Suburban Studios in Auburn Hills. (Clarence Tabb Jr., The Detroit News)

Debate comes to a head

Auburn Hills’ decision to enforce its 2020 ordinance came to a head in mid-February when the City Council held a hearing about whether to revoke Suburban Studios’ license because of violations of the city’s length-of-stay ordinance.

Police Chief Ryan Gagnon and Devin Lang, the city’s assistant director of community development, described to council members a host of violations found through an inspection: a failure to document

guests and the details of their stays; exceeding room occupancy limits; and safety problems, such as open electrical outlets and doors not latching.

The police department logged more than 400 calls to the hotel between Jan. 1, 2024, and March 17 this year, not including calls recorded as traffic stops, crashes or those opened in error, according to a log of calls for service obtained by The Detroit News. Several dozen calls were recorded as welfare checks, crisis outreach or mental health calls.

McGraw said he recalled a day when he heard two calls to the hotel over his radio within a half-hour period.

“It’s a drain on our resources for sure,” he said.

County officials and nonprofit leaders said homelessness inevitably spills into venues that aren’t built to address it when there’s a shortage of affordable housing and shelter space.

At Suburban Studios, residents and families found some stability: walking to jobs and having a place where school buses could pick up their kids for school.

For local officials to “disrupt it and make them move is a hardship,” said Bishop-Yanke with Kids Empowered. “And these families are already in trauma.”

The way the federal government has determined people are eligible for government-funded homeless resources disqualifies them if they are paying for their own hotel rooms, she added. It doesn’t help people who are paying for shelter but barely staying afloat, she said.

“That’s really the bigger issue. This 30-day, 90-day (ordinance) is problematic, but the bigger issue is there’s no pathway to help people,” Bishop-Yanke said.

Choice Hotels, which Gagnon said received a notice about the ordinance violations at Suburban Studios, declined to comment in an email, saying Suburban Studios is an independently operated franchise. A call requesting comment from the hotel’s manager was not returned. He was also not available when a reporter visited last week.

Auburn Hills City Council member Henry Knight said the city’s 90-day ordinance is to ensure hotels are used for their intended purpose and not as a stand-in for long-term housing.

“We’re not against the housing that you’re doing as nonprofits. We’re just saying, hotels are hotels, and they’re not long-term solutions to permanent housing,” Knight said.

A broader issue

Jennifer Lucarelli, a professor at Oakland University’s School of Health Sciences, said some circumstances exacerbating homelessness in recent years have been mirrored across the United States, such as rapidly rising rents after the pandemic and evictions resuming after a federal moratorium ended in mid-2021.

But she said some others have been more specific to Oakland County, including a capacity of a few hundred shelter beds for a population of nearly 1.3 million people and desirable schools that attract families who may otherwise struggle to afford the area's cost of living.

Davis said she's stayed in a shelter before, when she first returned to Michigan after escaping an abusive relationship in Georgia. But she didn't run into this much trouble finding a space before.

"This has got to stop at some point. I don't even feel right; I don't feel like me," Davis said. "I feel like my life is taken away."

Continued struggles

Local organizations that work with homeless people are working to create more beds.

In 2023, the nonprofit Lighthouse announced a plan to expand its Pontiac shelter's capacity permanently from 30 to 150 beds.

Brian Wright, the executive director of HOPE Shelters, another organization in Oakland County that works with the homeless, said the group has 60 beds at its main shelter, 12 additional floor mats and a 15-bed "recuperative" shelter for people leaving hospitalization. He said HOPE Shelters also has rented about 21 motel rooms in the past, with some money from the county.

Motel room rentals give "transition folks ... a little bit more independence," Wright said. "But the big thing is, I just emphasize that we move the people who are already successful on a plan into those motels."

Dave Woodward, chair of the Oakland County commission, said the county has already supported the construction of about 650 housing units since funding the Oakland Together Housing Trust Fund with federal pandemic recovery money.

"This is a chronic problem facing all corners of the country, and the biggest concern is that we can't even build ourselves out of it fast enough to meet the need that we know exists out there," Woodward said.

Khadija Walker-Fobbs, Oakland County's neighborhood and housing development officer, said about 1,000 new housing units have been developed in the county since 2023. The housing trust fund has financed 438 units dedicated to affordable housing, Walker-Fobbs said.

A five-year Blueprint to End Homelessness released by Oakland County in 2021, which called for the creation of a housing trust fund, said 41% of renters spent more than 30% of their income on rent. A person earning minimum wage would have to work 65 hours per week to afford to rent a "modest" one-bedroom home, the report said.

Uncertain next steps

Davis is trying to figure out her next steps.

Staying at a Marriott Residence Inn in Pontiac, where she'd been paying \$100 a night out of pocket after moving out of Suburban Studios at the end of February, she faced more uncertainty after losing her job in March.

Inside her room on a recent weekday, the cartoon “Bluey” played on a wall-mounted TV. The room has a small kitchenette, and she’s been sleeping in the room’s one bedroom. Davis’ two children sleep on the pull-out couch.

The Madison Heights home where Davis used to live had a big yard for her kids to play in. But there was no room for toys in their hotel room. She couldn’t take them anywhere for activities because she doesn’t have a car.

Davis is worried about her kids. They have been struggling emotionally because they don’t have the stability they need, she said.

Still, Davis dreams of returning to school and working in the criminal justice system. Her father worked for the FBI, she said, and an uncle is a detective in Detroit. Davis said she might want to become a judge.

“I think God is leading me towards the criminal justice system,” Davis said. “... I stand up for people that can’t stand up for themselves or speak for themselves.”

jcardi@detroitnews.com