



## AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

### SEPTEMBER 2025

DAY	TITLE	TIME	LOCATION
8	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
8	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
9	Tax Increment Finance Authority Informational Meeting	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
10	Pension Board	3:00 PM	Administrative Conference Room 1827 N. Squirrel Road
10	Retiree Health Care	Immediately following the Pension Board meeting	Administrative Conference Room 1827 N. Squirrel Road
10	Planning Commission	7:00 PM	Council Chamber 1827 N. Squirrel Road
11	Zoning Board of Appeals	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
<del>15</del>	<del>Downtown Development Authority</del>	<del>5:00 PM</del>	<del>Administrative Conference Room 1827 N. Squirrel Road</del>
16	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
22	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
22	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
30	Election Commission / Public Accuracy Test	5:30 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](http://WWW.AUBURNHILLS.ORG)

### OCTOBER 2025

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

**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, SEPTEMBER 8, 2025**  
**Regular City Council Meeting ♦ 7:00 PM**

Council Chamber, 1827 N. Squirrel Road, Auburn Hills MI  
248-370-9402 ♦ [www.auburnhills.org](http://www.auburnhills.org)

**1. MEETING CALLED TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL OF COUNCIL**

**4. APPROVAL OF MINUTES**

4a. City Council Regular Meeting Minutes, August 18, 2025

**5. APPOINTMENTS AND PRESENTATIONS**

**6. PUBLIC COMMENT**

**7. CONSENT AGENDA**

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

7a. Motion – To amend the 2025 General Fund Capital Improvements Department budget.

7b. Motion – To authorize a change order to the contract with Rich & Associates for professional services for architectural and engineering design.

7c. Motion – To approve the purchase and installation of a new detention intercom system.

7d. Motion – To approve the purchase of ballistic helmets.

7e. Motion – To modify an existing permanent highway easement with the Road Commission of Oakland County as part of the Brown Road Reconstruction Project.

7f. Motion – To authorize participation in the National Opioid Settlements with Sackler/Purdue and Secondary Manufacturers.

**8. UNFINISHED BUSINESS**

**9. NEW BUSINESS**

**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: SEPTEMBER 8, 2025

AGENDA ITEM NO 4A

CITY COUNCIL



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

AUGUST 18, 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,

Absent: Council Member McDaniel and Verbeke

Also Present: City Manager Tanghe, Asst City Manager Skopek, City Attorney Kelly, City Clerk Pierce, Deputy Chief of Police McGraw, Lieutenant Hesse, Fire Chief Massingill, Asst Fire Chief Robinson, Administrative Officer Owen, Community Development Director Cohen, Asst Community Development Director Lang, Recreation & Senior Services Director Adcock, Senior Services Program Coordinator Monroy, DPW Director Baldante, Asst to the Manager Hagge, Engineer Driesenga

37 Guests

**4. APPROVAL OF MINUTES**

**4a.** City Council Workshop Minutes, August 4, 2025

**Moved by Knight, Seconded by Fletcher.**

**RESOLVED:** To approve the City Council Workshop Minutes of August 4, 2025.

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

No: None

**Resolution No. 25.08.128**

**Motion Carried (5 - 0)**

**4b.** City Council Regular Meeting Minutes, August 4, 2025

**Moved by Knight, Seconded by Fletcher.**

**RESOLVED:** To approve the City Council Regular Meeting Minutes of August 4, 2025.

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

No: None

**Resolution No. 25.08.129**

**Motion Carried (5 - 0)**

**5. APPOINTMENTS AND PRESENTATIONS**

**5a. Administration of oath to Firefighter Andrew Lajoie**

Chief Massingill administered the Oath of Office to Firefighter Andrew Lajoie.

**5b. Promotion of Brittany Ebersole to the rank of Lieutenant**

Chief Massingill recognized the promotion of Brittany Ebersole to the rank of Lieutenant.

**6. PUBLIC COMMENT**

Mr. David Sanders, 224 Juniper St. shared concerns about Priority Waste. He also shared his concerns about cars not stopping for pedestrians in the crosswalks in the downtown. Mayor Marzolf shared that people need to be aware of what is going on around them.

**7. CONSENT AGENDA**

**7a. Board and Commission Minutes**

**7a1. Brownfield Redevelopment Authority, July 15, 2025**

**7a2. Planning Commission, August 6, 2025**

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

**7b. Motion – To approve the installation of digital radar speed signs in City right of way.**

**RESOLVED: To approve the installation of five radar speed signs, purchased by the Tax Increment Finance Authority from Radarsign LLC, in the city right-of-way at the locations listed in the memorandum. (Attachment A)**

**7c. Motion – To approve the budget amendment increasing the 2025 General Fund Fire Administration Appropriations and Revenue.**

**RESOLVED: To approve amending the 2025 General Fund Fire Administration budget with an increase of \$981,087.00 in revenue and an increase in appropriations of \$3,317,450.**

**Moved by Fletcher, Seconded by Knight.**

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

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

**No: None**

**Resolution No. 25.08.130**

**Motion Carried (5 - 0)**

**8. UNFINISHED BUSINESS**

**9. NEW BUSINESS**

**9a. Motion – To approve the Site Plan and Tree Removal Permit / Brose Parking Lot Addition.**

Mr. Cohen presented the request to construct an additional 75 parking spaces in the North American Headquarters of Brose. The additional parking will bring the parking spaces to a total of 420 spaces at this location but will require the removal of 54 trees. 24 replacement trees will be planted on the site and the financial equivalent for the remaining 30 trees will be paid to the City's Tree Fund.

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

**RESOLVED: To accept the Planning Commission's recommendation and approve the Site Plan and Tree Removal Permit for Brose North America subject to the conditions of the City's Administrative Review Team.**

**VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf**  
**No: None**

**Resolution No. 25.08.131**

**Motion Carried (5 - 0)**

**9b. Motion – To adopt the Age-Friendly Auburn Hills Y2025-2030 Action Plan.**

Ms. Adcock and Ms. Monroy presented the Age-Friendly Phase II Plan. Ms. Adcock presented history on the Age Friendly process and what has been followed to meet the needs of the residents. Ms. Monroy presented the findings from the recent conversations with the residents. From these conversations, action will be taken to the concerns they had.

Mr. Hawkins shared his appreciation for the Action Plan. He questioned if there was a program to help seniors to stay in their homes as long as they can. Ms. Adcock commented that there are two programs that will help with senior home assistance as well as other options for safety features for seniors.

Mayor Marzolf commended the Senior Department and Staff for the work completed on the Action Plan.

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

**RESOLVED: To adopt the City of Auburn Hills Age-Friendly 2025-2030 Action Plan as presented and to authorize staff to submit the document to the AARP Livable Communities program.**

**VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf**  
**No: None**

**Resolution No. 25.08.132**

**Motion Carried (5 - 0)**

**10. COMMENTS AND MOTIONS FROM COUNCIL**

Mr. Knight presented the updates in the downtown area.

Mr. Ferguson echoed the comments regarding the National Night Out event as well as the music in the parks on Friday nights.

Mr. Hawkins wanted to make sure that Ms. Monroy was properly recognized for her promotion to Senior Services Department and he is confident that she will do an excellent job. He also felt the hire to the Recreation Director position was also handled well. He is thankful for the coordination and collaboration of the staff to ensure the services to the residents continue.

Mayor Marzolf shared his thanks for the sidewalk that was replaced during construction in the downtown area. He also was appreciative for the National Night Out Event that involved many partners and was a great evening for those that participated.

**11. CITY ATTORNEY REPORT**

**12. CITY MANAGER REPORT**

Mr. Tanghe shared that the internal process for the budget has been completed. The first presentation of the budget will be on September 22, 2025.

**13. ADJOURNMENT**

**Moved by Knight, Seconded by Hawkins.**

**RESOLVED: To adjourn the meeting.**

**VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf**  
**No: None**

**Resolution No. 25.08.133**

**Motion Carried (5 - 0)**

The meeting was adjourned at 7:34 PM.

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Brian W. Marzolf, Mayor

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Laura M. Pierce, City Clerk

## **ATTACHMENT A**

### **Excerpt from Memo Referenced in the Resolution:**

At its meeting on August 12, 2025, the Tax Increment Finance Authority (TIFA) approved the purchase of five new digital radar speed signs from Radarsign LLC. The signs will be installed in TIF District D at the following locations:

- Southbound Cross Creek Pkwy, north of High Meadow Cir.
- Westbound Cross Creek Pkwy, west of Valleyview Dr.
- Eastbound High Meadow Cir., west of HIROTEC America
- Northbound High Meadow Cir., near US Farathane
- Southbound Five Points Dr., near 3385 Five Points Dr.





# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 8, 2025

AGENDA ITEM NO 7A  
CITY MANAGER'S OFFICE

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Brandon Skopek, Assistant City Manager  
**Submitted:** August 20, 2025  
**Subject:** Motion – To amend the 2025 General Fund Capital Improvements Department budget

## INTRODUCTION AND HISTORY

In November 2024, the City Council authorized the acquisition of property at 3157 Auburn Road in the amount of \$482,872. The total cost for the acquisition (including fees due at closing) came to \$483,601.43. Following months of due diligence and remedying title work, the City closed on the property in July 2025. Because this was not a budgeted expense, an amendment to the FY2025 budget will be required.

## STAFF RECOMMENDATION

Staff recommend increasing appropriations in the 2025 General Fund Capital Improvements budget (GL# 101-901-972.000-3157AUBURNRD) by \$483,601.43

## MOTION

Move to amend the 2025 General Fund Capital Improvements department budget, increasing appropriations by \$483,601.43.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 8, 2025

AGENDA ITEM NO 7B

CITY MANAGER'S OFFICE

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Brandon Skopek, Assistant City Manager  
**Submitted:** September 3, 2025  
**Subject:** Motion – To authorize a change order to the contract with Rich & Associates for professional services for architectural and engineering design

## INTRODUCTION AND HISTORY

On December 5, 2022, the City Council awarded a contract for professional services for architectural and engineering design to Rich & Associates for the proposed addition to the City's existing parking structure located in downtown Auburn Hills. Since that time, City staff, the City's consulting engineer, and Rich & Associates have collaborated on the architectural and engineering design work necessary for this endeavor. The original contract awarded by the City Council was in the amount of \$234,600. During architectural and engineering design activities, a series of change orders were required due to some unforeseen circumstances. These change orders brought the new contract total to \$298,515.

Rich & Associates is nearing completion of the site plan and construction documents for the parking structure addition. One item that was left out of the design was a brick façade on the north side of the parking structure addition. The current design proposes a solid precast wall with an architectural concrete mix and was selected as a cost-saving measure. However, due to its proximity to the Webster and its visibility from the Webster's outdoor patio area, staff have determined that a more attractive façade should be incorporated into the design. Therefore, staff have requested that Rich & Associates re-design the north façade to incorporate similar architectural features to the south and west elevations of the parking structure addition, combining brick and precast elements. This will lead to a much more attractive final product.

The cost for these additional services is \$24,800, bringing the new contract total to \$323,315.

## STAFF RECOMMENDATION

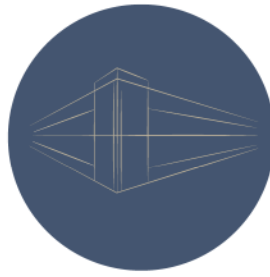
Staff recommends that the City Council approve change order number six to the contract for professional services for architectural and engineering design with Rich & Associates in the amount of \$24,800. Staff further recommends approval of a budget amendment to increase appropriations by \$24,800 in the 2025 General Fund Capital Improvements Department budget (GL# 101-901-975.000-PKSTRUC\_3381).

## MOTION

Move to authorize change order number six to the contract for professional services for architectural and engineering design with Rich & Associates in the amount of \$24,800. Furthermore, amend the 2025 General Fund Capital Improvements Department budget to increase appropriations by \$24,800 in support of this change order.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



**RICH & ASSOCIATES**  
PARKING CONSULTANTS

August 18, 2025

Brandon Skopek  
Assistant City Manager  
City of Auburn Hills  
1827 N. Squirrel Road  
Auburn Hills, MI 48326

**RE: Additional Service Request #6 Primary Street Parking Structure Addition** (RA No. 2315)

Dear Brandon:

This letter serves as our request for additional services related to the City's request to re-design the North façade of the Primary Street Parking Structure Addition.

The current North façade of the proposed structure, as detailed in the construction documents dated 12-15-2023, is a solid precast wall with an architectural concrete mix, acid wash finish and rustication joints. This façade treatment was established early in the design phase process for cost savings and approved by the City through multiple design submittals. The City has requested that the façade now be re-designed to incorporate similar architectural features to the South and West elevations combining brick and precast elements.

In order to meet the site plan submittal date, we have broken down this ASR into 2 parts.

*Part 1 – Initial Concept*

Within a week of authorization to proceed, R&A will prepare an initial façade concept for the North elevation for the City's review and to be incorporated with the site plan submittal package.

*Part 2 – Final Detailed Design*

Within 4 weeks of the City's approval of the initial concept design, R&A will prepare detailed architectural plans, elevations and updated building sections. These revised construction documents will be used in the final bid package for construction.

Our fees for the additional services, which are based on the firm's 2022 billing rates, are as follows:

<i>Part 1 – Initial Concept</i>	\$5,720
<i>Part 2 – Final Detailed Design</i>	\$19,080



**RICH & ASSOCIATES**  
PARKING CONSULTANTS

Brandon Skopek  
August 18, 2025  
Page 2

If this ASR is acceptable, please sign where indicated below. If you have any questions regarding this ASR, please contact me at 248.353.5080.

Sincerely,

**RICH & ASSOCIATES, INC.**  
PARKING CONSULTANTS

David N. Rich  
President

Accepted,

**CITY OF AUBURN HILLS, MICHIGAN**

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*Signature*

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*Date*



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 8, 2025

AGENDA ITEM NO 7C

POLICE DEPARTMENT

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Ryan Gagnon, Chief of Police  
**Submitted:** September 3, 2025  
**Subject:** Motion – Approve the Purchase and Installation of Detention Intercom System

## INTRODUCTION AND HISTORY

The intercom system is crucial for maintaining a safe and secure environment within the Police Department's detention area. It enables officers to communicate with cadets and front desk personnel regarding door unlock procedures, safe operation while navigating the detention area, and for general communication purposes, eliminating the need for the use of a cellphone, telephone, or radio while handling a prisoner.

The detention area in the Public Safety building has been using the originally installed intercom system from 2001 until late 2024, when it stopped working, and support for it ended. During the 2025 budget planning process, we researched the costs of replacing this system. The 2025 approved Police Budget includes \$40,000 to replace the intercom system.

A request for bids (RFB) was placed on BidNet Direct on July 17, 2025, for the purchase and installation of eleven (11) interior wall-mounted push-button intercom stations, one (1) exterior wall-mounted push-button intercom station, four (4) voice-activated intercom stations, and one (1) intercom control station. A required pre-bid meeting was attended by representatives of all three companies submitting bids for this project. During this meeting, they were provided with a detailed explanation of the project requirements and expectations and were allowed to inspect the areas where devices were specified. The closing of the RFB was August 14, 2025, at 10:00 a.m. at the City of Auburn Hills City Clerk's office.

Three bids were received:

Company	Location	Push Button Intercom Stations	Voice-Activated Intercom Stations	Control Stations	Wiring & Other Hardware	Installation	Warranty	TOTAL
AllPro Audio & Video	New Haven, MI							\$28,301.00*
RedGuard Fire & Security	Plymouth, MI	\$11,046.24	\$3,682.08	\$736.22	\$4,282.94	\$18,650.00	5 Years	\$38,397.48
WWTS, LLC	Rochester Hills, MI	\$16,900.00	\$6,000.00	\$1,600.00	\$5,000.00	\$9,165.00	3 Years	\$38,665.00

*\*After the bid opening, the lowest bidder (AllPro Audio Video) requested to rescind their bid as they had omitted several items that would prevent completion of the project.*

The lowest bid submitted by AllPro Audio Video did not meet the requirements for the required hardware. The company requested that its bid be rescinded. The other two bids submitted were very competitive with each other. Upon reviewing those two bids, it was determined that the next lowest bidding company offered better hardware and warranty solutions than the other. The bid received from RedGuard Fire & Security meets all the required bid specifications, and we are recommending it because of the following features and value-added benefits:

- High security-rated intercom stations with anti-tamper detection
- Echo and noise-cancelling microphones
- Touch screen control station that can be desk or wall-mounted
- Built-in cybersecurity features
- Included warranty: 5-year hardware, 90-day labor

This proposal to purchase and install the detention intercom system was presented to and approved by the Public Safety Advisory Committee on August 26, 2025.

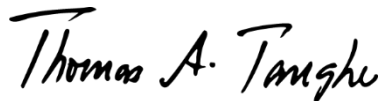
#### **STAFF RECOMMENDATION**

Staff recommend the bid be awarded to RedGuard Fire & Security for the purchase and installation of eleven interior push button intercom stations, one exterior push button intercom station, four voice-activated intercom stations, and one control station for the Police Detention Area for the amount not to exceed \$38,397.48.

#### **MOTION**

**Move to approve the purchase and installation of a new detention intercom system from RedGuard Fire & Security, at a cost not to exceed \$38,397.48.**

I CONCUR:



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THOMAS A. TANGHE, CITY MANAGER



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 8, 2025

AGENDA ITEM NO 7D

POLICE DEPARTMENT

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Ryan Gagnon, Chief of Police  
**Submitted:** September 3, 2025  
**Subject:** Motion – Approve the Purchase of Ballistic Helmets

## INTRODUCTION AND HISTORY

The Police Department currently has 27 Busch Protective AMP-1 TP VPAM Level IIIA Full Cut ballistic helmets. The department's current ballistic helmets were manufactured in March 2021. The manufacturer and the Department of Justice recommend replacing ballistic helmets every five years. Ballistic helmets supply law enforcement officers with protection from blunt impact, fragmentation, and bullets.

Training staff at the Police Department researched and evaluated several types of ballistic helmets currently available to law enforcement agencies. The Busch Protective AMP-1 TP VPAM Level IIIA ballistic helmet was selected due to the helmet's VPAM ballistic testing certification. The VPAM certification uses a ballistic testing aspect, which is specific to close-quarter combat threats to which police officers are exposed.

On May 7, 2025, an invitation to bid was placed on BidNet Direct for the contract to supply the Police Department with 27 Busch Protective AMP-1 TP VPAM Level IIIA Full Cut ballistic helmets. The closing of the bid was on June 11, 2025, at 1:00 p.m. at the City of Auburn Hills City Clerk's office. Four (4) vendors responded with sealed bids:

Vendor	Quantity	Price/Unit	Shipping	TOTAL
On Duty Gear	27	\$1,115.00	\$0.00	\$30,105.00
Kiesler Police Supply	27	\$1,479.30	\$135.00	\$39,995.10
Vance's Law Enforcement	27	\$1,552.25	\$0.00	\$41,910.75
Michigan Police Equipment	27	\$1,797.00	\$0.00	\$48,519.00

\$35,000.00 was approved in the 2025 Approved Budget to replace ballistic helmets. The department's recommendation is to purchase ballistic helmets from On Duty Gear. On Duty Gear, is a Michigan company and has been contracted to supply uniforms for the department since 2010. The department has been very pleased with their professionalism and service.

This proposal to purchase ballistic helmets was presented to and approved by the Public Safety Advisory Committee on August 26, 2025.

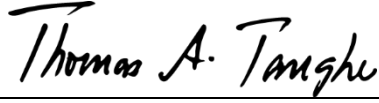
## STAFF RECOMMENDATION

On Duty Gear is a Michigan company located in Clinton Township and has provided uniforms for the Police Department since 2010. On Duty Gear has proven to be a reputable company that has provided exceptional service to the Police Department. It is recommended to approve the purchase of ballistic helmets from On Duty Gear.

**MOTION**

Move to approve the purchase of ballistic helmets from On Duty Gear, at a cost not to exceed \$30,105.00.

I CONCUR:

A handwritten signature in black ink that reads "Thomas A. Tanghe". The signature is written in a cursive style with a large, stylized 'T' at the beginning.

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THOMAS A. TANGHE, CITY MANAGER





# CITY OF AUBURN HILLS

## CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 8, 2025

AGENDA ITEM NO 7E

DEPARTMENT OF PUBLIC WORKS

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Stephen Baldante, Public Works Director  
**Submitted:** August 29, 2025  
**Subject:** Motion – To modify an existing permanent highway easement with the Road Commission of Oakland County as part of the Brown Road Reconstruction Project

### INTRODUCTION AND HISTORY

On June 5, 2023, the City of Auburn Hills approved easements as part of the Brown Road Reconstruction project including a permanent highway easement for the extension and maintenance of RCOC's 48" storm culvert that currently exists near the DPW's east property line. RCOC has requested a modification to the existing easement to extend the easement further due to the pathway work which extends into the property where the DPW is located at 1500 Brown Road. The original easement that was supplied to RCOC from the city was too short to construct the pathway, therefore an extension is needed for the proposed manhole and culvert extension. Staff and OHM have reviewed the request and found it to be acceptable and reasonable.

Details of the easement request have been attached as Exhibit A, highlighting the modification of the easement request. The original easement was for the extension of the 48" culvert, but with pathway being installed RCOC thought it necessary to extend the easement to cover the additional area where the pathway will reside. Additionally, the original easement requests and packet provided to City Council on June 5, 2023, have been attached as Exhibit B.

### STAFF RECOMMENDATION

Staff recommend granting a modified easement request to RCOC as shown on Exhibit A to allow for the continued pathway work as part of the Brown Road pathway and road project.

### MOTION

**Move to execute the modified easement request with the Road Commission of Oakland County to extend the existing easement as part of the rehabilitation of Brown Road.**

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

## **HIGHWAY EASEMENT**

KNOW ALL PERSONS that the **City of Auburn Hills**, a Michigan Municipal Corporation, whose address is 1827 North Squirrel Road, Auburn Hills, MI 48326 (“Grantor”) hereby grants to the **Board of County Road Commissioners of the County of Oakland** (“Board”), State of Michigan, a public body corporate, located at 31001 Lahser Road, Beverly Hills, MI 48025, a Highway Easement for all public highway purposes and to construct, operate, maintain, repair, and/or replace roadways, utilities, and other infrastructure improvements in, over, under, upon, and through the following described premises (“Property”) situated in the City of Auburn Hills, Oakland County, MI:

**See parcel drawing, attached as Exhibit “A” and  
legal description, attached as Exhibit “B”,  
both of which are incorporated by reference herein.**

*(Part of) Tax Parcel Number: 02-14-03-100-027*  
Commonly known as: 1500 Brown Road

This Highway Easement includes, but is not limited to, the consent of the Grantor to the removal of any trees, shrubs, and/or vegetation, to grading, to the occupancy of the Property by public utilities, and to other matters which, in the sole discretion of the Board, may be necessary in connection with all public highway purposes and the construction, operation, maintenance, repair, and/or replacement of roadways, utilities, and other infrastructure improvements in, over, under, upon, and through the Property. Grantor waives further notice of such actions.

This Highway Easement runs with the land and shall bind the Grantor and the Grantor’s heirs, representatives, successors, and assigns. This Highway Easement contains the entire understanding of the Grantor and the Board, and there are no other verbal promises between the Grantor and the Board except as shown herein.

WHEREFORE, upon approval by the Board, the undersigned Grantor hereby creates, confirms, and conveys the Highway Easement described herein for the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged.

IN WITNESS WHEREOF, the undersigned Grantor has affixed an authorized signature this \_\_\_\_ day of September, A.D. 2025.

By: **City of Auburn Hills,**  
a Michigan Municipal Corporation

Its: Owner

By: \_\_\_\_\_

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

STATE OF MICHIGAN     )  
                                          )SS  
COUNTY OF OAKLAND    )

On this \_\_\_\_ day of September, A.D. 2025, \_\_\_\_\_ executed the foregoing document before me and, being duly sworn, stated that he/she is the \_\_\_\_\_ of the **City of Auburn Hills**, a Michigan Municipal Corporation and he/she executed the foregoing document on behalf of the **City of Auburn Hills**, a Michigan Municipal Corporation with its full authority and as its free act and deed.

\_\_\_\_\_

Notary Public, Oakland County, MI

My commission expires \_\_/\_\_/\_\_\_\_

This instrument drafted by:  
Sameer Hamad and Kirk Cox  
OHM Advisors  
34000 Plymouth Road  
Livonia, MI 48150

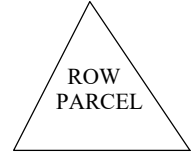
*Tax Parcel Number: 02-14-03-100-027*

WHEN SIGNED RETURN TO:  
Laura M Pierce, Clerk  
City of Auburn Hills  
1827 N Squirrel Road  
Auburn Hills, MI 48326

# EXHIBIT "A"

PARCEL # 02-14-03-100-027  
1500 BROWN ROAD

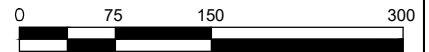
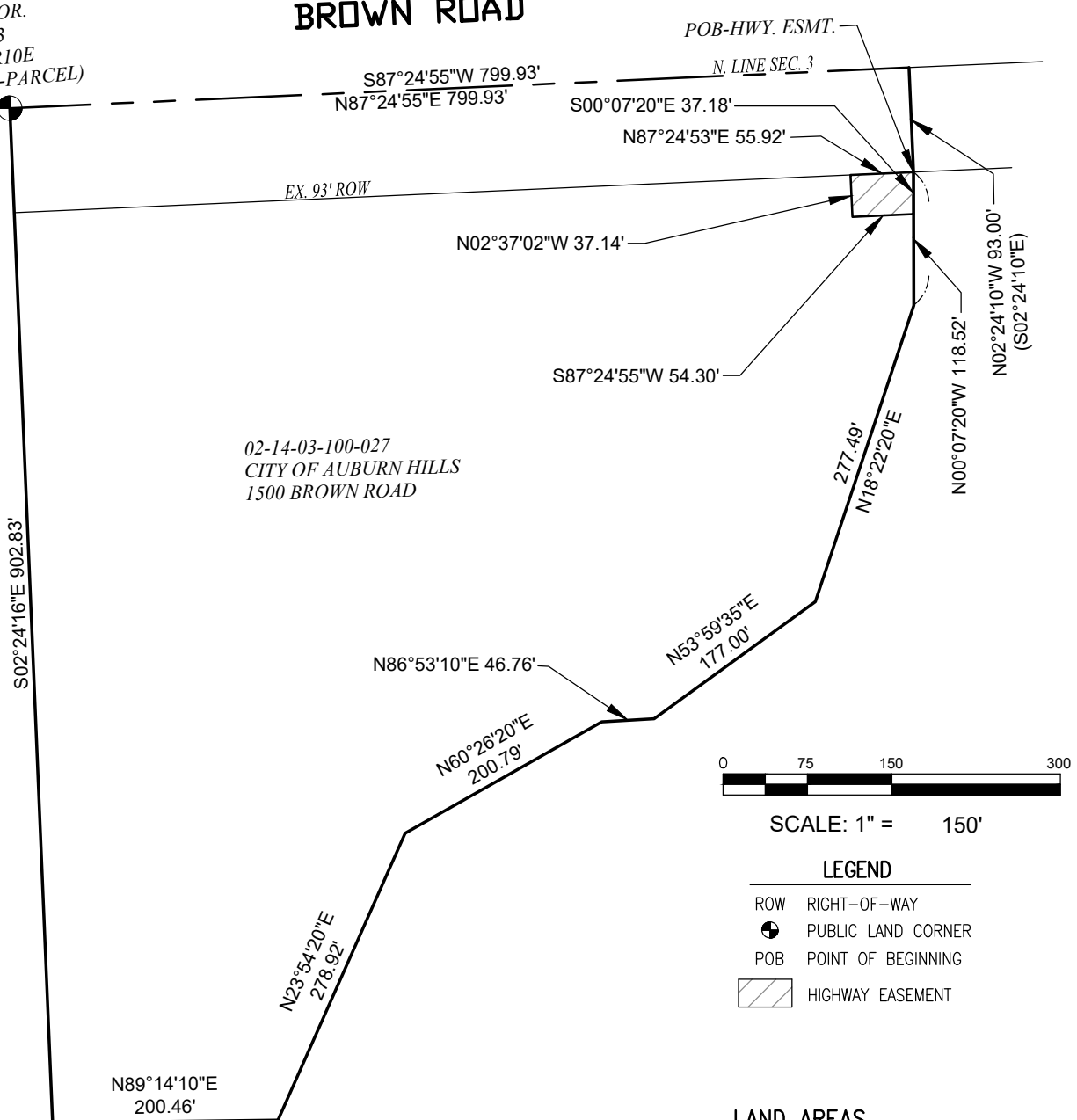
\*\*\*BEARINGS BASED ON  
LEGAL DESCRIPTION OF PARCEL # 02-14-03-100-027  
PER OAKLAND COUNTY TAX ROLLS



HIGHWAY EASEMENT

NW COR.  
SEC. 3  
T3N,R10E  
(POB-PARCEL)

## BROWN ROAD



SCALE: 1" = 150'

### LEGEND

- ROW RIGHT-OF-WAY
- PUBLIC LAND CORNER
- POB POINT OF BEGINNING
- HIGHWAY EASEMENT

### LAND AREAS

PARENT PARCEL = 12.066 ACRES (525,616 SQ. FEET)  
HIGHWAY EASEMENT = 0.047 ACRES (2,047 SQ. FEET)

GM PATHWAY AND BROWN RD. IMPROVEMENTS (GIDDINGS RD. TO LAPEER RD.)  
PARCEL ID # 02-14-03-100-027  
SECTION 3, T.3N., R.10E., CITY OF AUBURN HILLS,  
OAKLAND COUNTY, MICHIGAN

DATE  
07-29-2025  
SHEET  
1  
OF 1



ROAD COMMISSION FOR OAKLAND COUNTY

0121-23-0050

34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427 | WWW.OHM-ADVISORS.COM

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EXHIBIT "B"  
GM PATHWAY & BROWN RD IMPROVEMENTS  
(from GIDDINGS RD to LAPEER RD)  
TAX ID: 02-14-03-100-027

PARENT PARCEL DESCRIPTION

A parcel of land being a part of the NW 1/4 of Section 3, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan, more particularly described as follows:

Beginning at the NW corner of said Section 3; thence S 02°24'16" E 902.83 feet; thence N 89°14'10" E 200.46 feet; thence N 23°54'20" E 278.92 feet; thence N 60°26'20" E 200.79 feet; thence N 86°53'10" E 46.76 feet; thence N 53°59'35" E 177.00 feet; thence N 18°22'20" E 277.49 feet; thence N 00°07'20" W 118.52 feet; thence N 02°24'10" W 93.00 feet; thence S 87°24'55" W 799.93 feet to the Point-of-Beginning. Subject to all easements and restrictions of record, if any.

HIGHWAY EASEMENT DESCRIPTION

A parcel of land being a part of the NW 1/4 of Section 3, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan, more particularly described as follows:

Commencing at the NW corner of said Section 3; thence N 87°24'55" E 799.93 feet; thence S 02°24'10" E 93.00 feet to the Point-of-Beginning; thence S 00°07'20" E 37.18 feet; thence S 87°24'55" W 54.30 feet; thence N 02°37'02" W 37.14 feet; thence N 87°24'55" E 55.92 feet along the South right-of-way line of Brown Rd to the Point-of-Beginning.

Containing 2,047 square feet, more or less.

Part of Tax ID No. 02-14-03-100-027  
1500 BROWN RD

Dated: July 28, 2025  
SH



# CITY OF AUBURN HILLS

## CITY COUNCIL AGENDA

MEETING DATE: JUNE 5, 2023

AGENDA ITEM NO 7G

DEPARTMENT OF PUBLIC WORKS

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads  
**Submitted:** May 25, 2023  
**Subject:** Motion – Approve Easements for the Road Commission of Oakland County

### INTRODUCTION AND HISTORY

Currently being designed for 2024 reconstruction by the Road Commission of Oakland County (RCOC) is the Brown/Giddings/Silverbell corridor from Jamm Road to Lapeer Road (M-24). For the Auburn Hills portion of the project, Brown Road will be widened to 5 lanes from Jamm Road to Giddings Road including 2 travel lanes in each direction and a left turn lane. Because of the widening and resulting change in elevations, two temporary easements are being requested and a small permanent highway easement. The permanent highway easement is for the extension and maintenance of RCOC's 48" storm culvert that currently exists under Brown Road near the DPW's East property line.

### STAFF RECOMMENDATION

Staff recommends the granting of the 2 temporary and 1 permanent highway easements as indicated in the exhibits of this memo for the reconstruction and maintenance of Brown Road.

**CITY MANAGER'S NOTE:** Staff expect no future implications in terms of use or access to our DPW property resulting from the granting of this easement to the Road Commission.

### MOTION

**Move to grant the 2 temporary and 1 permanent highway easements as indicated in the exhibits of this memo for the reconstruction and maintenance of Brown Road.**

### EXHIBITS

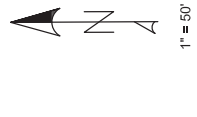
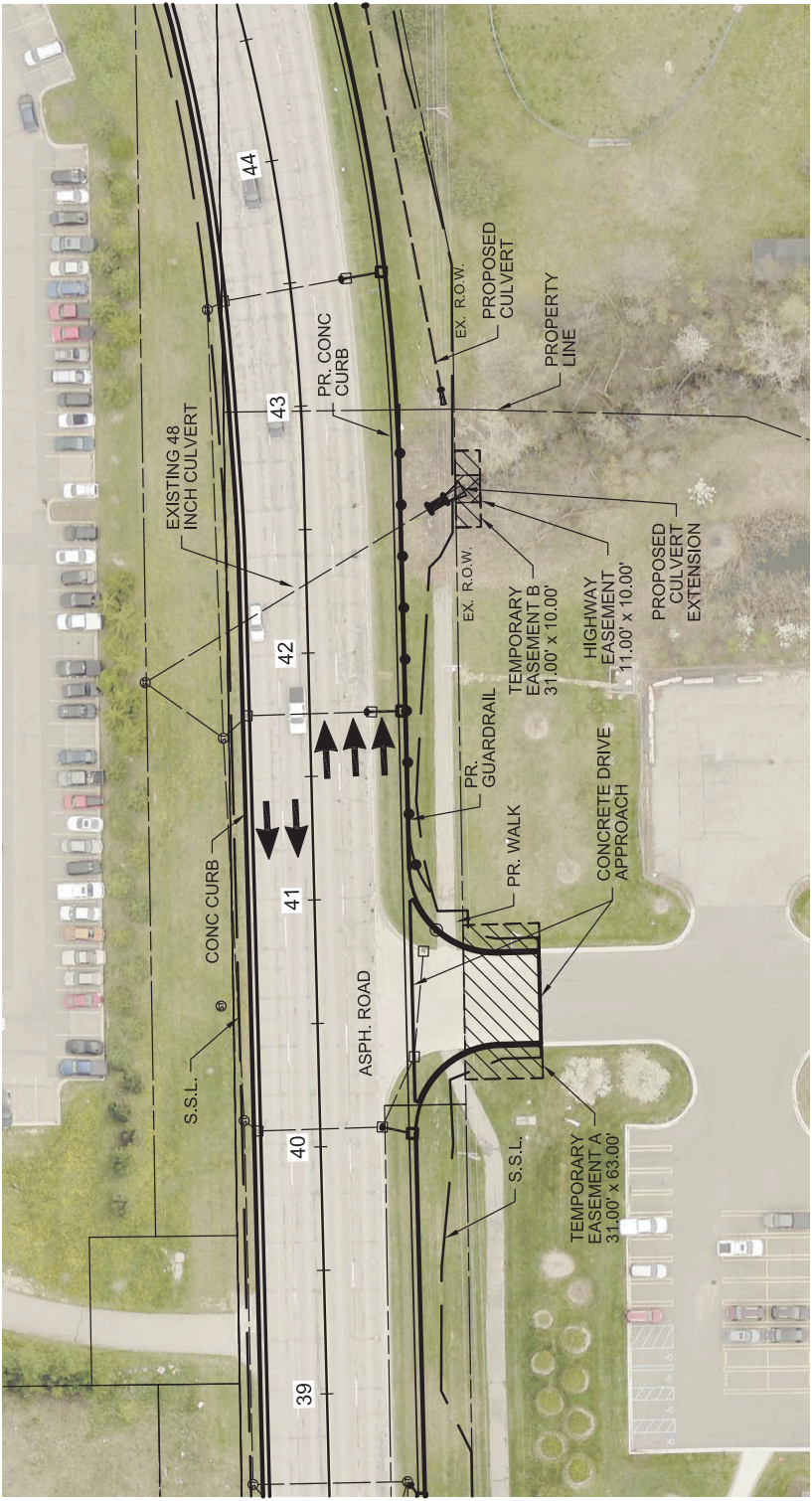
- Exhibit 1 – Parcel Aerial Sheet
- Exhibit 2 – Highway Easement (Permanent)
- Exhibit 3 – Temporary Easements
- Exhibit 4 – Easement Evaluation
- Exhibit 5 – Donation of ROW

I CONCUR:

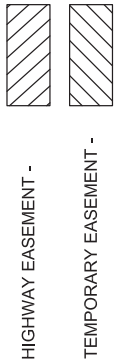
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THOMAS A. TANGHE, CITY MANAGER

AERIAL PARCEL SKETCH  
PARCEL 14-03-100-027  
1500 BROWN ROAD



LAND AREAS	
PARCEL	= 525,331 SFT
HIGHWAY EASEMENT	= 112 SFT
TEMPORARY EASEMENT A	= 1,953 SFT
TEMPORARY EASEMENT B	= 310 SFT



RIGHT OF WAY DIVISION  
PHONE: 577-458-4864    WEB: WWW.RCOCOWEE.ORG

PROJECT NO. 56261  
DATE 5/08/2023

DESIGN PHASE  
DESIGN PHASE  
SHEET NO. 1 OF 1

PARCEL SKETCH  
BROWN ROAD  
JAMM ROAD TO M-24

## **HIGHWAY EASEMENT`**

**KNOW ALL PERSONS** that the **City of Auburn Hills, a Michigan Municipal Corporation ("Grantor(s))**, whose address is **1827 North Squirrel Road, Auburn Hills, Mi 48326**, hereby grant(s) to the **BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF OAKLAND ("Board")**, State of Michigan, a public body corporate, located at 31001 Lahser Road, Beverly Hills, Michigan 48025, an easement for all public highway purposes ("Highway Easement") and to construct, operate, maintain, repair, and/or replace roadways, utilities, and other infrastructure improvements in, over, under, upon, and through the following described premises ("Property") situated in the **City of Auburn Hills**, County of Oakland, State of Michigan.

Commonly known as: **1500 Brown Road**  
(Part of) Tax Parcel No.: **14-03-100-027**

**SEE PARCEL DRAWING, ATTACHED AS EXHIBIT "A," AND  
LEGAL DESCRIPTION, ATTACHED AS EXHIBIT "B,"  
BOTH OF WHICH ARE INCORPORATED BY REFERENCE HEREIN**

This Highway Easement includes, but is not limited to, the consent of the Grantor to the removal of any trees, shrubs, and/or vegetation, to grading, to the occupancy of the Property by public utilities, and to other matters which, in the sole discretion of the Board, may be necessary in connection with all public highway purposes and the construction, operation, maintenance, repair, and/or replacement of roadways, utilities, and other infrastructure improvements in, over, under, upon, and through the Property. Grantor waives further notice of such actions.

This Highway Easement runs with the land and shall bind the Grantor and the Grantor's heirs, representatives, successors, and assigns. This Highway Easement contains the entire understanding of the Grantor and the Board, and there are no other verbal promises between the Grantor and the Board except as shown herein.

**WHEREFORE**, upon approval by the Board, the undersigned Grantor hereby creates, confirms, and conveys the Highway Easement described herein for the sum of **\$1.00**.







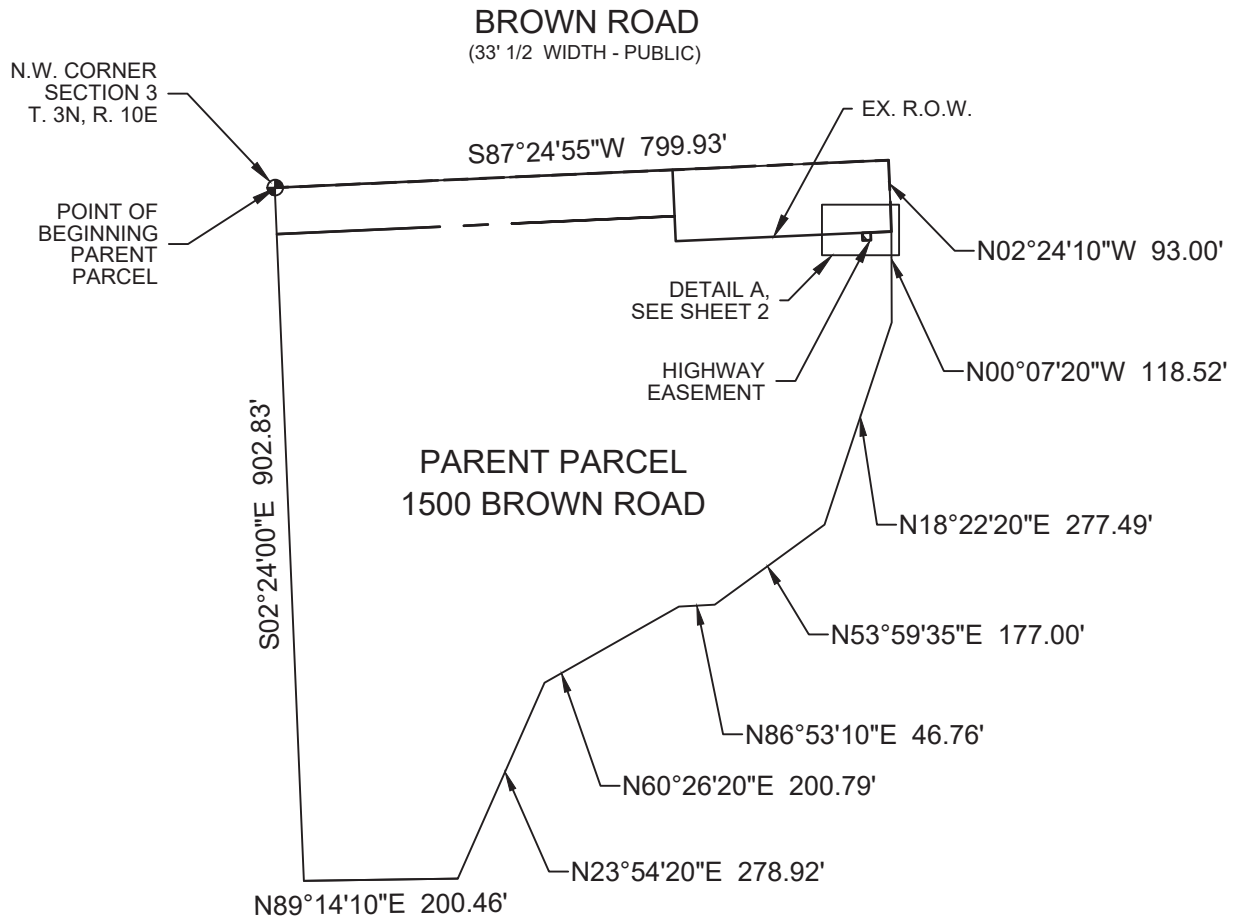
1" = 250'

# EXHIBIT A

PARCEL 14-03-100-027  
1500 BROWN ROAD



HIGHWAY EASEMENT

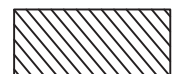


## LAND AREAS

PARCEL	= 525,331 SFT
PROPOSED HIGHWAY EASEMENT	= 112 SFT

BEARINGS BASED ON OAKLAND COUNTY TAX  
IDENTIFICATION, PARCEL NUMBER 14-03-100-027

HIGHWAY EASEMENT -



**ROAD COMMISSION**  
for OAKLAND COUNTY

RIGHT OF WAY DIVISION

PHONE: 877-858-4804 WEB: WWW.RCOCWEB.ORG

1500 BROWN ROAD  
PARCEL 14-03-100-027

SECTION 3, T.3N., R.10E.,  
CITY OF AUBURN HILLS,  
OAKLAND COUNTY, MICHIGAN

DATE: 4/21/2022

PROJECT  
NUMBER: 56261

DRAWN BY:  
JWH

CHECKED  
BY:

SHEET: 1 OF 2



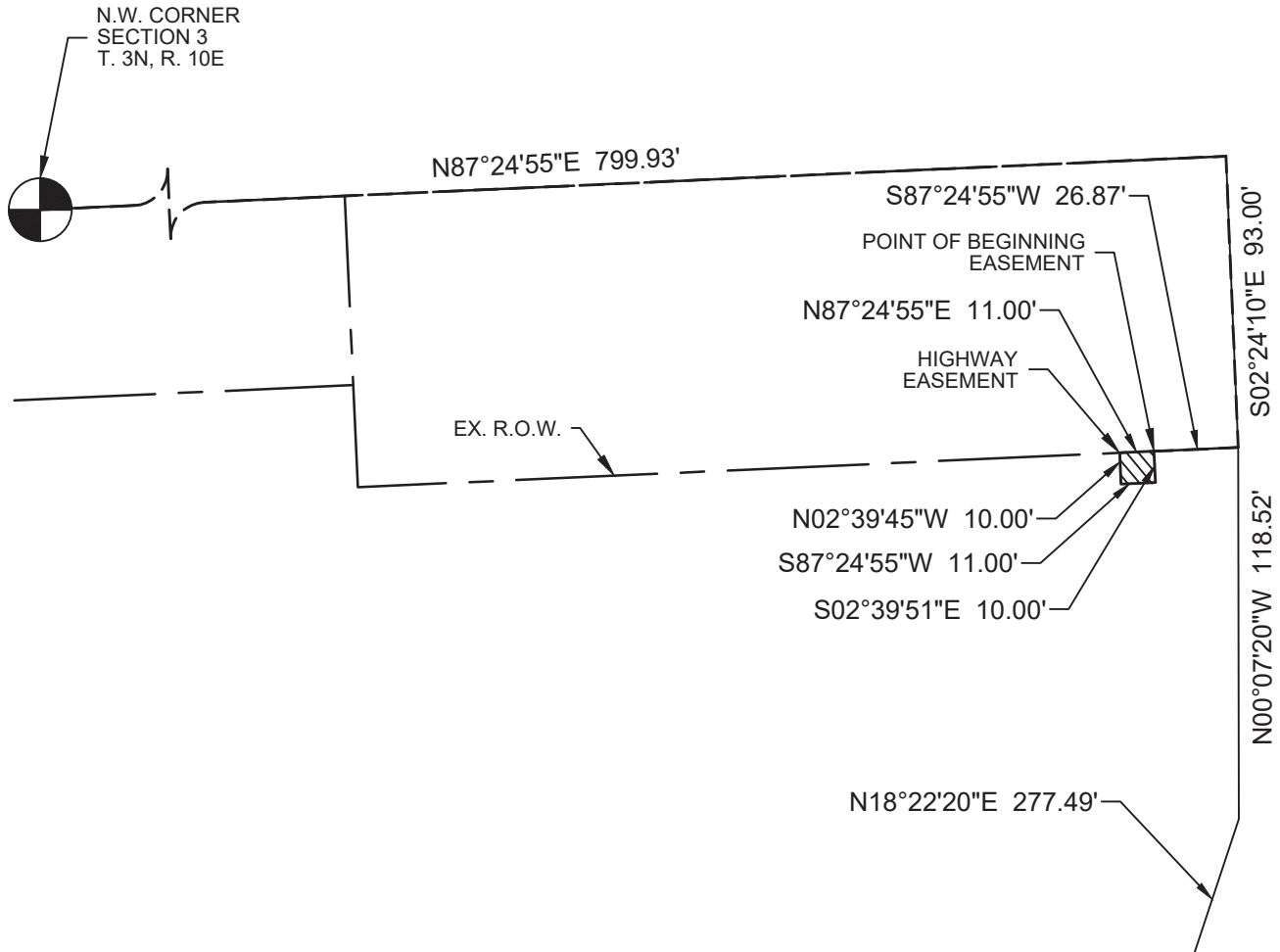
1" = 60'

# EXHIBIT A

PARCEL 14-03-100-027  
1500 BROWN ROAD



## DETAIL A



LAND AREAS	
PARCEL	= 525,331 SFT
PROPOSED HIGHWAY EASEMENT	= 112 SFT

BEARINGS BASED ON OAKLAND COUNTY TAX  
IDENTIFICATION, PARCEL NUMBER 14-03-100-027

HIGHWAY EASEMENT -



**ROAD COMMISSION**  
for OAKLAND COUNTY

RIGHT OF WAY DIVISION  
PHONE: 877-858-4804 WEB: WWW.RCOCWEB.ORG

1500 BROWN ROAD  
PARCEL 14-03-100-027

SECTION 3, T.3N., R.10E.,  
CITY OF AUBURN HILLS,  
OAKLAND COUNTY, MICHIGAN

DATE: 4/21/2022

PROJECT  
NUMBER: 56261

DRAWN BY: JWH

CHECKED  
BY:

SHEET: 2 OF 2

# EXHIBIT B

PARCEL 14-03-100-027  
1500 BROWN ROAD

## PARENT PARCEL DESCRIPTION:

PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWN 3 NORTH. RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS, COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE SOUTH 02°24'00" EAST, 902.83 FEET; THENCE NORTH 89°14'10" EAST, 200.46 FEET; THENCE NORTH 23°54'20" EAST, 278.92 FEET; THENCE NORTH 60°26'20" EAST, 200.79 FEET; THENCE NORTH 86°53'10" EAST 46.76 FEET, THENCE NORTH 53°59'35" EAST, 177.00 FEET; THENCE NORTH 18°22'20" EAST, 277.49 FEET; THENCE NORTH 00°07'20" WEST, 118.52 FEET; THENCE NORTH 02°24'10" WEST, 93.00 FEET; THENCE SOUTH 87°24'55" WEST, 799.93 FEET TO THE POINT OF BEGINNING. CONTAINING 525,331 SQ FT.

## HIGHWAY EASEMENT DESCRIPTION:

PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWN 3 NORTH. RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS, COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 87°24'55" EAST, 799.93 FEET; THENCE SOUTH 02°24'10" EAST, 93.00 FEET; THENCE SOUTH 87°24'55" WEST, 26.87 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°39'45" EAST, 10.00 FEET; THENCE SOUTH 87°24'55" WEST, 11.00 FEET; THENCE NORTH 02°39'45" WEST 10.00 FEET; THENCE NORTH 87°24'55" EAST, 11.00 FEET TO THE POINT OF BEGINNING. CONTAINING 112 SQ FT.



RIGHT OF WAY DIVISION  
PHONE: 877-858-4804 WEB: WWW.RCOCWEB.ORG

1500 BROWN ROAD  
PARCEL 14-03-100-027

SECTION 3, T.3N., R.10E.,  
CITY OF AUBURN HILLS,  
OAKLAND COUNTY, MICHIGAN

DATE: 4/21/2022

PROJECT  
NUMBER: 56261

DRAWN BY: JWH

CHECKED  
BY:

SHEET: 1 OF 1

## **TEMPORARY EASEMENT**

**KNOW ALL PERSONS** that the **City of Auburn Hills, a Michigan Municipal Corporation** ("Grantor(s)"), whose address is **1827 North Squirrel Road, Auburn Hills, Mi 48326**, hereby grant(s) to the **BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF OAKLAND** ("Board"), State of Michigan, a public body corporate, located at 31001 Lahser Road, Beverly Hills, Michigan 48025, an easement for a temporary period of time ("Temporary Easement") in the construction of the **Brown-Giddings-Silverbell Roads (Jamm Road to M-24)** ("Project"), being Project Number **56261**, at the following described premises ("Property") situated in the **City of Auburn Hills, County of Oakland, State of Michigan**.

Commonly known as: **1500 Brown Road**  
(Part of) Tax Parcel No.: **14-03-100-027**

### **SEE PARCEL DRAWING, ATTACHED AS EXHIBIT "A," WHICH IS INCORPORATED BY REFERENCE HEREIN**

This Temporary Easement is conveyed for the sum of **\$1.00** and shall expire at the completion of the Project. The purpose of this Temporary Easement is to grant to the Board the right to move workers, equipment, and materials on, over, and through the Property and to store equipment, material, and excavated matter on the Property. This Temporary Easement includes, but is not limited to, the consent of the Grantor(s) to the removal of any trees, shrubs, and/or vegetation, to grading, to the temporary occupancy of the Property by public utilities, and to other matters which, in the sole discretion of the Board, may be necessary in connection with the Project. Grantor(s) waive(s) further notice of such actions.

The permission stated in this Temporary Easement shall begin on the date the Project begins and shall end on the date the Project is completed. The work described above shall be constructed as may be applicable in the sole discretion of the Board, in a workmanlike manner and in accordance with applicable state and county standards and the upon completion of the work, the Board shall at its own cost restore that portion of the Property that has been disturbed and/or damaged by the work to its previous condition. Except as provided herein, upon completion of the work described above, the Board and its agents shall have no further or ongoing responsibilities in relation to the work described.

This Temporary Easement runs with the land and shall bind the Grantor(s) and the Grantor(s)'s heirs, representatives, successors, and assigns. This Temporary Easement contains the entire understanding of the Grantor(s) and the Board, and there are no other verbal promises between the Grantor(s) and the Board except as shown herein.

**WHEREFORE**, upon approval by the Board, the undersigned Grantor(s) hereby create(s), confirm(s), and convey(s) the Temporary Easement described herein.

Grantor(s):

**City of Auburn Hills,  
a Michigan Municipal Corporation**

By: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_  
Print name

Its: \_\_\_\_\_

Drafted by:  
Randal R. Hope  
31001 Lahser Road  
Beverly Hills, MI 48025

Return to: **Randal R. Hope, RIGHT OF WAY DEPARTMENT  
THE BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF OAKLAND  
31001 LAHSER ROAD, BEVERLY HILLS, MI 48025**

Project: **Brown-Giddings-Silverbell Roads (Jamm Road to M-24)**

Project No.: **56261** Parcel No.: **21** (Part of) Tax Parcel No.: **14-03-100-027**



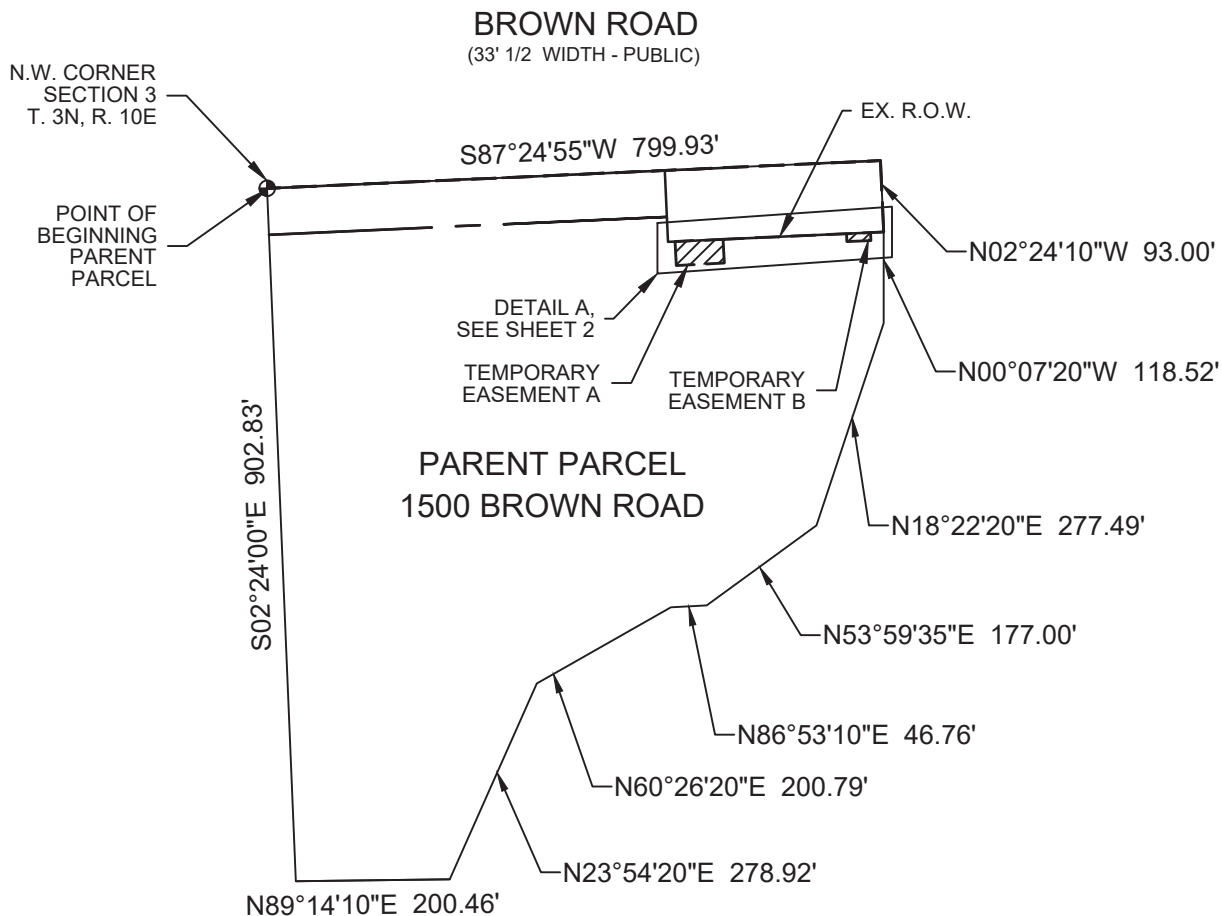
1" = 250'

# EXHIBIT A

PARCEL 14-03-100-027  
1500 BROWN ROAD



TEMPORARY EASEMENT



## LAND AREAS

PARCEL	= 525,331 SFT
PROPOSED TEMPORARY EASEMENT A	= 1,944 SFT
PROPOSED TEMPORARY EASEMENT B	= 317 SFT

BEARINGS BASED ON OAKLAND COUNTY TAX  
IDENTIFICATION, PARCEL NUMBER 14-03-100-027

TEMPORARY EASEMENT -



**ROAD COMMISSION**  
for OAKLAND COUNTY

RIGHT OF WAY DIVISION

PHONE: 877-858-4804 WEB: WWW.RCOCWEB.ORG

1500 BROWN ROAD  
PARCEL 14-03-100-027

SECTION 3, T.3N., R.10E.,  
CITY OF AUBURN HILLS,  
OAKLAND COUNTY, MICHIGAN

DATE: 4/21/2022

PROJECT  
NUMBER: 56261

DRAWN BY:  
JWH

CHECKED  
BY:

SHEET: 1 OF 2



1" = 60'

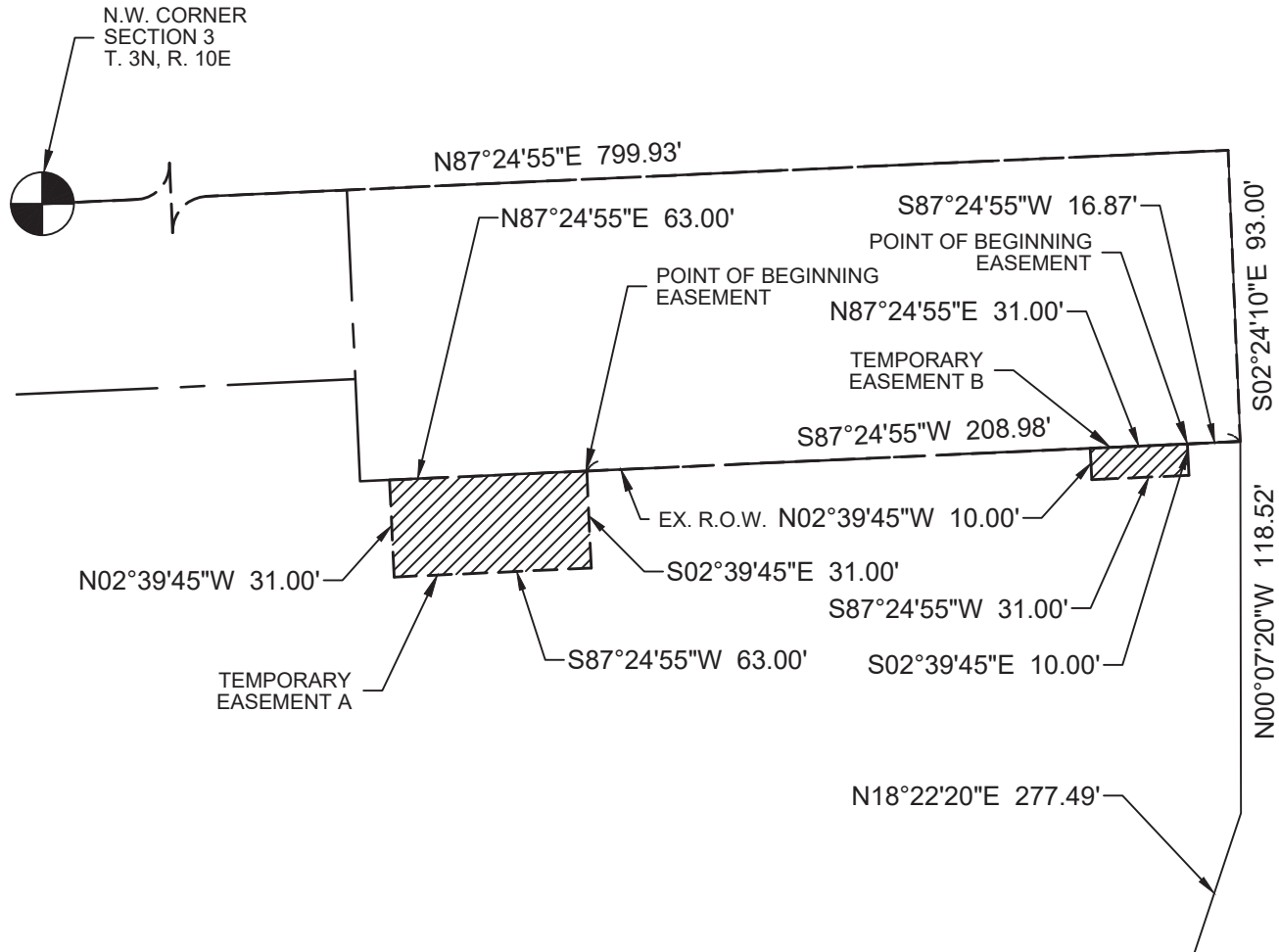
# EXHIBIT A

PARCEL 14-03-100-027  
1500 BROWN ROAD



TEMPORARY EASEMENT

## DETAIL A



### LAND AREAS

PARCEL	= 525,331 SFT
PROPOSED TEMPORARY EASEMENT A	= 1,944 SFT
PROPOSED TEMPORARY EASEMENT B	= 317 SFT

BEARINGS BASED ON OAKLAND COUNTY TAX  
IDENTIFICATION, PARCEL NUMBER 14-03-100-027

TEMPORARY EASEMENT -



**ROAD COMMISSION**  
for OAKLAND COUNTY

RIGHT OF WAY DIVISION

PHONE: 877-858-4804 WEB: WWW.RCOCWEB.ORG

1500 BROWN ROAD  
PARCEL 14-03-100-027

SECTION 3, T.3N., R.10E.,  
CITY OF AUBURN HILLS,  
OAKLAND COUNTY, MICHIGAN

DATE: 4/21/2022

PROJECT  
NUMBER: 56261

DRAWN BY:  
JWH

CHECKED  
BY:

SHEET: 2 OF 2





# RESTRICTED APPRAISAL

COMPLEX APPRAISAL     

NON-COMPLEX APPRAISAL X

Project: Brown Rd (Giddings-Silverbell-Jamm-M24)  
Project Number 56261 - Parcel 21 - Sidwell 14-03-100-027

Property Ownership	City Of Auburn Hills
Property Location	1500 Brown Rd Auburn Hills, MI
Improvements	None affected
Zoning	Industrial
Highest and Best Use	Industrial
Total Area (S.F.)	525,331
Total Area (Acre)	12.06
Net Area of Permanent Highway Easement (S.F.)	112
Net Area of Temporary Easement (S.F.)	2,263
Interest Appraised	Fee Simple
Reason for Acquisition or Easement	Road improvement
Method of Appraisal Performed	Value of easements based on the Sales Comparison Approach

No damages to the remainder have been observed by the appraiser.

## Value Determination

Unit Value Estimate (S.F.)		\$3.56
Net Area of Highway Easement (S.F.)		112
Value of Highway Easement	unit x area	\$399
Net Area of Temporary Easement (S.F.)		2,263
Unit Factor (Rate)	1 year lease	0.10
Estimate of Temporary Easement Value		\$806

## ESTIMATE OF JUST COMPENSATION

**\$1,205**

### Certification

I certify that, to the best of my knowledge and belief: the statements of fact contained in this appraisal are true and correct; the analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions; I have no present or prospective interest in the property that is the subject of this appraisal, and no personal interest with respect to the parties involved; I have no bias with respect to the property that is the subject of this report or to the parties involved in this assignment; my engagement in this assignment was not contingent upon developing or reporting predetermined results; I have made a personal inspection of the property and performed no services there within the prior 36 months; no one provided significant professional assistance to the person signing this report.

  
\_\_\_\_\_  
Carl Bradley, Certified General Appraiser  
License No. 1205073392

\_\_\_\_\_  
Date 4/26/2023



Right of Way Division  
31001 Lahser Road  
Beverly Hills, MI 48025  
(248) 645-2000

**DONATION  
(HIGHWAY EASEMENT AND TEMPORARY EASEMENT)  
to LOCAL PUBLIC AGENCY**

This information is required by the LPA in order for a property owner to donate property

<b>PROPERTY OWNER(S)</b> <b>City of Auburn Hills, a Michigan Municipal Corporation</b>		
<b>PROPERTY COMMONLY KNOWN AS</b> <b>1500 Brown Road (Walter G. Smith Public Services Facility)</b>		<b>PROPERTY TAX ID NO.</b> <b>14-03-100-027</b>
<b>LOCATION</b> <b>City of Auburn Hills</b>	<b>STATE</b> <b>MI</b>	<b>ZIP CODE</b> <b>48362</b>
<b>MAILING ADDRESS</b> <b>1827 North Squirrel Road</b>		
<b>CITY/TWP.</b> <b>Auburn Hills</b>	<b>STATE</b> <b>MI</b>	<b>ZIP CODE</b> <b>48326</b>

Right(s) to be acquired: ☐ Fee (Total Take)  
☐ Fee (Partial Take)  
☒ Easement (Highway)  
☒ Easement (Temporary)

Just compensation determined by: ☒ Market Study and/or Valuation Analysis  
☐ Appraisal by 3rd Party

Just Compensation: **\$1,205.00**

The undersigned owner(s) of the subject property identified below agrees with the following statements:

- I have been informed and fully understand that I have the right to receive just compensation for the subject property.
- I have been informed and fully understand that I have the right to an appraisal and the right to accompany the appraiser during an inspection of the subject property.
- I have been informed and fully understand that by signing this document, I am agreeing to donate the subject property in lieu of just compensation.
- I agree to donate said property and waive just compensation and release the Road Commission for Oakland County (RCOC) from the obligation to obtain an appraisal of the property.
- The decision to donate the subject property was made without undue influences or coercive action of any nature.
- I will execute the necessary instrument of conveyance upon presentation by agents or representatives of the Road Commission for Oakland County (RCOC).

*Signature page to follow.*



Right of Way Division  
31001 Lahser Road  
Beverly Hills, MI 48025  
(248) 645-2000

The undersigned hereby agrees to the terms and provisions herein as of this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

***City of Auburn Hills,  
a Michigan Municipal Corporation***

By: \_\_\_\_\_

\_\_\_\_\_  
Print name

Its: \_\_\_\_\_

Drafted by:

Randal R Hope  
31001 Lahser Road  
Beverly Hills, MI 48025

Project: **Brown-Giddings-Silverbell Roads (Jamm Road to M-24) Road Improvement**

Project No.: **56261**

Parcel No.: **21**

(Part of) Tax Parcel No.: **14-03-100-027**



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 8, 2025

AGENDA ITEM NO 7F  
CITY MANAGER'S OFFICE

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Brandon Skopek, Assistant City Manager  
**Submitted:** September 3, 2025  
**Subject:** Motion – To authorize participation in the National Opioid Settlements with Sackler/Purdue and Secondary Manufacturers

## INTRODUCTION AND HISTORY

As the City Council may recall, Auburn Hills is currently participating in several National Opioid Settlements including Allergan, CVS, Distributors National Opioid Settlement, Janssen, Kroger, Teva, National Opioid Settlement, Walgreens, and Walmart. City staff was recently made aware of two additional settlements, Sackler/Purdue and Secondary Manufacturers (Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Sydus). These settlements allow the City to receive direct payments as a participating local government, and by executing and submitting a participation form, the City is obligated to use at least 70% of settlement payments for future opioid remediation. The City has broad discretion on how the funds, but the funds shall be used to address opioid-related treatment and prevention services. Currently, the City has utilized settlement proceeds for our Mental Health Co-Response initiative and the purchase of a TruNarc handheld narcotics analyzer, which provides rapid, on-site identification of unknown narcotics and controlled substances.

The preliminary projection for the Purdue/Sackler settlement is approximately \$43,158, and the preliminary projection for the Secondary Manufacturers settlement is approximately \$7,636. The timing of the distributions of these payments are to be determined. The settlement forms and attached resolutions have been reviewed and approved by the City Attorney.

## STAFF RECOMMENDATION

Staff recommend that the City Council authorize participation in the National Opioid Settlements for Sackler/Purdue and the Secondary Manufacturers (Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Sydus). Staff further recommend approval of the attached resolutions and that City Council authorize the City Manager, or designee, to execute and submit the settlement forms.

## MOTION

**Move to authorize the City Manager, or designee, to execute and submit the Purdue/Sackler Opioid Settlement Participation Form and to adopt the attached resolution and authorize the City Clerk to certify and file the same.**

**Move to authorize the City Manager, or designee, to execute and submit the Secondary Manufacturers Opioid Settlement Participation Form and to adopt the attached resolution and authorize the City Clerk to certify and file the same.**

I CONCUR:

A handwritten signature in black ink that reads 'Thomas A. Tanghe'.

THOMAS A. TANGHE, CITY MANAGER

**CITY OF AUBURN HILLS**

**RESOLUTION AUTHORIZING ENTRY OF PARTICIPATION AGREEMENT  
IN THE PURDUE/SACKLER NATIONAL PRESCRIPTION OPIATE LITIGATION**

**(RESOLUTION NO. x)**

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 8<sup>th</sup> day of September, 2025, the following resolution was offered by Councilperson \_\_\_\_\_ and supported by Councilperson \_\_\_\_\_:

**WHEREAS** the People of the State of Michigan and its communities have been harmed by misfeasance, nonfeasance, and malfeasance committed by certain entities within the pharmaceutical industry, which conduct caused, or contributed to the existence of, a public nuisance associated with the opioid public health epidemic; and

**WHEREAS** the City of Auburn Hills is a participant in prior National Opioid Settlements with Allergan; CVS; Distributors National Opioid Settlement; Janssen; Kroger; Teva National Opioid Settlement, Walgreens, and Walmart; and

**WHEREAS** the Sackler family and Purdue Pharma estate has agreed to pay an aggregate of \$6.5 billion in 16 payments over 15 years to fund abatement and prevention strategies associated with the opioid public nuisance; and

**WHEREAS** the State of Michigan has elected to participate in the settlement through an amended State Subdivision Agreement, of which the City is eligible to participate as a non-litigating local government; and

**WHEREAS** the Agreement provides such allocation of settlement funds where fifty (50%) percent of the settlement proceeds to the State of Michigan are allocable to local governments; and

**WHEREAS** participation as a non-litigating government in the Purdue/Sackler settlement requires the City to execute the Subdivision Participation and Release Form.

**NOW THEREFORE BE IT RESOLVED** that the Auburn Hills City Council authorizes the City Manager, or designee, to opt-in and consent to the terms of the opioid settlement with Purdue/Sackler by executing and submitting the Subdivision Participation and Release Form and such further action as is necessary to receive the settlement funds.

**IT IS FURTHER RESOLVED** the election, agreement, and authorization in this Resolution are subject to completion of all other necessary actions by the Court and the other parties required to finalize the settlements as described herein.

AYES:

NAYES:

ABSENT:

ABSTENTIONS:

CERTIFICATION

STATE OF MICHIGAN )

)ss

COUNTY OF OAKLAND )

I, LAURA PIERCE, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 8<sup>th</sup> day of September, 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 PIERCE  
City Clerk

**CITY OF AUBURN HILLS**

**RESOLUTION AUTHORIZING ENTRY OF PARTICIPATION AGREEMENT  
IN THE SECONDARY MANUFACTURERS NATIONAL PRESCRIPTION OPIATE  
LITIGATION**

**(RESOLUTION NO. x)**

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 8<sup>th</sup> day of September, 2025, the following resolution was offered by Councilperson \_\_\_\_\_ and supported by Councilperson \_\_\_\_\_:

**WHEREAS** the People of the State of Michigan and its communities have been harmed by misfeasance, nonfeasance, and malfeasance committed by certain entities within the pharmaceutical industry, which conduct caused, or contributed to the existence of, a public nuisance associated with the opioid public health epidemic; and

**WHEREAS** the City of Auburn Hills is a participant in prior National Opioid Settlements with Allergan; CVS; Distributors National Opioid Settlement; Janssen; Kroger; Teva National Opioid Settlement, Walgreens, and Walmart; and

**WHEREAS** the Secondary Manufacturers include eight generic opioids producers (Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan National Opioid Settlement, Sun Pharmaceutical, and Zydus) that agreed to pay an amount where Michigan could receive up to \$24.5 million to fund abatement and prevention strategies associated with the opioid public nuisance; and

**WHEREAS** the State of Michigan has elected to participate in the settlement through an amended State Subdivision Agreement, of which the City is eligible to participate as a non-litigating local government; and

**WHEREAS** the Agreement provides such allocation of settlement funds where fifty (50%) percent of the settlement proceeds to the State of Michigan are allocable to local governments; and

**WHEREAS** participation as a non-litigating government in the Secondary Manufacturers settlement requires the City to execute the Subdivision Participation and Release Form.

**NOW THEREFORE BE IT RESOLVED** that the City Council of Auburn Hills authorizes the City Manager, or designee, to opt-in and consent to the terms of the opioid settlement with Secondary Manufacturers by executing and submitting the Subdivision Participation and Release Form and such further action as is necessary to receive the settlement funds.

**IT IS FURTHER RESOLVED** the election, agreement, and authorization in this Resolution are subject to completion of all other necessary actions by the Court and the other parties required to finalize the settlements as described herein.

AYES:

NAYES:

ABSENT:

ABSTENTIONS:

CERTIFICATION

STATE OF MICHIGAN )

)ss

COUNTY OF OAKLAND )

I, LAURA PIERCE, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 8<sup>th</sup> day of September, 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 PIERCE  
City Clerk





August 11, 2025

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

**Re: Programming Advisory**

Dear Ms. Pierce:

As part of our ongoing commitment to keep you and our customers informed about changes to Xfinity TV services, we wanted to notify you that four (4) Warner Bros. Discovery-owned channels currently carried on the Xfinity line-up are ceasing operations on August 15, 2025, and will no longer be available to viewers:

- HBO Family
- MovieMax
- OuterMax
- ThrillerMax

As a result, these channels will no longer be available as part of our lineup as of the dates listed above. As a result of this change, we will implement a channel slate (advising of unavailability) on the impacted channels and will include mention of the changes on [www.xfinity.com/programmingchanges](http://www.xfinity.com/programmingchanges) to help keep our customers informed.

Sincerely,

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



ONE ENERGY PLAZA  
JACKSON MI 49202

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TR 1

**STATE OF MICHIGAN**  
**BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION**  
**NOTICE OF HEARING**  
**FOR THE ELECTRIC & GAS CUSTOMERS OF**  
**CONSUMERS ENERGY COMPANY**

**CASE NO. U-21680**

- Consumers Energy Company requests Michigan Public Service Commission's approval of its Energy Waste Reduction ("EWR") Plan for the period 2026 through 2029.
- The information below describes how a person may participate in this case.
- You may call or write Consumers Energy Company, One Energy Plaza, Jackson, MI 49201, 517-788-0550 for a free copy of its application. Any person may review the documents at the offices of Consumers Energy Company or on the Commission's website at: [michigan.gov/mpscedockets](https://michigan.gov/mpscedockets).
- A pre-hearing will be held:

**DATE/TIME: Tuesday, September 9, 2025 at 9:00 AM**

**BEFORE: Administrative Law Judge Lesley C. Fairrow**

**LOCATION: Video/Teleconferencing**

**PARTICIPATION:** Any interested person may participate. Persons needing any assistance to participate should contact the Commission's Executive Secretary at (517) 284-8090, or by email at [mpscedockets@michigan.gov](mailto:mpscedockets@michigan.gov) in advance of the hearing

\*\*\*\*\*AUTO\*\*ALL FOR AADC 480

Clerk, City of AUBURN HILLS  
1827 N Squirrel Rd  
Auburn Hills MI 48326-2749



The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider Consumers Energy Company's (Consumers Energy) August 1, 2025 application requesting the Commission to: 1) determine that Consumers Energy's proposed 2026-2029 Energy Waste Reduction (EWR) Plan is reasonable and prudent, and that it meets all applicable requirements of Act 295, as amended; 2) approve the proposed methodology for calculating energy savings targets; 3) approve the requested 2026-2029 EWR Plan natural gas and electric surcharges; 4) approve the requested accounting authority as proposed by Consumers Energy; 5) approve authority to roll forward any unspent funds into future approved EWR plans and to increase annual investment above amounts approved in the final case order by up to 6% of electric and 10% of gas investment, if needed and cost effective; 6) approve the issuance of the tariff sheets as proposed by Consumers Energy; 7) approve Consumers Energy's EWR incentive proposal; 8) approve the relief requested, as proposed by Consumers Energy, on an expeditious basis to limit risk and reduce customer impact; and 9) grant Consumers Energy such other and further relief as is just and reasonable.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: <https://mi-psc.my.site.com/s/>. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in PDF format, as an attachment to an email sent to: [mpscdockets@michigan.gov](mailto:mpscdockets@michigan.gov). If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: [mpscdockets@michigan.gov](mailto:mpscdockets@michigan.gov).

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by September 2, 2025. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon Consumers Energy Company's Legal Department – Regulatory Group, 1 Energy Plaza Dr., Jackson, MI 49201.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process for participating in the hearing.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To file an appearance, the individual must attend the hearing and advise the presiding administrative law judge of their wish to make a statement of position. Mich Admin Code, R 792.10413 (Rule 413).

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. **U-21680**. Statements may be emailed to: [mpscdockets@michigan.gov](mailto:mpscdockets@michigan.gov). Statements may be mailed to: Executive

Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Executive Secretary at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1909 PA 300, as amended, MCL 462.2 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; 2008 PA 295, as amended, MCL 460.1001 et seq., and Parts 1 & 4 of the Administrative Hearing Rules of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106(2), (3), (4), (5), (6), and (7); R 792.10121; and R 792.10401 through R 792.10448.

**THE MICHIGAN PUBLIC SERVICE COMMISSION MAY APPROVE, REJECT, OR AMEND PROPOSALS MADE BY CONSUMERS ENERGY.**

2513-C



STATE OF MICHIGAN  
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION  
NOTICE OF HEARING

FOR THE ELECTRIC & GAS CUSTOMERS OF  
CONSUMERS ENERGY COMPANY

CASE NO. U-21680

- Consumers Energy Company requests Michigan Public Service Commission's approval of its Energy Waste Reduction ("EWR") Plan for the period 2026 through 2029.
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All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: <https://mi-psc.my.site.com/sl>. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in PDF format, as an attachment to an email sent to: [mpscedockets@michigan.gov](mailto:mpscedockets@michigan.gov). If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: [mpscedockets@michigan.gov](mailto:mpscedockets@michigan.gov).

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**THE MICHIGAN PUBLIC SERVICE COMMISSION MAY APPROVE, REJECT, OR AMEND PROPOSALS MADE BY CONSUMERS ENERGY.**

2513-C

## Police: I-75 road rage leads to injury in Meijer parking lot



file photo (Aileen Wingblad/MediaNews Group)

By [Aileen Wingblad](#) | [awingblad@medianewsgroup.com](mailto:awingblad@medianewsgroup.com) | The Oakland Press

UPDATED: August 22, 2025 at 9:57 AM EDT

An investigation is underway after a road rage confrontation along I-75 ended in a Meijer store parking lot with one person injured on Wednesday, officials said.

Auburn Hills Deputy Chief of Police Scott McGraw told The Oakland Press that the road rage happened on I-75 and that one driver then followed another to the Meijer store in Auburn Hills, located on Brown Road.

The person being followed confronted the other driver and then was hit by the other driver's car, McGraw said.

The person suffered injuries that were not life-threatening, McGraw said.

A suspect was identified and apprehended, McGraw said.

No other information has been released yet about the arrest, but The Oakland Press will report further on this incident as additional details become available.

Traffic throughout this area of the county is being impacted by the closure of the intersection of Brown and Joslyn roads for a railroad repair project. Lengthy backups have occurred this week, especially during rush hour, at the northbound Baldwin Road exit from northbound I-75.

The closure of the intersection — which is near the Meijer where the alleged incident occurred, a Target store, Costco and several restaurants — is disrupting commutes and prevents east-west traffic on Brown Road as well as north-south traffic on Joslyn Road.

Originally Published: August 21, 2025 at 12:56 PM EDT



# Reopening of Joslyn-Brown intersection delayed



The intersection of Joslyn Road and Brown Road at the border of Auburn Hills and Orion Township will remain closed as upgrades to the railroad tracks continue. (Stephen Frye / MediaNews Group)

By Stephen Frye | [sfrye@medianewsgroup.com](mailto:sfrye@medianewsgroup.com) | The Oakland Press  
UPDATED: August 25, 2025 at 11:16 AM EDT

A major headache for commuters in northeastern Oakland County remains in place after the expected reopening of an intersection has been delayed.

For more than a week, motorists who travel through Auburn Hills and Orion Township have had to avoid Joslyn Road for north-south travel and Brown Road for east-west travel.

It was closed to allow Canadian National to repair railroad tracks that cross through the intersection.

The intersection was due to open Sunday, Aug. 24, but this weekend, the Road Commission for Oakland County announced it would not reopen "due to a safety concern."

The intersection is just east of a significant shopping corridor, making the only way to access the Auburn Hills Costco or the neighboring Target and Meijer stores from Baldwin Road. Also, the Baldwin Road exit from northbound I-75 has regularly seen backups into the freeway as northbound commuters must take Baldwin instead of Joslyn.



Westbound traffic on Brown Road on Saturday afternoon, Aug. 23, as this is the only option for shoppers, waiting to reach Baldwin Road. (Stephen Frye / MediaNews Group)

The road commission did not detail the safety concern nor did they provide an estimate for when it will reopen.

One bit of good news, though, is that the planned closure of the nearby Giddings Road will not occur today, delayed until the reopening of Baldwin/Joslyn.

"We continue to work with CN to get this matter addressed," the road commission said in a Facebook post. "The RCOC has also directed CN to NOT close Giddings Road north of Silver Bell Road, on Monday, Aug. 25, until the Brown Road/Joslyn Road intersection has reopened."

On Wednesday, last week, police in Auburn Hills said road rage confrontation on I-75 ended at the Meijer store on Brown Road.

Originally Published: August 25, 2025 at 9:26 AM EDT

## Update: Clarkston man's leg broken; Pontiac woman charged for alleged assault at Meijer



file photo

By Aileen Wingblad | [awingblad@medianewsgroup.com](mailto:awingblad@medianewsgroup.com) | The Oakland Press  
UPDATED: August 26, 2025 at 1:20 PM EDT

An Auburn Hills police official has released additional information about an alleged road rage on I-75 that led to a person being hit by a car and injured outside the Meijer store on Brown Road last week.

A Pontiac woman is facing criminal charges in the incident.

Deputy Police Chief Scott McGraw told The Oakland Press on Tuesday that the victim, a 63-year-old man from Clarkston, suffered a broken leg in the incident. He had also been pepper-sprayed by the suspect, 25-year-old Pontiac resident Samantha Lynne Jaynes, who is charged with a felony and misdemeanor for the Aug. 20 incident.



Samantha Jaynes booking photo

McGraw said it unfolded at around 7 p.m. during a road rage altercation on I-75, allegedly between Jaynes and the Clarkston man. Jaynes reportedly followed the man to the Meijer's drive-through pharmacy, who then exited his car and an argument ensued. Jaynes allegedly pepper-sprayed the man and then hit him with her car as she backed up. The man "sustained an obvious broken leg," McGraw said.

Jaynes fled the scene but was later arrested and lodged at the Oakland County Jail, McGraw said.

Jaynes was arraigned Aug. 22 for felonious assault and a misdemeanor charge of failure to stop at the scene of an accident. She was released on a \$20,000 personal bond, allowing her to stay out of jail for now without posting cash or surety. Jaynes is due back in 52-3 District Court on Sept. 2 for a probable cause conference.

If convicted of the felonious assault charge, Jaynes faces up to four years in prison and/or a \$2,000 fine. The misdemeanor is punishable by up to 90 days in jail and/or a \$100 fine.

Originally Published: August 26, 2025 at 11:48 AM EDT