



## AUBURN HILLS MEETING SCHEDULE

248-370-9402 | 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	<del>Zoning Board of Appeals</del>	<del>7:00 PM</del>	<b>CANCELLED</b>
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
10/31-11/2	Early Voting	8:30 AM – 4:30 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.**



# AUBURN HILLS MEETING SCHEDULE

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## NOVEMBER 2025

DAY	TITLE	TIME	LOCATION
10/31-11/2	Early Voting	8:30 AM – 4:30 PM	Public Safety Building 1899 N. Squirrel Road
4	Election Day	7:00 AM - 8:00 PM	All Polling Locations
10	Downtown Development Authority	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
<del>10</del>	<del>City Council Workshop</del>	<del>5:30 PM</del>	<b>Rescheduled</b>
<del>10</del>	<del>City Council Meeting</del>	<del>7:00 PM</del>	<b>Rescheduled</b>
10	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
11	Tax Increment Finance Authority	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
12	Planning Commission	7:00 PM	Council Chamber 1827 N. Squirrel Road
13	Zoning Board of Appeals	7:00 PM	Council Chamber 1827 N. Squirrel Road
<del>17</del>	<del>City Council Workshop</del>	<del>5:30 PM</del>	<b>Cancelled</b>
17	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
18	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
24	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 American's with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 48 hours prior to the meeting. Staff will be please to make the necessary arrangements. PLEASE BE ADVISED, DUE TO A LACK OF AGENDA ITEMS, SOME MEETINGS MAY BE CANCELED.



**CITY OF AUBURN HILLS**  
**MONDAY, OCTOBER 6, 2025**

**Workshop Session ♦ 5:30 PM**

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

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

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

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

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Workshop Topic: Budget Workshop (2 of 2)

**1. MEETING CALLED TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL OF COUNCIL**

**4. APPROVAL OF MINUTES**

4a. City Council Workshop Minutes, September 22, 2025

4b. City Council Regular Meeting Minutes, September 22, 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. Board and Commission Minutes

7a1. Downtown Development Authority, August 25, 2025

7a2. Public Safety Advisory Committee, August 26, 2025

7a3. Brownfield Redevelopment Authority, September 16, 2025

7b. Motion – To approve the 2026 City Council Meeting Schedule.

7c. Motion – To award the Fieldstone Golf Club cart path paving and drainage improvements to Titan Pavement.

7d. Motion – To amend the 2025 Major Street Fund and the General Fund Street Improvement Department.

**8. UNFINISHED BUSINESS**

**9. NEW BUSINESS**

9a. Motion – To approve the permanent change to a polling location.

9b. Motion – To adopt the revised Early Voting Plan.

**10. COMMENTS AND MOTIONS FROM COUNCIL**

**11. CITY ATTORNEY REPORT**

**12. CITY MANAGER REPORT**

**13. CLOSED SESSION**

13a. Motion - To meet in closed session to discuss property acquisition pursuant to MCL 15.268(1)(d) of the Open Meetings Act.

**14. ADJOURNMENT**

City Council meeting minutes are on file in the City Clerk's Office. NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 or the City Manager's Office at 248.370.9440 48 hours prior to the meeting. Staff will be pleased to make the necessary arrangements.



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 6, 2025

AGENDA ITEM NO 4A

CITY COUNCIL



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

SEPTEMBER 22, 2025

**CALL TO ORDER &** Mayor Marzolf at 5:30 PM

**PLEDGE OF ALLEGIANCE:**

**LOCATION:**

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

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

Absent: None

Also Present: City Manager Tanghe, Asst City Manager Skopek, City Clerk Pierce, Police Chief Gagnon, Fire Chief Massingill, Asst Fire Chief Robinson, Capt Strunk, Community Development Director Cohen, Economic Development Director Carroll, Fieldstone Golf Club General Manager Hierlihy, DPW Director Baldante, Mgr of Roads & Fleet Hefner, Recreation & Senior Services Director Adcock, Senior Services Program Coordinator Monroy, Recreation Director Stepp, Finance Director/Treasurer Schulz, Deputy Treasurer Jones, Accountant Lines, Accountant Moss, Asst to the Manager Hagge

0 Guests

Workshop Topic: Budget Workshop (1 of 2)

Mr. Tanghe introduced the budget process. He explained that several road projects have been delayed to protect the City's fund balance. He thanked the Finance Department for their work on preparing the budget.

Ms. Schulz reviewed the 2026-2030 assumptions. She noted that there is less than a 1% increase in property tax revenue projected for 2026 and pointed out the utility rate increases. Ms. Schulz discussed the current projects. She explained that the City is starting off with a strong fund balance, however it is anticipated that the reserves are expected to be drawn from in 2026. She noted the focus is on the overall fund balance.

Ms. Jones discussed real property tax and related revenue and personal property tax reimbursement which equates to 61% of the total general fund revenue. In reviewing the property tax revenue, she noted that the Police Department is fully funded by its millage. Ms. Jones noted that the City continues to

receive PPT reimbursement. It has not phased out as suggested in past years and there is no current indication that these payments will cease within the next five years.

Mr. Moss presented the wage and benefit assumptions for each fund. He noted that medical insurance costs are projected to increase to 18% next year.

Ms. Schulz reviewed the general fund revenues and expenditures, including the anticipated impact of parking improvements and the EMS budget.

Mr. Moss explained that the expenditure is greater than the millage in the major and local roads fund. Mr. Baldante noted that the roads are becoming more expensive. In discussing major and local road projects, Mr. Moss explained the special assessment program which will offset the cost of the project by assessing 50% to the property owners. Discussion ensued on the special assessment districts. It was noted that there is typically a ten-year payback, with a 5% interest.

Ms. Schulz recapped the general fund components. She noted that before the next workshop the goal is to defer identified road projects beyond 2030. The City will have to consider doing roads as the budget allows. Future discussions should address EMS funding and doing work in-house to reduce costs.

Mr. Lines presented the water and sewer fund. He explained that in 2026 the water rate will increase by 4% while the sewer rate will remain unchanged. The water rate is expected to increase by 3% in 2027-2030. There will be incremental increases to the sewer rate from 2027-2030.

Mr. Lines reviewed the Fieldstone Golf operations, projecting annual cash increases except in 2029 when the pond dredging project is scheduled.

Ms. Schulz presented the Fleet fund and outlined the anticipated equipment purchases over the next five years.

The meeting adjourned at 6:45 PM.

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Brian W. Marzolf, Mayor

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Laura M. Pierce, City Clerk

# 2026-2030 PROJECTED BUDGET



## 2026-2030 Assumptions

**\$54.6M** in road, pathway, sidewalk, parking lot and bridge related maintenance and improvements

Major/Local Road Funding  
General Fund **\$41.9M**  
TIFAs \$7.1M  
Wayne Disposal \$800K  
Act 51 \$17M

Other Capital Spend  
\$22.6M Land/Building  
\$4.9M Equipment  
\$18.1M Water/Sewer  
\$7.1M Vehicles  
**\$52.7M TOTAL**

Less than 1% increase in Property Tax value for 2026  
3.1% for out years following CPI/Growth trends

\$8.9M General Fund PPT Reimbursement

### Utility Rate Increases

Water: Sewer:

2026	4%	0%
2027	3%	1%
2028	3%	2%
2029	3%	2%
2030	3%	3%

Total Anticipated Debt:  
\$13.8M  
27% Water/Sewer  
70% General Fund  
(Approx 95% of GF Debt expires by 2033)

A Homeland Security department was added to General Fund in preparation for future FEMA funding

2026:  
\$102,027 reserved for non-bargaining unit employee wage increases  
\$55K in 2026 & \$35K each other year reserved for potential advancement and other incentives.

### ACRONYM KEY:

**PPT** Personal Property Tax  
**SAD** Special Assessment District  
**CPI** Consumer Price Index



## Current Projections

GENERAL FUND								
Description	9.9.2025							
	2024 ACTUAL	2025 ORIGINAL BUDGET	2025 AMENDED	2026 BUDGET	2027 PROJECTED	2028 PROJECTED	2029 PROJECTED	2030 PROJECTED
Total General Fund Revenues	\$ 47,947,610	\$ 39,662,938	\$ 40,674,025	\$ 44,542,533	\$ 41,640,476	\$ 42,879,746	\$ 44,089,239	\$ 45,319,667
Total General Fund Expenditures	38,445,343	43,577,286	49,350,279	49,740,900	50,813,696	45,445,116	45,619,990	50,887,812
Revenue Over (Under) Expenditures	\$ 9,502,267	\$ (3,914,348)	\$ (8,676,254)	\$ (5,198,367)	\$ (9,173,220)	\$ (2,565,370)	\$ (1,530,751)	\$ (5,568,145)
Fund Balance <sup>1</sup>	\$ 58,482,360	\$ 54,568,012	\$ 49,806,106	\$ 44,607,739	\$ 35,434,519	\$ 32,869,149	\$ 31,338,398	\$ 25,770,253
as % of Expense	152.1%	125.2%	100.9%	89.7%	69.7%	72.3%	68.7%	50.6%
Unassigned Fund Balance	\$ 27,750,653	\$ 40,312,535	\$ 35,550,629	\$ 26,534,305	\$ 23,917,213	\$ 18,715,912	\$ 17,736,263	\$ 11,704,780
as % of Expense	72.18%	92.51%	72.04%	53.35%	47.07%	41.18%	38.88%	23.00%

<sup>1</sup>Fund Balance includes *Nonspendable, Restricted, Committed, Assigned, and Unassigned* balances.

## TOTAL CITY 2026 BUDGET (NO COMPONENT UNITS)

REVENUES: \$83,687,619  
 EXPENDITURES: \$89,921,896  
 (\$6,234,277)

9.5.25



## 2026 Proposed Budget

2026 PROPOSED BUDGET	PROPOSED REVENUES	PROPOSED EXPENDITURES	APPROPRIATION OF FUND EQUITY
General	\$ 44,542,533	\$ 49,740,900	\$ (5,198,367)
Major Streets	3,203,874	3,164,795	39,079
Local Streets	8,402,324	8,401,228	1,096
METRO Act	96,345	65,000	31,345
Wayne Disposal-Oakland	-	510,000	(510,000)
Tree Ordinance	39,999	115,500	(75,501)
Special Circumstances Fund	30,506	30,500	6
Police Drug Forfeiture	2,467	66,000	(63,533)
CDBG Grant	79,096	79,096	-
Capital Improvement Debt	1,865,375	1,865,375	-
Capital Projects Fund	-	-	-
Fieldstone Golf Club	2,060,593	2,008,617	51,976
Water/Sewer	19,284,011	20,665,302	(1,381,291)
Fleet Management	3,948,809	3,203,850	744,959
Special Assessment Debt	131,687	5,733	125,954
Total Before Component Units	\$ 83,687,619	\$ 89,921,896	\$ (6,234,277)
DDA	\$ 702,917	\$ 949,230	\$ (246,313)
TIFA 85-A	1,423,252	3,992,411	(2,569,159)
TIFA 85-B	2,097,404	4,541,578	(2,444,174)
TIFA 86-D	1,024,265	3,261,424	(2,237,159)
Economic Development Authority	-	-	-
Brownfield Authority	510,842	505,364	5,478
Grand Total	\$ 89,446,299	\$ 103,171,903	\$ (13,725,604)

\$6M General Fund &  
Road support



# PROPERTY TAXES & PERSONAL PROPERTY REIMBURSEMENT



2026 Real and Personal  
Property Taxes

REAL PROPERTY TAX AND RELATED REVENUE  
**\$25,238,125**

PERSONAL PROPERTY TAX REIMBURSEMENT  
**\$1,906,654**

TOTAL: **\$27,144,779**

**61% OF TOTAL GENERAL FUND REVENUE**

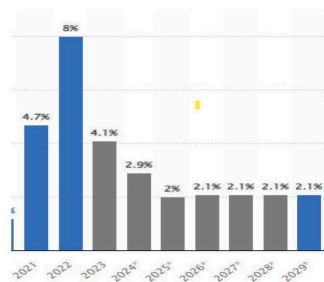


# Property Tax Revenue Timeline/Assumptions

## CURRENT PROJECTIONS

Assessment Year	2023	2024	2025	2026	2027	2028
CPI	4.10%	2.90%	2.00% e	2.10% e	2.10% e	2.10% e
Growth (used to estimate revenue only)			1.00% e	1.00% e	1.00% e	1.00% e
Taxable Value Levied						
Taxable Value (000)	2,204,089	2,223,665	2,290,375 e	2,361,377 e	2,434,579 e	2,510,051 e
% Change in Real and Personal Taxable Values	7.80%	0.89%	3.00%	3.10%	3.10%	3.10%
Budget Year	2025	2026	2027	2028	2029	2030
General Fund Tax Disbursements	\$ 24,643	\$ 25,238	\$ 26,021 e	\$ 26,828 e	\$ 27,660 e	\$ 28,518 e
City Tax Mills for Government Funds	12.0702	12.0702	12.0702 e	12.0702 e	12.0702 e	12.0702 e

## CPI Projections

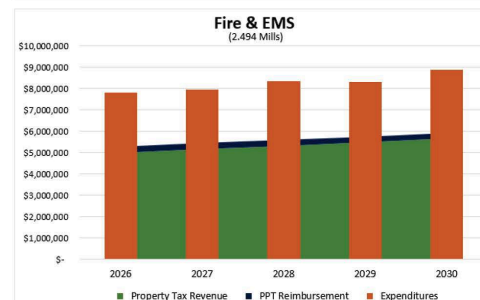
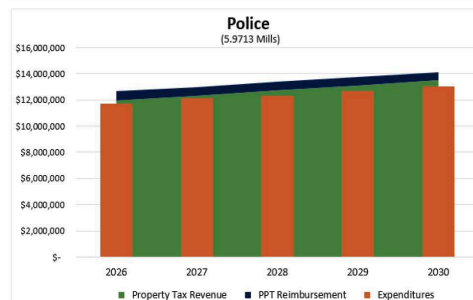
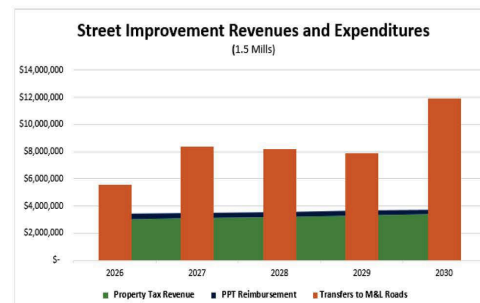
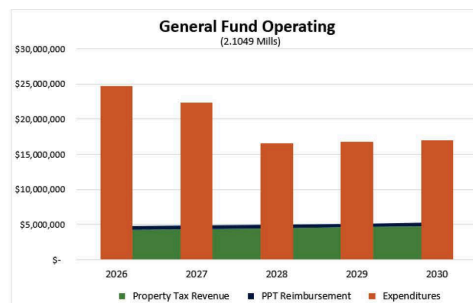


- Two-year lag in revenue recognition
- 1% growth projected

2024 Assessed	2025 Assessed	% Changed Assessed	2024 Taxable	2025 Taxable	% Changed Taxable
2,662,401,085	2,718,631,000	2.11%	2,204,088,895	2,223,664,670	0.89%

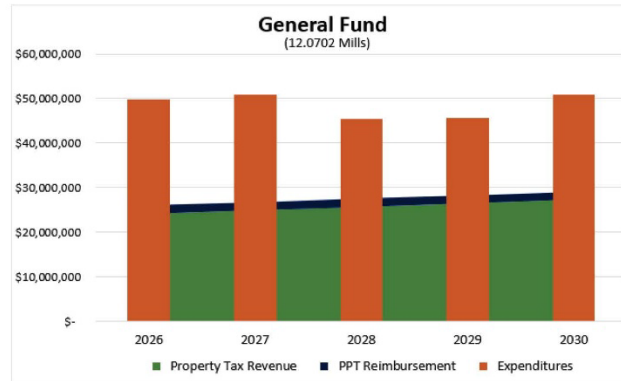


# Property Tax Revenue





## Property Tax Revenue



Total General Fund Revenues and Expenditures					
	2026	2027	2028	2029	2030
Property Tax Revenue	\$ 24,196,609	\$ 24,946,704	\$ 25,720,052	\$ 26,517,373	\$ 27,339,412
PPT Reimbursement	\$ 1,906,654	\$ 1,849,454	\$ 1,793,970	\$ 1,740,151	\$ 1,687,947
Expenditures	\$ 49,740,900	\$ 50,813,696	\$ 45,445,116	\$ 45,619,990	\$ 50,887,812
Revenues Over Expenditures	\$ (23,637,637)	\$ (24,017,538)	\$ (17,931,094)	\$ (17,362,466)	\$ (21,860,453)

### Note:

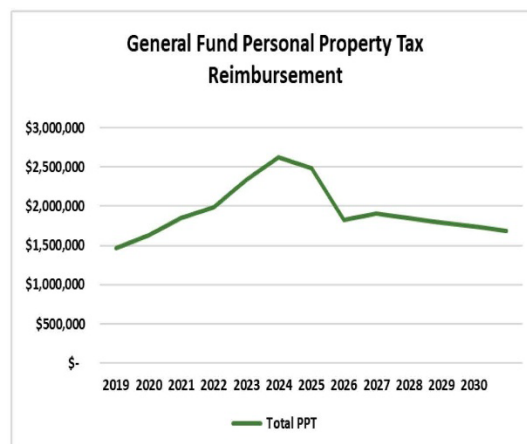
The property tax revenue in this slide is not accounting for things like delinquent property tax, PILOT taxes etc.



## Personal Property Tax Assumptions

City continues to receive PPT reimbursement.  
It has not phased out as suggested in past years.  
Using trend to project in future years.  
No current indication payments will not continue over 5-year horizon

PPT Reimbursement History and Projections	
Year	Total PPT
2018	\$ 1,470,414
2019	\$ 1,630,449
2020	\$ 1,852,006
2021	\$ 1,993,369
2022	\$ 2,336,378
2023	\$ 2,619,219
2024	\$ 2,480,256
2025	\$ 1,823,773
2026	\$ 1,906,654
2027	\$ 1,849,453
2028	\$ 1,793,971
2029	\$ 1,740,151
2030	\$ 1,687,947



### PROJECTS APPROVED BY THE AUBURN HILLS CITY COUNCIL

Not Started or Under Construction  
(AUGUST 25, 2025)

Number	Project Name	Council Approval	Invest. (\$ millions)	Project Description	Not Started	Under Construction
1 - 2019	Ridgewood Villas PUD	4-22-19	33	113 detached single-family homes with a clubhouse and swimming pool		1
2	The Avant at Five Points PUD	11-18-19	15	3-story, 68-apartment unit residential building		2
3 - 2021	University Plaza	9-27-21	1	Covert BD's Mongolian Grill restaurant into an 8,550 sq. ft. retail center		3
4 - 2022	The Webster PUD	7-25-22 (Rev. 11-28-22)	22	6-story 126, 271 sq. ft. mixed-use building (7,687 sq. ft. retail) with 88 apartment units		4
5	Clean View Car Wash	11-28-22	4	16,307 sq. ft. car wash (One-year extension to 11-28-25)	1	
6 - 2023	GM EV Parts Assembly PUD	8-21-23	130	715,012 sq. ft. clean industrial building		5
7	Five Points Community Church	9-25-23	3	10,220 sq. ft. sanctuary building addition		6
8	Pacific/Taylor Industrial Spec Building	9-25-23	4	47,728 sq. ft. clean industrial building		7
9	Residences at River Trail PUD (Rev.)	12-04-23	23	89 townhouse-style apartment units in 11 buildings		8
10 - 2024	Greystone Pickleball Club PUD	4-15-24	13	60,528 sq. ft. indoor recreational facility and event venue		9
11	Joslyn Road Fuel Station - Mobil PUD	5-20-24	4	4,608 sq. ft. convenience store and vehicle fueling station	2	
12	The Learning Experience	7-15-24	3.5	10,000 sq. ft. childcare facility with an exterior playground	3	
13 - 2025	975 S. Opdyke Self Storage	3-17-25	8.5	45,032-square-foot addition to the existing building (702 storage units)	4	
14	Alo's Sports Bar - 3315 Auburn Road	3-17-25	1.5	Reuse of a 6,371 sq. ft. building with a new restaurant with outside seating		10
15	Chillbox Corporate HQ (YMCA)	5-19-25	3.0	Reuse of a 61,756 sq. ft. building with office/café with outside seating	5	
16	Brose NA HQ - Parking Expansion	8-18-25	0.5	75-space parking lot expansion	6	
Total Investment			269			

\*Previous year total investment \$470M



# WAGES & BENEFITS





# Headcount/Wage Assumptions

HEADCOUNT/WAGE ASSUMPTIONS							
	2024	2025	2026	PROJECTIONS			
	ACTUAL	AMENDED	BUDGET	2027	2028	2029	2030
<b>HEADCOUNT</b>							
ADMINISTRATIVE STAFF*	13	15	15	15	15	15	15
COMMUNITY DEV/BLDG***	10	11	11	11	11	11	11
DPW GENERAL FUND **	23	23	23	23	23	23	23
SENIORS, RECREATION, PARKS	6	8	9	9	9	9	9
POLICE	50	58	60	60	60	60	60
FIRE	31	13	13	13	13	13	13
EMS/AMBULANCE	-	19	19	19	19	19	19
<b>GENERAL FUNDS SUB-TOTAL</b>	<b>133</b>	<b>147</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>
ROADS AND FLEET	10	10	10	10	10	10	10
WATER AND SEWER	11	11	11	11	11	11	11
GOLF	1	1	2	1	1	1	1
<b>TOTAL</b>	<b>155</b>	<b>169</b>	<b>173</b>	<b>172</b>	<b>172</b>	<b>172</b>	<b>172</b>
<b>BY BARGAINING GROUP</b>							
NON BARGAINING	33	35	39	38	38	38	38
AFSCME	51	54	53	53	53	53	53
POLICE	43	51	53	53	53	53	53
FIRE	28	29	28	28	28	28	28
<b>TOTAL</b>	<b>155</b>	<b>169</b>	<b>173</b>	<b>172</b>	<b>172</b>	<b>172</b>	<b>172</b>
<b>WAGE INCREASES and WAGE BUDGET ASSUMPTIONS</b>							
Non Bargaining(actual varies between EE's)			3.5%	3.5%	3.5%	3.5%	3.5%
AFSCME (EXPIRES 2027)			2%	2%	2%	2%	2%
COMMAND (EXPIRES 2025)			3%	3%	3%	3%	3%
DETECTIVES (EXPIRES 2027)			3%	2.5%	2.5%	2.5%	2.5%
POLC (EXPIRES 2027)			3%	2.5%	2.5%	2.5%	2.5%
IAFF (EXPIRES 2026)			3.25%	3%	3%	3%	3%



# General Fund Wages

GENERAL FUND WAGES AND BENEFITS								
#/26/2025	Full-time Employees	2025	2026	PROJECTIONS				
	Count	AMENDED	BUDGET	2027	2028	2029	2030	
<b>WAGES &amp; OVERTIME</b>								
City Council	7	\$ 63,330	\$ 63,330	\$ 63,330	\$ 63,330	\$ 63,330	\$ 63,330	
City Manager	4	427,254	458,153	458,153	458,153	458,153	458,153	
Clerks	2	150,047	157,117	155,717	158,517	155,717	157,117	
Human Resources	2	137,160	142,324	142,324	142,324	142,324	142,324	
Finance/Treasurer	7	510,137	507,338	491,731	498,432	505,592	509,897	
DPW Admin	7	509,071	531,094	536,287	539,389	542,572	545,838	
Part-time/seasonal, Boards & Commissions		200,636	254,883	186,621	308,983	187,965	257,455	
<b>Administration Total</b>		<b>\$ 1,997,635</b>	<b>\$ 2,114,239</b>	<b>\$ 2,034,163</b>	<b>\$ 2,169,128</b>	<b>\$ 2,055,653</b>	<b>\$ 2,134,114</b>	
Facilities	9	533,548	559,836	572,782	586,443	600,453	614,851	
Grounds	7	455,073	478,495	491,601	508,307	522,440	536,974	
Storm Water		-	-	-	-	-	-	
Part-time/seasonal		78,520	78,260	79,040	80,340	81,640	81,640	
<b>General Support Total</b>		<b>\$ 1,067,141</b>	<b>\$ 1,116,591</b>	<b>\$ 1,143,423</b>	<b>\$ 1,175,090</b>	<b>\$ 1,204,533</b>	<b>\$ 1,233,465</b>	
Building	8	611,145	618,572	630,653	642,002	653,635	665,558	
Community Development	3	184,867	192,144	192,144	192,144	192,144	192,144	
Part-time/seasonal, Boards & Commissions		6,000	6,000	6,000	6,000	6,000	6,000	
<b>Community Development Total</b>		<b>\$ 802,012</b>	<b>\$ 816,716</b>	<b>\$ 828,797</b>	<b>\$ 840,146</b>	<b>\$ 851,779</b>	<b>\$ 863,702</b>	
Seniors	4	251,020	253,920	253,920	253,920	253,920	253,920	
Recreation	3	106,785	188,407	188,407	188,407	188,407	188,407	
Parks	2	134,619	139,235	139,461	141,080	142,739	144,437	
Part-time/seasonal		704,168	769,250	804,576	813,984	821,868	823,636	
<b>Community Program Total</b>		<b>\$ 1,196,592</b>	<b>\$ 1,350,812</b>	<b>\$ 1,386,364</b>	<b>\$ 1,397,391</b>	<b>\$ 1,406,934</b>	<b>\$ 1,410,400</b>	
<b>NON-PUBLIC SAFETY GENERAL FUND</b>		<b>\$ 5,063,380</b>	<b>\$ 5,398,358</b>	<b>\$ 5,392,747</b>	<b>\$ 5,581,755</b>	<b>\$ 5,518,899</b>	<b>\$ 5,641,681</b>	
POLICE	60	5,554,764	5,702,534	6,023,352	6,235,547	6,416,982	6,603,899	
FIRE	13	1,165,701	1,425,519	1,478,897	1,525,612	1,571,741	1,619,420	
EMS/AMBULANCE	19	1,927,671	2,359,589	2,492,535	2,604,296	2,713,477	2,826,463	
Part-time/seasonal, Boards & Commissions		635,802	705,482	483,338	495,248	500,022	501,846	
<b>PUBLIC SAFETY GENERAL FUND</b>		<b>\$ 9,283,938</b>	<b>\$ 10,193,124</b>	<b>\$ 10,478,122</b>	<b>\$ 10,860,703</b>	<b>\$ 11,202,222</b>	<b>\$ 11,551,628</b>	
<b>GENERAL FUND SUB-TOTAL</b>		<b>\$ 14,347,318</b>	<b>\$ 15,591,482</b>	<b>\$ 15,870,869</b>	<b>\$ 16,442,458</b>	<b>\$ 16,721,121</b>	<b>\$ 17,193,309</b>	



# General Fund Benefits

8/26/2025	2025	2026	PROJECTIONS			
	AMENDED	BUDGET	2027	2028	2029	2030
<b>BENEFITS - Includes PT/Seasonal</b>						
City Council	\$ 27,444	\$ 25,620	\$ 27,376	\$ 28,798	\$ 30,363	\$ 32,245
City Manager	211,390	204,650	210,062	215,404	221,233	227,707
Clerks	61,852	61,400	58,856	63,645	59,181	62,060
Human Resources	82,555	88,723	93,319	97,834	102,780	108,354
Finance/Treasurer (incl BOR)	225,797	229,706	236,686	245,793	257,849	270,407
DPW Admin	253,065	265,497	277,369	288,210	300,015	313,362
<b>Administration Total</b>	<b>\$ 862,103</b>	<b>\$ 875,596</b>	<b>\$ 903,668</b>	<b>\$ 939,684</b>	<b>\$ 971,421</b>	<b>\$ 1,014,135</b>
Facilities	294,507	282,974	297,608	311,278	325,978	342,502
Grounds	237,368	264,908	279,637	296,169	313,360	331,850
Storm Water	2,402	2,718	2,728	2,731	2,731	2,731
<b>General Support Total</b>	<b>\$ 534,277</b>	<b>\$ 550,600</b>	<b>\$ 579,973</b>	<b>\$ 610,178</b>	<b>\$ 642,069</b>	<b>\$ 677,083</b>
Building	309,292	322,245	340,248	358,474	378,235	399,962
Community Development	99,243	103,171	108,045	112,356	117,078	122,566
<b>Community Development Total</b>	<b>\$ 408,535</b>	<b>\$ 425,416</b>	<b>\$ 448,293</b>	<b>\$ 470,830</b>	<b>\$ 495,313</b>	<b>\$ 522,528</b>
Seniors	130,316	137,311	142,226	147,269	152,729	158,438
Recreation	96,542	113,748	118,445	121,745	125,249	128,894
Parks	79,355	96,441	100,117	103,720	107,493	111,520
<b>Community Program Total</b>	<b>\$ 306,213</b>	<b>\$ 347,500</b>	<b>\$ 360,788</b>	<b>\$ 372,734</b>	<b>\$ 385,471</b>	<b>\$ 398,852</b>
<b>NON-PUBLIC SAFETY GENERAL FUND</b>	<b>\$ 2,111,128</b>	<b>\$ 2,199,112</b>	<b>\$ 2,292,722</b>	<b>\$ 2,393,426</b>	<b>\$ 2,494,274</b>	<b>\$ 2,612,598</b>
POLICE	2,667,311	2,563,323	2,740,970	2,742,806	2,801,828	2,904,779
FIRE	505,341	562,383	592,686	621,398	651,863	685,519
LMS/AMBULANCE	730,080	704,649	748,375	788,685	831,844	879,034
<b>PUBLIC SAFETY GENERAL FUND</b>	<b>\$ 3,902,732</b>	<b>\$ 3,830,355</b>	<b>\$ 4,082,031</b>	<b>\$ 4,152,889</b>	<b>\$ 4,285,535</b>	<b>\$ 4,469,332</b>
<b>GENERAL FUND SUB-TOTAL</b>	<b>\$ 6,013,860</b>	<b>\$ 6,029,467</b>	<b>\$ 6,374,753</b>	<b>\$ 6,546,315</b>	<b>\$ 6,779,809</b>	<b>\$ 7,081,930</b>

Benefits include: FICA, Medical, RX, Vision, Dental, Life/Disability, DC/DB, Workers' Comp, PTO buyouts, and Uniforms

Benefit	2026	2027	2028	2029	2030
RX	7%	7%	7%	7%	7%
Dental	-	4%	4%	4%	4%
Optical	3%	3%	3%	3%	3%
Life	3%	3%	3%	3%	3%
Medical	18%	10%	10%	10%	10%
Disability	3%	3%	3%	3%	3%



# Wages/Benefits of Other Funds

WAGES - OTHER FUNDS	2025	2026	2027	2028	2029	2030
Description	Amended	REQUESTED	PROJECTION	PROJECTION	PROJECTION	PROJECTION
<b>GENERAL FUND - sub total</b>	<b>\$ 14,347,318</b>	<b>\$ 15,591,482</b>	<b>\$ 15,870,869</b>	<b>\$ 16,442,458</b>	<b>\$ 16,721,121</b>	<b>\$ 17,193,309</b>
ROADS	516,942	546,981	564,631	584,291	604,590	625,553
ROADS PT/SEASONAL	24,960	24,700	25,480	26,000	26,520	26,520
FLEET	206,445	213,656	217,829	222,126	226,508	230,974
FLEET PT/SEASONAL	8,320	8,580	8,840	8,840	8,840	8,840
WATER AND SEWER FUND	725,401	762,366	784,256	808,444	830,227	852,585
WATER AND SEWER PT/SEASONAL	-	7,800	7,800	7,800	7,800	7,800
GOLF	95,946	95,530	144,949	94,368	93,787	93,205
GOLF PT/SEASONAL	195,046	211,013	218,043	224,793	231,543	231,543
DDA	30,403	31,754	32,378	33,002	33,002	33,002
TIFA	24,000	26,600	27,800	28,400	29,000	29,000
<b>TOTAL WAGES</b>	<b>\$ 16,174,781</b>	<b>\$ 17,520,462</b>	<b>\$ 17,902,875</b>	<b>\$ 18,480,522</b>	<b>\$ 18,812,938</b>	<b>\$ 19,332,331</b>
<b>BENEFITS - OTHER FUNDS</b>						
<b>GENERAL FUND - sub total</b>	<b>\$ 6,013,860</b>	<b>\$ 6,029,467</b>	<b>\$ 6,374,753</b>	<b>\$ 6,546,315</b>	<b>\$ 6,779,809</b>	<b>\$ 7,081,930</b>
ROADS	621,090	630,864	685,592	642,355	630,172	641,897
FLEET	123,007	126,788	134,276	141,800	149,946	158,948
WATER AND SEWER FUND	404,982	445,607	472,400	499,847	528,801	560,832
GOLF	75,472	80,672	134,633	78,971	82,001	84,756
DDA	2,847	2,932	2,976	3,019	3,016	3,012
TIFA	1,928	2,058	2,150	2,196	2,242	2,242
<b>TOTAL BENEFITS</b>	<b>\$ 7,243,186</b>	<b>\$ 7,318,388</b>	<b>\$ 7,806,780</b>	<b>\$ 7,914,503</b>	<b>\$ 8,175,987</b>	<b>\$ 8,533,617</b>
<b>TOTAL WAGES AND BENEFITS</b>	<b>\$ 23,417,967</b>	<b>\$ 24,838,850</b>	<b>\$ 25,709,655</b>	<b>\$ 26,395,025</b>	<b>\$ 26,988,925</b>	<b>\$ 27,865,948</b>

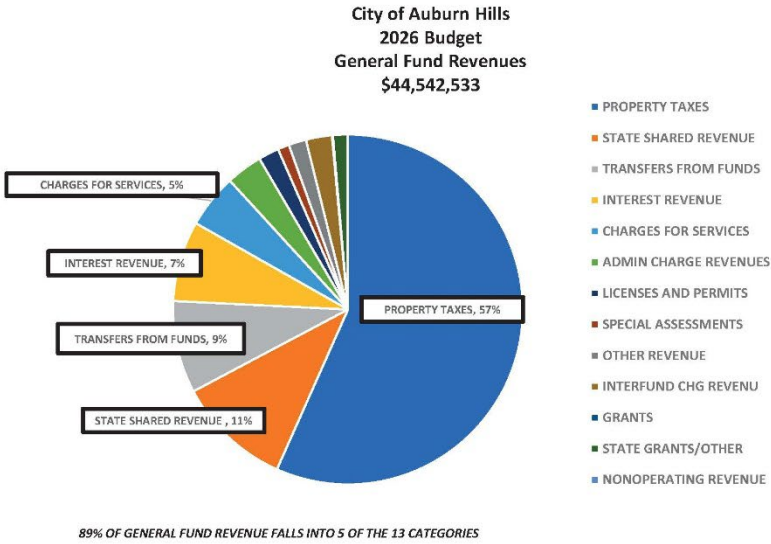


# THE GENERAL FUND



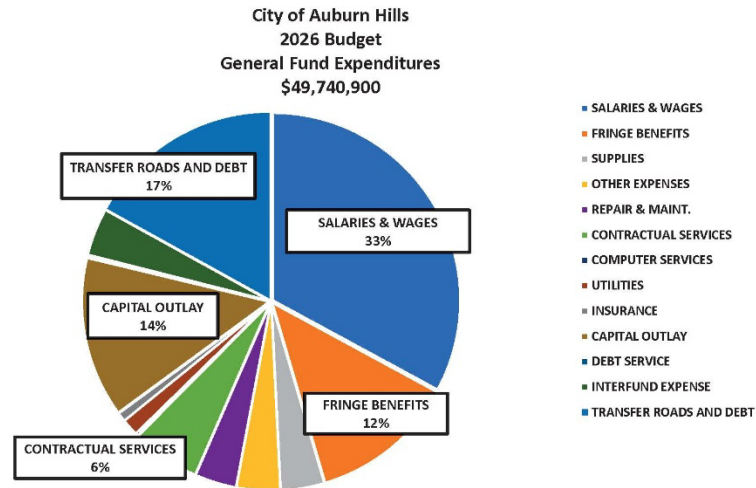


General Fund Revenues





# General Fund Expenditures



82% OF ALL GENERAL FUND CATEGORIES FALL INTO 5 OF THE 13 CATEGORIES



# Expenditures by Function

GENERAL FUND EXPENDITURES BY FUNCTION				
	2024	2025 AMENDED	2026	% of Total
FUNCTION	ACTUAL	BUDGET	BUDGET	Expense/Support
ADMINISTRATION	\$ 4,782,853	\$ 5,123,365	\$ 6,447,088	
STORMWATER, DEBT & OTHER GENERAL CAPITAL	2,744,615	3,036,655	7,186,362	
FACILITIES, GROUNDS, IT	3,883,589	4,384,580	6,048,635	
SENIORS, RECREATION, PARKS	1,868,289	2,907,704	3,369,044	
BUILDING/COMMUNITY DEVELOPMENT	1,746,149	1,646,455	1,620,976	
	\$ 15,025,495	\$ 17,098,759	\$ 24,672,105	49.60%
TAX REVENUE SUPPORT PROVIDED BY 2.1049 MILLS =			\$ 4,219,590	17%
STREET DEPARTMENT	\$ 4,853,585	\$ 10,085,000	\$ 5,575,000	11.21%
TAX REVENUE SUPPORT PROVIDED BY 1.5 MILLS =			\$ 3,006,985	54%
POLICE DEPARTMENTS	11,890,623	11,399,565	\$ 11,692,609	23.51%
TAX REVENUE SUPPORT PROVIDED BY 5.9713 MILLS =			\$ 11,970,429	102%
FIRE DEPARTMENTS	6,698,030	6,500,448	\$ 3,234,599	6.50%
EMS DEPARTMENTS	-	4,266,506	\$ 4,566,587	9.18%
TAX REVENUE SUPPORT PROVIDED BY 2.4940 MILLS =			\$ 4,999,606	64%
TOTAL GENERAL FUND EXPENDITURES	\$ 38,467,733	\$ 45,083,773	\$ 49,740,900	49%
Property Tax Revenue = 49% of General Fund Expenditure				
NOTE: 55% 2025, 63% 2024				



# General Fund - Operating

Expenses reflected include everything except General Fund Police, Fire/EMS and Road Departments

	2024	2025 ORIGINAL BUDGET	2025 AMENDED BUDGET	2026 BUDGET	2027 PROJECTION	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION	
OPERATING GENERAL FUND	ACTUAL								
REVENUES	\$ 19,486,496	\$ 15,519,565	\$ 15,549,565	\$ 19,673,951	\$ 16,394,935	\$ 16,691,346	\$ 16,859,403	\$ 17,186,951	
LESS RHC AND PENSION ADDITIONAL FUNDING	250,000	-	-	1,000,000	-	-	-	-	
LESS TRANSFERS TO CAPITAL IMPROVEMENT DEBT	1,858,525	1,858,525	1,864,900	1,863,375	1,857,400	1,858,050	1,859,600	1,859,650	
LESS ALL OTHER EXPENSES	12,916,971	14,433,865	15,233,859	21,808,730	20,518,069	14,715,087	14,895,754	15,161,725	CUMULATIVE
IMPACT TO FUND BALANCE	\$ 4,461,000	\$ (772,825)	\$ (1,549,194)	\$ (4,998,154)	\$ (5,980,534)	\$ 118,209	\$ 104,049	\$ 165,576	2026-2030
									(10,590,854)

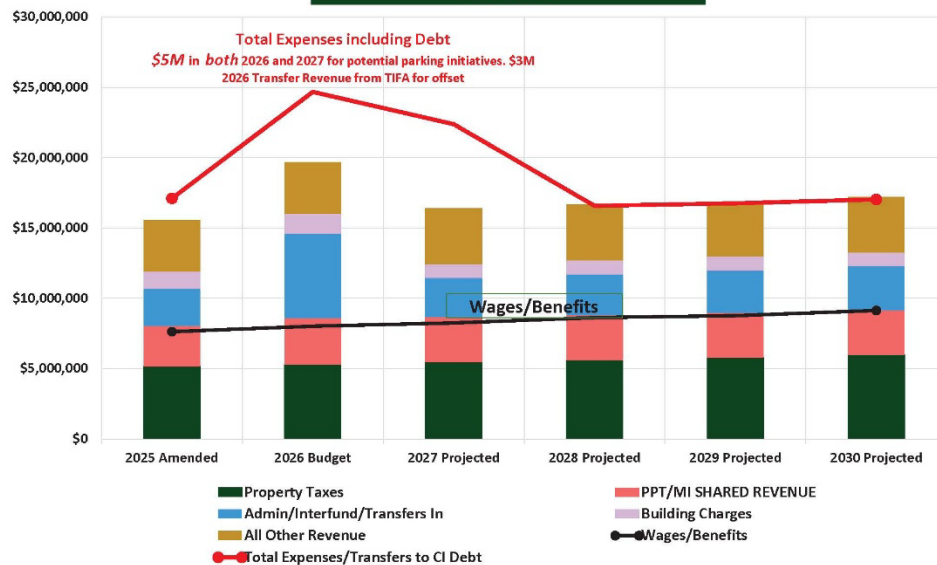
Includes net \$2M 2026 and \$5M 2027 for parking improvements.  
This is 104% of the net cumulative impact to the draw upon reserves

- \$1M additional 2026 contribution for the Pension Fund
- Capital Improvement debt includes payments for both the 2017 and 2021 bond issues



# General Fund Operating

## GENERAL FUND WITHOUT ROADS, POLICE, FIRE 2025-2030





## Current Projections

GENERAL FUND								
Description	9.9.2025							
	2024 ACTUAL	2025 ORIGINAL BUDGET	2025 AMENDED	2026 BUDGET	2027 PROJECTED	2028 PROJECTED	2029 PROJECTED	2030 PROJECTED
Total General Fund Revenues	\$ 47,947,610	\$ 39,662,938	\$ 40,674,025	\$ 44,542,533	\$ 41,640,476	\$ 42,879,746	\$ 44,089,239	\$ 45,319,667
Total General Fund Expenditures	38,445,343	43,577,286	49,350,279	49,740,900	50,813,696	45,445,116	45,619,990	50,887,812
Revenue Over (Under) Expenditures	\$ 9,502,267	\$ (3,914,348)	\$ (8,676,254)	\$ (5,198,367)	\$ (9,173,220)	\$ (2,565,370)	\$ (1,530,751)	\$ (5,568,145)
Fund Balance <sup>1</sup>	\$ 58,482,360	\$ 54,568,012	\$ 49,806,106	\$ 44,607,739	\$ 35,434,519	\$ 32,869,149	\$ 31,338,398	\$ 25,770,253
as % of Expense	152.1%	125.2%	100.9%	89.7%	69.7%	72.3%	68.7%	50.6%
Unassigned Fund Balance	\$ 27,750,653	\$ 40,312,535	\$ 35,550,629	\$ 26,534,305	\$ 23,917,213	\$ 18,715,912	\$ 17,736,263	\$ 11,704,780
as % of Expense	72.18%	92.51%	72.04%	53.35%	47.07%	41.18%	38.88%	23.00%

<sup>1</sup>Fund Balance includes *Nonspendable, Restricted, Committed, Assigned, and Unassigned* balances.

**Finding a solution to remove \$5M from 2027 provides and increase overall fund balance by 10%**

Revenue Over (Under) Expenditures	\$ 9,502,267	\$ (3,914,348)	\$ (8,676,254)	\$ (5,198,367)	\$ (4,173,220)	\$ (2,565,370)	\$ (1,530,751)	\$ (5,568,145)
Fund Balance <sup>1</sup>	\$ 58,482,360	\$ 54,568,012	\$ 49,806,106	\$ 44,607,739	\$ 40,434,519	\$ 37,869,149	\$ 36,338,398	\$ 30,770,253
as % of Expense	152.1%	125.2%	100.9%	89.7%	88.3%	83.3%	79.7%	60.5%
Unassigned Fund Balance	\$ 27,750,653	\$ 40,312,535	\$ 35,550,629	\$ 31,534,305	\$ 28,917,213	\$ 23,715,912	\$ 22,736,263	\$ 17,954,780
as % of Expense	72.18%	92.51%	72.04%	63.40%	63.12%	52.19%	49.84%	35.28%



## General Fund – Fire/EMS

		2025	2025							
FIRE/EMS GENERAL FUND	2024	ORIGINAL	AMENDED	2026	2027	2028	2029	2030		
FIRE	ACTUAL	BUDGET	BUDGET	BUDGET	PROJECTION	PROJECTION	PROJECTION	PROJECTION		
REVENUES	\$ 7,976,874	\$ 5,822,427	\$ 6,803,514	\$ 5,741,352	\$ 5,844,254	\$ 5,995,721	\$ 6,152,390	\$ 6,314,408	CUMULATIVE	
LESS EXPENSES	6,698,030	3,176,954	6,500,448	3,234,599	3,220,997	3,657,166	3,412,380	3,846,087	2026-2030	
IMPACT TO FUND BALANCE	1,278,844	2,645,473	303,066	2,506,753	2,623,257	2,338,555	2,740,010	2,468,321	12,676,896	
EMS REVENUES	-	1,561,000	1,561,000	1,515,520	1,260,000	1,260,000	1,260,000	1,260,000	CUMULATIVE	
LESS EMS EXPENSES*	-	4,266,506	4,266,506	4,366,587	4,719,937	4,684,130	4,904,870	5,040,093	2026-2030	
IMPACT TO FUND BALANCE	-	(2,705,506)	(2,705,506)	(3,051,067)	(3,459,937)	(3,424,130)	(3,644,870)	(3,780,093)	(17,360,097)	
FIRE/EMS IMPACT TO FUND BALANCE	1,278,844	(60,033)	(2,402,440)	(544,314)	(836,680)	(1,085,575)	(904,860)	(1,311,772)	(4,683,201)	
									NET CUMULATIVE	
									2026-2030	

**The impact of the EMS budget is a draw of \$17.3 Million.**

*\*Note: Positions costs are shared with the Fire/EMS budgets, thus the cumulative impact overall would not be reduced 100% should the EMS department be eliminated completely.*



# Road Millage Funding

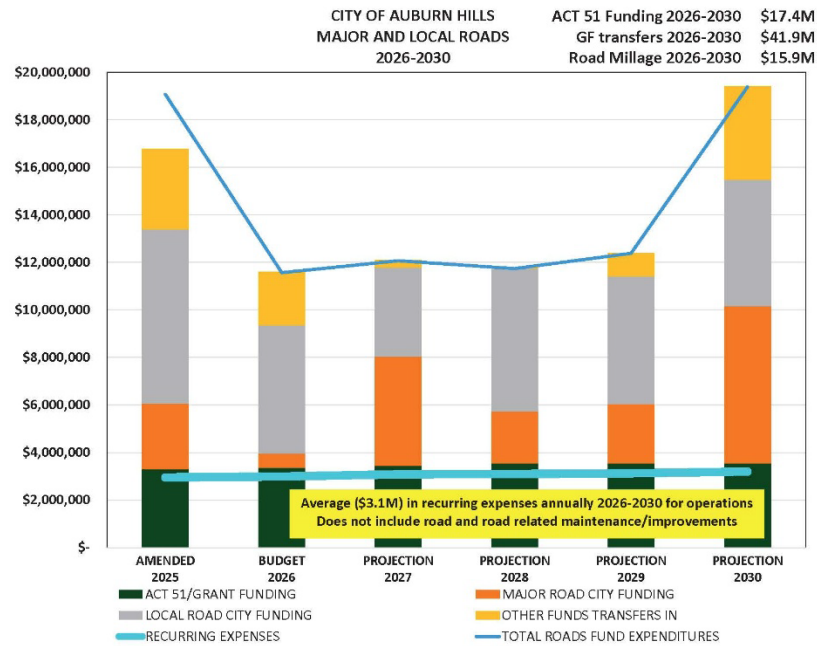
\*2024 other income is higher than usual due to recognition of ARPA funds

2026-2030 draw on the General Fund for planned roadwork is \$18.4 M

HISTORY/LOOK FORWARD														
GENERAL FUND STREET DEPARTMENT														
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
ROAD RELATED 17% BOND DEBT(1)	560,575	563,800	561,650	564,125	561,225	562,950	564,225	560,125	560,650	560,725	560,350	559,525	558,250	
ROAD RELATED (78%) BOND DEBT(1)		87,298	1,015,365	1,011,816	1,011,894	1,015,521	1,014,897	1,011,875	1,011,972	1,013,123	1,013,454	1,012,967	1,011,680	1,013,376
NET REV/(EXP) STREET DEPARTMENT (2)		2,161,300	1,634,051	2,193,109	1,042,328	(4,843,559)	(1,478,840)	(4,121,604)	(3,560,562)	(2,760,189)	(6,499,392)	5,542,382	5,647,208	5,755,186
	(560,575)	1,510,202	257,036	617,168	(530,791)	(6,422,030)	(3,057,952)	(5,693,604)	(5,133,184)	(4,334,034)	(8,073,196)	3,969,891	4,077,298	4,741,804
								AVERAGE TRANSFER 26-30 \$ 8,386,552				EST. REVENUE FOR TRANSFER		



## Major and Local Roads Fund



## Major Road Projects 2026-2030 | \$23,105,798

2026-2030 Capital Project Budget Plan						
Major Roads - 202						
Project	Description	2026	2027	2028	2029	2030
North Squirrel (Walton to Chrysler)	Concrete Maintenance		500,000			600,000
Great Lakes Crossing	Asphalt Mill & Resurface	200,000	2,573,000			
Great Lakes Crossing	Pathway Construction	25,000	525,000			
Shimmons (Grove Ln to Squirrel)	Asphalt Mill & Resurface		40,000	610,000		
Cross Creek (SAD)	Asphalt Reconstruction					200,000
Cross Creek (SAD)	Pathway Construction					40,000
Grey Road	Asphalt Pulverize/Overlay		100,000	1,900,000		
High Meadow (SAD)	Asphalt Reconstruction				225,000	5,800,000
High Meadow (SAD)	Pathway Construction				30,000	300,000
Pathway Maintenance	Maintenance	250,000	250,000	250,000	250,000	250,000
Sidewalk Maintenance	Maintenance	100,000	100,000	100,000	100,000	100,000
Signal Maintenance and Repair	Maintenance	115,000	115,000	115,000	115,000	115,000
General Maintenance/Guardrail Maintenance	Road Maintenance	125,000	125,000	125,000	125,000	125,000
N. Squirrel Rd (Featherstone to Clinton River)	Road Maintenance					700,000
University Dr	Road Maintenance	200,000	1,320,000			
Tri-Party Agreement	Road Maintenance	292,798	50,000	50,000	50,000	50,000
Bridge Repairs	Maintenance		50,000		50,000	
Pavement Markings	Maintenance	60,000	60,000	60,000	60,000	60,000
Tienken/Squirrel Roundabout	Roundabout Construction			250,000	2,750,000	
Old Adams/Forester Pathway	Pathway Construction	175,000				
Cross Creek/Squirrel HAWK Signal	Traffic Signal	200,000				
		1,742,798	5,808,000	3,460,000	3,755,000	8,340,000



## Local Road Projects 2026-2030 | \$28,286,000

2026-2030 Capital Project Budget Plan						
Local Roads - 203						
Project	Description	2026	2027	2028	2029	2030
Birchfield/Patrick Henry	Asphalt Reconstruction	2,500,000				
Centre (SAD)	Asphalt Reconstruction	2,400,000				
Chrysler (SAD)	Asphalt Reconstruction		200,000	3,500,000		
Innovation Dr (SAD)	Asphalt Reconstruction	1,100,000				
Pond Run (SAD)	Asphalt Mill & Resurface	30,000	470,000			
Primary	Asphalt Reconstruction	40,000	810,000			
Seyburn Drive (asphalt)	Asphalt Reconstruction	425,000				
Valley View (SAD)	Asphalt Mill & Resurface	20,000	280,000			
St Lawrence Sub	Asphalt Pulverize/Overlay	60,000	1,100,000			
Glenmeade (SAD)	Asphalt Reconstruction		60,000	1,200,000		
Nichols/Couchlin/Slocum	Asphalt Pulverize/Overlay			125,000	3,300,000	
Coe/Willet/Joy	Asphalt Replacement			50,000	750,000	
Thornwood Sub	Asphalt Mill & Resurface					35,000
Collier (west of Joslyn)	Asphalt Mill & Resurface				25,000	425,000
Collier (east of Joslyn)	Asphalt Replacement				50,000	850,000
Doris	Asphalt Construction				150,000	2,850,000
Doris	Pathway Construction				35,000	540,000
Vinewood Sub	Asphalt Pulverize/Overlay				125,000	2,600,000
Hillfield	Asphalt Pulverize/Overlay			50,000	800,000	
Automation	Asphalt Reconstruction					35,000
Automation	Pathway Construction					8,000
Hawthorn Forest	Asphalt Reconstruction					50,000
Luella (SAD)	Asphalt Reconstruction					15,000
Luella (SAD)	Pathway Construction					4,000
Pinnacle (SAD)	Asphalt Reconstruction					17,500
Pinnacle (SAD)	Pathway Construction					4,000
Pathway Maintenance	Maintenance	100,000	100,000	100,000	100,000	100,000
Sidewalk Maintenance	Maintenance	50,000	50,000	50,000	50,000	50,000
General Maintenance/Guardrail Maintenance	Maintenance	39,500	39,500	39,500	39,500	39,500
Pavement Markings	Maintenance	20,000	20,000	20,000	20,000	20,000
Churchill Sub	Asphalt Pulverize/Overlay					150,000
		6,784,500	3,129,500	5,134,500	5,444,500	7,793,000

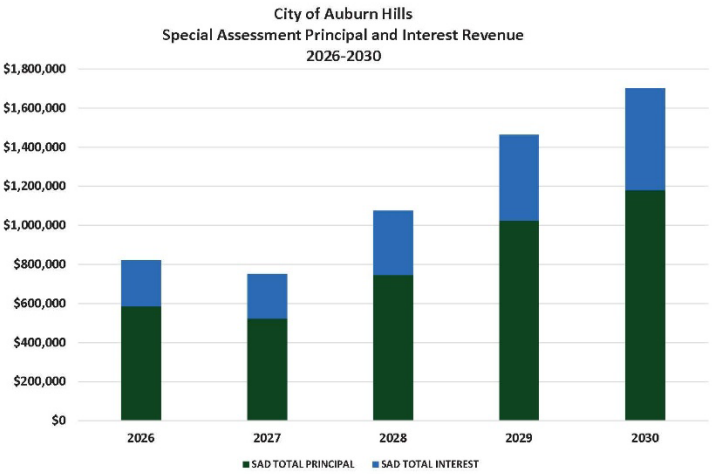


## New Special Assessments 2026-2030

ROAD TO BE ASSESSED	ROAD FUND	CONSTRUCTION TO BEGIN	ESTIMATED 50% TO BE ASSESSED
CENTRE	LOCAL	2026	\$ 1,222,500
INNOVATION	LOCAL	2026	\$ 560,000
			<b>\$ 1,782,500</b>
POND RUN	LOCAL	2027	<b>\$ 250,000</b>
CHRYSLER DR	LOCAL	2028	\$ 1,750,000
GLENMEADE	LOCAL	2028	\$ 600,000
VALLEYVIEW	LOCAL	2028	\$ 150,000
			<b>\$ 2,500,000</b>
HIGHMEADOW	MAJOR	2030	<b>\$ 3,177,500</b>
<b>TOTAL TO BE ASSESSED 2026-2030</b>			<b>\$ 7,710,000</b>
AUTOMATION	LOCAL	2031	\$ 187,500
LUELLA LANE	LOCAL	2031	\$ 112,500
PINNACLE	LOCAL	2031	\$ 125,000
			<b>\$ 425,000</b>
<b>IN PROGRESS:</b>			
Atlantic Blvd. and West Entrance expire in 2029. Collections pay SA Bond Superior Court SAD is in Progress			
Executive Hills first billing is 12/2025			



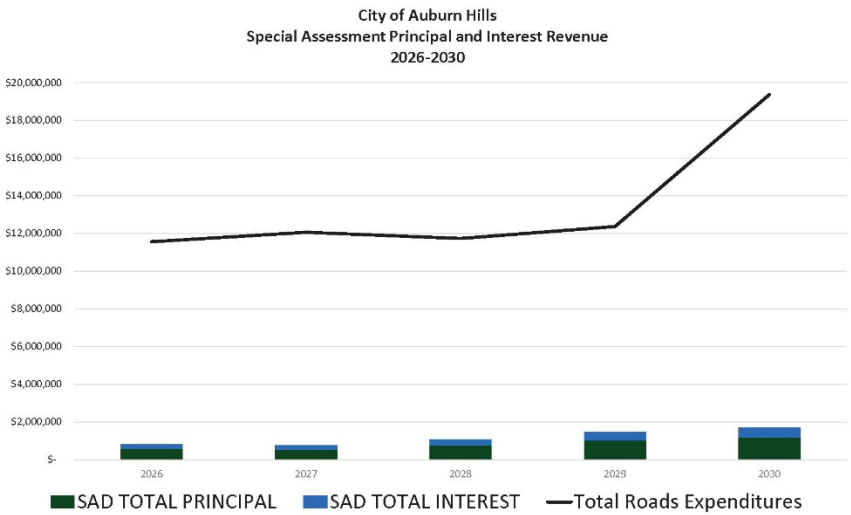
Special Assessment  
Principal and Interest



Total collected 2026-2030: \$5,811,570



Special Assessment  
Principal and Interest



Total collected 2026-2030: \$5,811,570



# THE GENERAL FUND<sup>RECAP</sup>



Combined General  
Fund Components

Combined Related Millage Functions

	2024	2025	2025	2026	2027	2028	2029	2030
	ACTUAL	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET	PROJECTION	PROJECTION	PROJECTION	PROJECTION
IMPACT TO FUND BALANCE								
OPERATING GENERAL FUND	\$ 4,461,000	\$ (772,825)	\$ (1,549,194)	\$ (4,998,154)	\$ (5,980,534)	\$ 118,209	\$ 104,049	\$ 165,576
STREET IMPROVEMENT GENERAL FUND	\$ 1,042,329	\$ (4,843,559)	\$ (6,470,559)	\$ (1,478,840)	\$ (4,121,604)	\$ (3,560,562)	\$ (2,760,186)	\$ (6,499,392)
POLICE GENERAL FUND	\$ 2,720,094	\$ 1,762,069	\$ 1,745,940	\$ 1,822,941	\$ 1,765,598	\$ 1,962,558	\$ 2,030,246	\$ 2,077,443
FIRE/EMS GENERAL FUND	\$ 1,278,844	\$ (60,033)	\$ (2,402,440)	\$ (544,314)	\$ (836,680)	\$ (1,085,575)	\$ (904,860)	\$ (1,311,772)
TOTAL IMPACT TO FUND BALANCE	\$ 9,502,268	\$ (3,914,348)	\$ (8,676,254)	\$ (5,198,367)	\$ (9,173,220)	\$ (2,565,370)	\$ (1,530,751)	\$ (5,568,145)
PROJECTED ENDING FUND BALANCE	\$ 58,482,360	\$ 54,568,012	\$ 49,806,106	\$ 44,607,739	\$ 35,434,519	\$ 32,869,149	\$ 31,338,398	\$ 25,770,253

**Current Estimates-without reducing costs-draw down reserves 56% beginning in 2024**

**Before next workshop:**

**Push identified road projects beyond 2030**

**Future 2026 discussions:**

EMS funding

Road costs mitigation (lower standard, debt, inhouse work)



# WATER/SEWER FUND

**4% Water Rate Increase**

**0% Sewer Rate Increase**

*2026 Assumption*



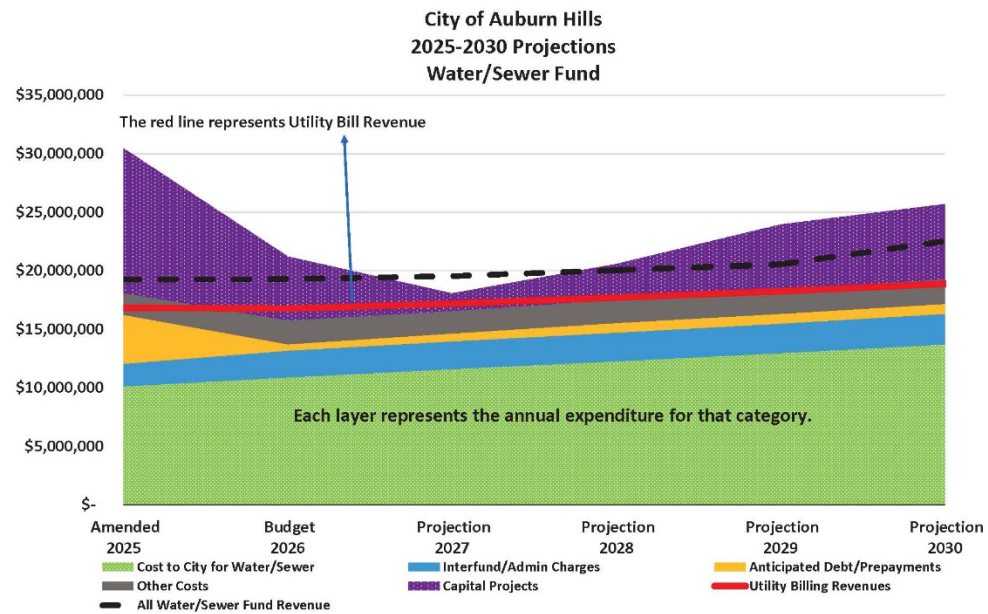
Water/Sewer Fund

## City of Auburn Hills WATER/SEWER FUND 2026-2030 Budget Projections

	2024 ACTUAL	2025 AMENDED	2026 BUDGET	2027 PROJECTION	2028 PROJECTION	2029 PROJECTION	2030 PROJECTION
<b>ESTIMATED CASH POSITION</b>							
Beginning Cash and Investments	\$ 39,817,611	\$ 39,305,923	\$ 31,899,565	\$ 30,153,274	\$ 32,001,952	\$ 32,005,003	\$ 29,210,721
Projected Change in Cash	(511,688)	(7,406,358)	(1,746,291)	1,848,678	3,051	(2,794,282)	(2,559,766)
<b>ENDING CASH AND INVESTMENTS</b>	<b>\$ 39,305,923</b>	<b>\$ 31,899,565</b>	<b>\$ 30,153,274</b>	<b>\$ 32,001,952</b>	<b>\$ 32,005,003</b>	<b>\$ 29,210,721</b>	<b>\$ 26,650,955</b>
Increase(Decrease) from Prior Year		-18.84%	-5.47%	6.13%	0.01%	-8.73%	-8.76%
% Of Expense of Cash and Investment			65%	54%	68%	87%	0%
Includes the following sewer established debt obligations:							
Current Debt Payment plan:	\$	535,293	\$	675,548	\$	832,233	\$ 842,277 \$ 842,958



# Water & Sewer Projections

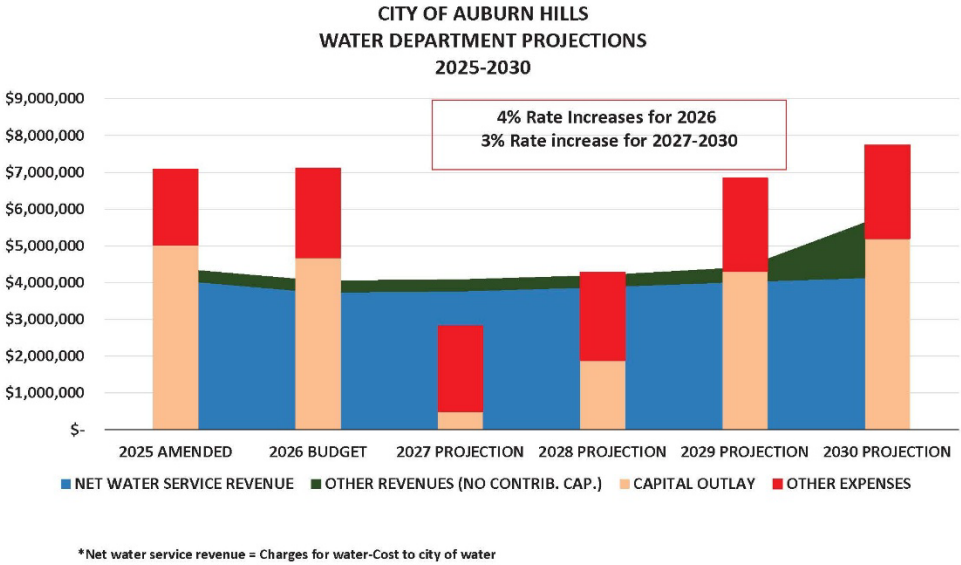


# Water Capital Plan 2026-2030 | \$16,575,000

2026-2030 Capital Project Budget Plan						
Water Department - 536						
Project	Description	2026	2027	2028	2029	2030
Birchfield/Patrick Henry WM Replace	AC Water Main Replacement	2,000,000				
Seyburn WM Loop	Water Main Construction	275,000				
Coe Water Main	Water Main Replacement			15,000	285,000	
Doris WM Replacement	AC Water Main Replacement				75,000	1,400,000
Dutton Road WM Extension	12" Water Main	2,400,000				
Tower Interior and Exterior Coating	Water/Sewer System Imp & Ext		400,000			
Nichols/Couchlin/Slocum WM Replacement	AC Water Main Replacement			225,000	3,750,000	
Walton Heights S WM Replacement	Water/Sewer System Imp & Ext				200,000	3,800,000
Grey Road WM Replacement	AC Water Main Replacement		100,000	1,650,000		
		4,675,000	500,000	1,890,000	4,310,000	5,200,000

AH  
AUBURN HILLS

Water Department  
Projections



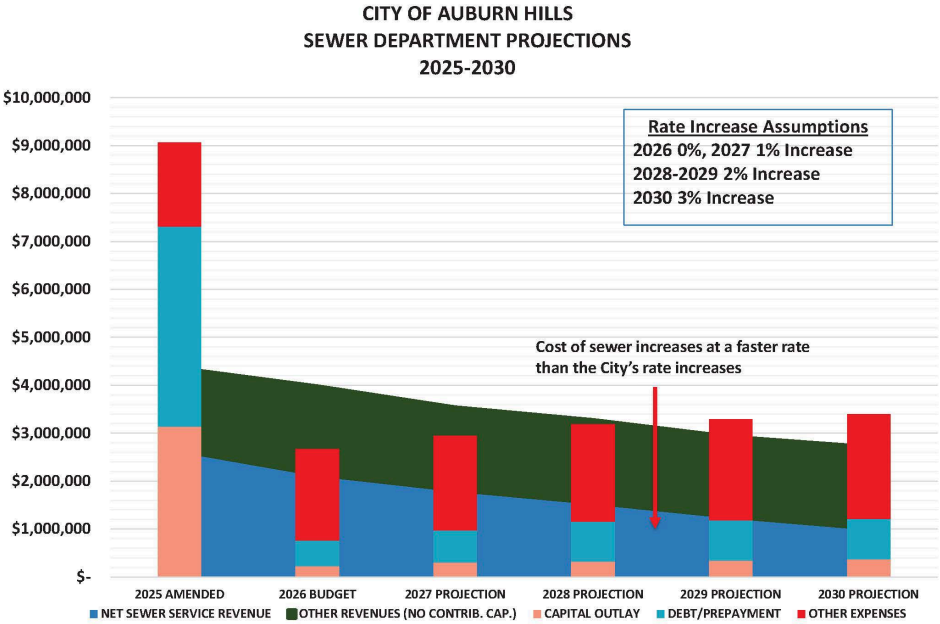
AH  
AUBURN HILLS

Sewer Capital Plan  
2026-2030 | \$1,559,000

2026-2030 Capital Project Budget Plan						
Sewer Department - 535						
Project	Description	2026	2027	2028	2029	2030
Sewer Lining and Manhole Restore	Replacement	225,000	245,000	265,000	285,000	305,000
Lift Station Pumps	Replacement		55,000	57,000	60,000	62,000
		225,000	300,000	322,000	345,000	367,000

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AUBURN HILLS

Sewer Department  
Projections





# Fieldstone Golf Operations

## City of Auburn Hills GOLF FUND 2026-2030 Budget Projections

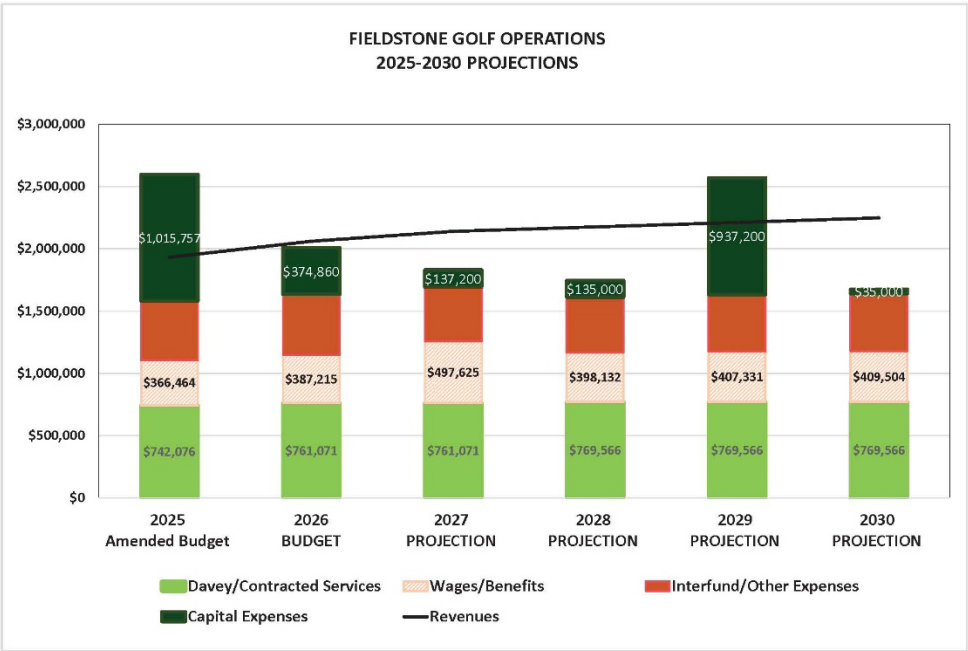
	2024	2025	2026	2027	2028	2029	2030
	ACTUAL	AMENDED	BUDGET	PROJECTION	PROJECTION	PROJECTION	PROJECTION
<b>ESTIMATED CASH POSITION</b>							
Beginning Cash and Investments	\$ 1,467,373	\$ 1,474,796	\$ 810,079	\$ 862,055	\$ 1,171,603	\$ 1,601,291	\$ 1,242,914
Projected Change in Cash	7,423	(664,717)	51,976	309,548	429,688	(358,377)	573,112
<b>ENDING CASH AND INVESTMENTS</b>							
Increase(Decrease) from Prior Year	\$ 1,474,796	\$ 810,079	\$ 862,055	\$ 1,171,603	\$ 1,601,291	\$ 1,242,914	\$ 1,816,026
		-45.07%	6.42%	35.91%	36.68%	-22.38%	46.11%



# Fieldstone Golf Operations

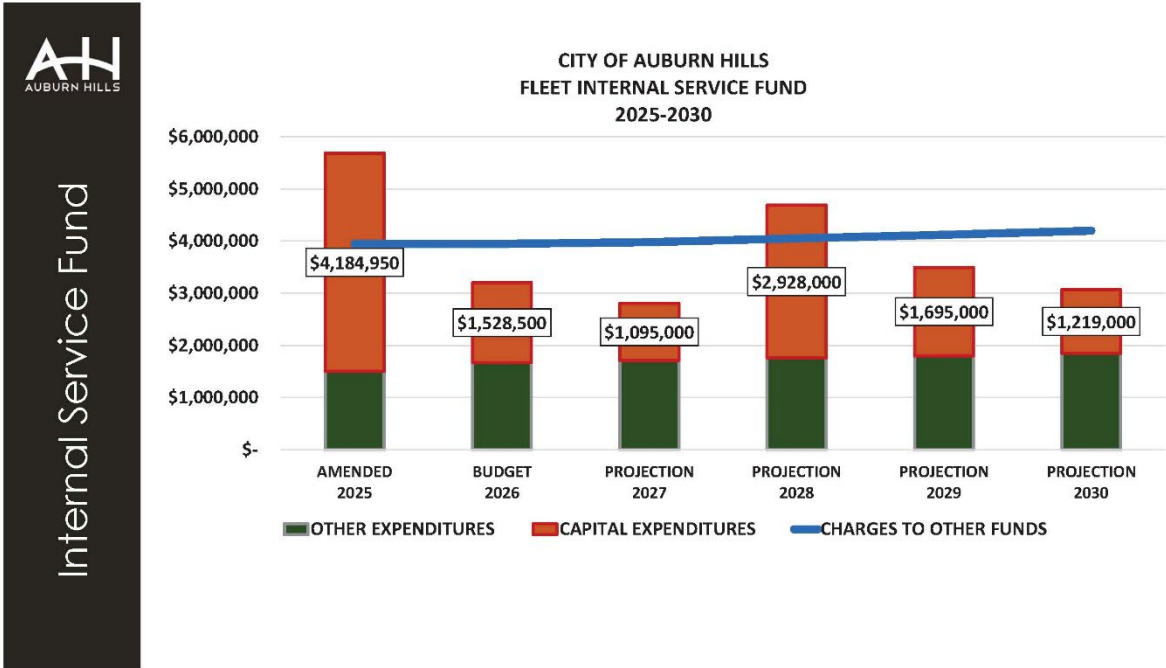
## FIELDSTONE GOLF COURSE 2026-2030 CAPITAL PROJECT PLAN

Project	Description	2026	2027	2028	2029	2030
Cart Path	Land Improvements	100,000	100,000	100,000		
Pond Dredging	Land Improvements				1,097,000	
Bridge Repair	Land Improvements	35,000	35,000	35,000	35,000	35,000
Range Picker	Machinery & Equipment	9,000				
24 Irrigation Satellites	Machinery & Equipment	225,000				
Computer Bundle Replacement	Computer Equipment	5,860	2,200		2,200	
		374,860	137,200	135,000	1,134,200	35,000





# FLEET FUND





# Fleet Fund Cash Position

	2025	2026	2027	2028	2029	2030
	AMENDED	BUDGET	PROJECTION	PROJECTION	PROJECTION	PROJECTION
CHARGES TO OTHER FUNDS	\$ 3,947,376	\$ 3,948,809	\$ 3,978,276	\$ 4,053,397	\$ 4,120,319	\$ 4,198,440
LESS CAPITAL EXPENDITURES	4,184,950	1,528,500	1,095,000	2,928,000	1,695,000	1,219,000
LESS OTHER EXPENDITURES	1,501,575	1,675,350	1,712,369	1,759,678	1,799,127	1,851,162
Change in Cash	\$ (1,739,149)	\$ 744,959	\$ 1,170,907	\$ (634,281)	\$ 626,192	\$ 1,128,278
Estimated Cash Balance	\$ 4,261,140	\$ 5,006,099	\$ 6,177,006	\$ 5,542,725	\$ 6,168,917	\$ 7,297,195
% Change in Cash	-28.98%	17.48%	23.39%	-10.27%	11.30%	18.29%

*Staff may adjust allocation of costs it charges other funds in future years  
IF reserves continue to grow AND equipment and vehicles needs hold to plan*



# Fleet Capital Machinery & Equipment Purchases

2026-2030 Capital Project Budget Plan					
Fleet - 661					
	2026	2027	2028	2029	2030
REPLACE M30 FLOOR SCRUBBER (DPW GARAGE) - E1178				50,000	
REPLACE ATTENUATOR - E172				30,000	
REPLACE SCAG MOWER E111 w/RIDER BLOWER					
E165 Trailer Air Compressor			30,000		
E1825 Z Spray Fertilizer Sprayer			20,000		
ELECTRIC CHARGERS					
REPLACE ASPHALT ZIPPER E137	400,000				
REPLACE E149 BANDIT 18" CHIPPER		100,000			
REPLACE E163 HURCO		60,000			
Excavator E155					250,000
Asphalt Roller E1601					20,000
New Scissor lift trailer	3,500				
New Mastic Machine	70,000				
New Crackfill Machine	70,000				
NEW Avant Mulcher CR1400	25,000				
NEW Asphalt Paver	160,000				
NEW Excavator Trailer					60,000
REPLACE E2003 MESSAGE BOARD					20,000
REPLACE GATOR XUV- E152					
<b>TOTAL MACHINERY AND EQUIPMENT</b>	<b>728,500</b>	<b>160,000</b>	<b>50,000</b>	<b>80,000</b>	<b>350,000</b>



# Fleet Vehicle Purchases

2026-2030 Capital Project Budget Plan					
Fleet - 661					
	2026	2027	2028	2029	2030
REPLACE AC2337 KIA SPORTAGE				40,000	
REPLACE AF2328 DODGE DURANGO				42,000	
REPLACE AF2103 RESCUE				450,000	
REPLACE AP2121 DURANGO (LT SHARED)				42,000	
REPLACE AP2475 DURANGO				45,000	
REPLACE AP2476 DURANGO				45,000	
REPLACE AP2477 DURANGO				45,000	
REPLACE AP2478 DURANGO				45,000	
REPLACE AP2481 DURANGO				45,000	
REPLACE D2107 RAM 2500				66,000	
REPLACE D444 DUMP	310,000				
REPLACE D1401 DUMP w/ WING				400,000	
AF2016 RAM 1500		55,000			
AF1512 FIRE ENGINE REPLACEMENT			1,500,000		
REPL D1935 RAM 3500 Utility				100,000	
REPL D410 Flatbed Tow			200,000		
D1707 RAM 2500 CREW					
D1708 RAM 3500					
AP581 CHEVY SERVICE VAN	60,000				
AP2336 RAM SSV REPLACEMENT			43,000		
AP2371 DURANGO PURSUIT			45,000		
AP2372 DURANGO PURSUIT			45,000		
AP2374 DURANGO PURSUIT			45,000		
D1803 RAM 3500 UTILITY			100,000		
D1804 RAM 5500 DUMP	150,000				
D1805 PROMASTER CITY		70,000			
D1806 RAM 5500 DUMP			100,000		
D1807 RAM 5500 FLAT			100,000		
D2101 VACTOR			700,000		

Continued next slide



# Fleet Vehicle Purchases

2026-2030 Capital Project Budget Plan					
Fleet - 661					
	2026	2027	2028	2029	2030
D412 SEWER CAMERA				250,000	
AMBULANCE REPLACE AF225					
AMBULANCE REPLACE AF2017		450,000			
REPLACE AP 2153 CHARGER		45,000			
REPLACE AP2163 CHARGER		45,000			
REPLACE AP 2160 DURANGO->Tahoe	70,000				
REPLACE AP 2164 DURANGO		45,000			
REPLACE AP 2165 DURANGO		45,000			
REPLACE AP 2166 DURANGO	45,000				
REPLACE AP 2167 DURANGO		45,000			
REPLACE AP 2268 CHARGER		45,000			
REPLACE AP 2203 RAM 1500 SSV (SIU)		45,000			
REPLACE AP 579 RAM 1500 SSV	50,000				
REPLACE D1709 2500 CREW w/3500 UTILITY-FACILITIES					
REPLACE AP2017 1500 RAM					
REPLACE AR1508 1500 RAM					
REPLACE AR1509 1500 RAM (Park Ranger)					
REPLACE D1612 CHEROKEE	45,000				
REPLACE AF1507 1500 SLT					
REPLACE D446 5YD DUMP					
REPLACE AM1602 CHEROKEE		45,000			
REPLACE D477 2500					
REPLACE AM2301 COMM CTR PACIFICA					54,000
REPLACE AP2389 RAM 1500SSV					45,000
REPLACE D1504 FORESTRY AERIAL					170,000
REPLACE D1518 DUMP w/WING					400,000
REPLACE D1610 SIGN TRUCK					200,000
REPLACE AP550 TAHOE	70,000				
<b>TOTAL FLEET VEHICLES</b>	<b>800,000</b>	<b>935,000</b>	<b>2,878,000</b>	<b>1,615,000</b>	<b>869,000</b>



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 6, 2025

AGENDA ITEM NO 4B

CITY COUNCIL



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

SEPTEMBER 22, 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, Asst City Manager Skopek, City Attorney Kelly, City Clerk Pierce, Police Chief Gagnon, Fire Chief Massingill, Asst Fire Chief Robinson, Capt Strunk, DPW Director Baldante, Mgr of Roads & Fleet Hefner, Finance Director/Treasurer Schulz, Asst Community Development Director Lang, Economic Development Dir Carroll, Recreation & Senior Services Director Adcock, Senior Services Program Coordinator Monroy, Human Resources Mgr Parpart, Asst to the Manager Hagge, Engineer Driesenga

75 Guests

A workshop session was held prior to the regular City Council meeting at 5:30 PM. Workshop Topic: Budget Workshop (1 of 2)

#### 4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, September 8, 2025

Moved by Knight, Seconded by Verbeke.

**RESOLVED:** To approve the City Council Regular Meeting Minutes of September 8, 2025.

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

No: None

**Resolution No. 25.09.137**

**Motion Carried (7 - 0)**

#### 5. APPOINTMENTS AND PRESENTATIONS

5a. Motion – To confirm the appointment of Trevin Robinson as Fire Chief.

Mr. Tanghe introduced Asst. Fire Chief Trevin Robinson and requested confirmation of his appointment as Fire Chief effective October 4, 2025.

**Moved by McDaniel, Seconded by Verbeke.**

**RESOLVED:** To accept the recommendation of the City Manager and confirm the appointment of Trevin Robinson to the position of Fire Chief, effective at midnight on October 4, 2025.

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

No: None

**Resolution No. 25.09.138**

**Motion Carried (7 - 0)**

5b. Promotion of Mike Strunk to Deputy Fire Chief.

Asst. Chief Robinson introduced Capt. Mike Strunk and announced that he will serve as the Deputy Fire Chief effective October 4, 2025.

5c. Presentation from Main Street Oakland County

Ms. Carroll stated that the City has earned a National Main Street accreditation. This honor reflects the City's continued dedication to revitalization and creating a vibrant downtown.

Annaka Norris, Principal Planner for Main Street Oakland County, explained that the Main Street Program is an economic development tool for downtowns. She presented the Main Street America 2025 Affiliate Program plaque to Ms. Carroll in recognition of meeting the performance standards in 2024.

5d. Motion – To confirm the appointment of Brandon Dadou to the DDA.

Mr. Dadou introduced himself and expressed his appreciation for consideration of this appointment.

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

**RESOLVED:** To confirm the appointment of Brandon Dadou to the Downtown Development Authority for a term ending November 2026.

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

No: None

**Resolution No. 25.09.139**

**Motion Carried (7 - 0)**

## **6. PUBLIC COMMENT**

There was no public comment.

## **7. CONSENT AGENDA**

7a. Board and Commission Minutes

7a1. Planning Commission, September 10, 2025

7a2. Zoning Board of Appeals, September 11, 2025

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

7b. Motion – To amend the 2025 Local Streets Fund, Major Streets Fund, and General Fund Street Improvement.

**RESOLVED:** To amend the Local Streets fund revenues with an increase of \$1,037,000, the Major Streets fund revenue with an increase of \$590,000, and the General Fund Street Improvement department appropriations with an increase of \$1,627,000.

7c. Motion – To purchase structural firefighting gear.

**RESOLVED: To approve the purchase of fifteen (15) sets of turnout gear from Phoenix Safety Outfitters through Sourcewell in the amount not to exceed \$59,760.00 from GL: 101-339-799.000-LABORECONOPP and 101-339-799.000.**

7d. Motion – To approve the purchase of a 2026 Dodge Durango.

**RESOLVED: To approve the purchase of a Dodge Durango GT AWD for \$38,577.00 from LaFontaine Chrysler Dodge Jeep Ram FIAT of Lansing, MI under the MiDEAL contract.**

7e. Motion – To approve the 2025-2026 Winter Operations Agreement with the Road Commission for Oakland County.

**RESOLVED: To approve the 2025-2026 Winter Operations Agreement between the City of Auburn Hills and the Road Commission for Oakland County. Services to be reimbursed from the Road Commission for Oakland County to the City of Auburn Hills in the amount of \$51,711.33.**

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

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

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

**No: None**

**Resolution No. 25.09.140**

**Motion Carried (7 - 0)**

## **8. UNFINISHED BUSINESS**

## **9. NEW BUSINESS**

9a. Motion – To approve the Site Plan and Tree Removal Permit / Auburn Hills Municipal Campus Fuel Island.

Mr. Lang explained the request from the Tax Increment Finance Authority and the Department of Public Works to construct a municipal fuel island and related infrastructure on the City's campus. The fuel island will be equipped with one dual dispenser pump and will reduce reliance on the existing fuel island at the DPW facility. It will also increase efficiency for several City departments by eliminating the need to travel to the north end of the City to refuel.

Mr. Tanghe explained that the efficiencies include the time spent traveling to the DPW facility and the additional mileage and depreciation on the vehicles that are driving back and forth.

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

**RESOLVED: To accept the Planning Commission's recommendation and approve the Site Plan and Tree Removal Permit for the Auburn Hills Municipal Campus Fuel Island subject to the conditions of the City's Administrative Review Team.**

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

**No: None**

**Resolution No. 25.09.141**

**Motion Carried (7 - 0)**

9b. Motion – To approve a budget amendment and award contracts for a new traffic signal at N. Squirrel Road and Shimmons Road.

Mr. Baldante explained that a traffic signal analysis was performed in 2024 with results showing that a traffic signal is warranted at the corner of N. Squirrel and Shimmons Rd. The pedestrian crossing signs will be replaced with a mast-arm configuration, new signal controller and cabinet, vehicular detection and countdown pedestrian signals with push buttons. He confirmed that this project will be completed in the spring of 2026.

**Moved by McDaniel, Seconded by Fletcher.**

**RESOLVED:** To approve a budget amendment increasing appropriations to the Major Road fund in the amount of \$77,878.32 and approve a contract with Rauhorn Electric for \$326,878.32, for the installation of a new traffic signal at N. Squirrel Road and Shimmons Road. In addition, approve contracts with OHM Advisors and G2 Consulting in the amount of \$55,000 for construction services, contract administration and materials testing as part of the project.

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

No: None

**Resolution No. 25.09.142**

**Motion Carried (7 - 0)**

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

Mr. Knight thanked DPW for their quick response to replacing the light that was out at Juniper and Grey Rd. He expressed that the Sips and Sounds fundraiser for Neighborhood House was a marvelous event. He invited the public to attend his talk on the history of the City.

Mr. McDaniel thanked Chief Massingill for his dedicated service to the City.

Ms. Verbeke noted that Joslyn Rd and Brown Rd is finally opened, but noted that Brown Rd is still under construction. She congratulated Chief Massingill on his retirement and thanked him for his service.

Dr. Fletcher acknowledged the drainage work being done at Tienken and Squirrel. She expressed that the Chamber event called Driven by Innovation was wonderful.

Mr. Ferguson commented on his attendance at the Michigan Municipal League Conference last week. He invited the public to attend the Fall Festival at Hawk Woods Park on October 4<sup>th</sup>.

Mr. Hawkins stated that the MML Conference was a great networking and learning event. He noted that the line markings on the basketball court at River Woods Park need to be repainted. He suggested that park benches be added near the basketball court as well. He thanked Chief Massingill for his service on the Fire Department.

Mayor Marzolf expressed congratulations and thanks to outgoing Chief Massingill for helping train and mentor the new fire chief and deputy fire chief.

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

#### **12. CITY MANAGER REPORT**

#### **13. ADJOURNMENT**

**Moved by Ferguson, Seconded by Verbeke.**

**RESOLVED:** To adjourn the meeting.

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

No: None

**Resolution No. 25.09.143**

**Motion Carried (7 - 0)**

The meeting was adjourned at 7:51 PM.

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Brian W. Marzolf, Mayor

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Laura M. Pierce, City Clerk



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 6, 2025

AGENDA ITEM NO 7A1

DOWNTOWN DEVELOPMENT AUTHORITY

“Not Yet Approved”

## CITY OF AUBURN HILLS DOWNTOWN DEVELOPMENT AUTHORITY MEETING

**August 25, 2025**

**LOCATION:** Auburn Hills City Hall – Administrative Conference Room

**CALL TO ORDER:** Chairman Young called the meeting to order at 5:30 p.m.

**ROLL CALL:**

Present:	Young, Jernigan, Mayor Marzolf, Wise, Wayne, Gatton, Townsend
Absent:	None
Also Present:	Stephanie Carroll, Economic Development Manager; Eveonne Roberts, Downtown Engagement Specialist
Guests:	None

### PERSONS WISHING TO BE HEARD

None.

### CORRESPONDENCE AND PRESENTATIONS

#### **A. 2026-2030 Budget Presentation**

Ms. Carroll presented the budget memo dated August 21, 2025, for the Board. Questions from the Board related to the continuation of the Authority’s Public Art initiative and how digital marketing can play a role in future promotion.

Mayor Marzolf confirmed that snow removal Downtown will be done this season and going forward. He stated that the City budget would absorb those costs.

Mr. Wayne asked how the ad valorem numbers are determined. Ms. Carroll will request an explanation from Finance and report back to the board.

**Moved by Ms. Jernigan to approve the Downtown Development Authority 2025 Budget and 2026 proposed Budget as presented. Furthermore, it is recommended to the City Council that these budgets be included in the City’s overall budget documents.**

**Seconded by Ms. Wise**

**Yes:** Young, Jernigan, Mayor Marzolf, Wise, Wayne, Gatton, Townsend

**No:** None

**Motion carried**

### APPROVAL OF MINUTES

#### **A. Regular Meeting Minutes – April 14, 2025**

**Moved by Ms. Jernigan to approve the DDA Regular Meeting Minutes from April 14, 2025.**

**Seconded by Mr. Townsend**

Yes: Young, Jernigan, Mayor Marzolf, Wise, Wayne, Gatton, Townsend  
No: None

Motion carried

**B. Workshop Meeting Minutes – June 23, 2025**

Moved by Mayor Marzolf to approve the DDA Workshop Meeting Minutes from June 23, 2025.  
Seconded by Mr. Wayne

Yes: Young, Jernigan, Mayor Marzolf, Wise, Wayne, Gatton, Townsend  
No: None

Motion carried

**FINANCIAL REPORT**

**A. FY 2024 Adopted Budget and YTD Summary – July 31, 2025**

Ms. Carroll reviewed the financial report for the period ending July 31, 2025.

Moved by Ms. Jernigan to receive and file the financial report for the period ending March 31, 2025.  
Seconded by Mr. Townsend.

Yes: Young, Jernigan, Mayor Marzolf, Wise, Wayne, Gatton, Townsend  
No: None

Motion carried

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

**A. Nowak & Fraus Proposal for Engineering Work – New Municipal Parking Lot**

Ms. Carroll reviewed the memo dated August 11, 2025, which recommends that the DDA Board allocate funding in the amount of \$19,500.00 for professional engineering services for 3157 Auburn Road. She explained that this will add approximately 90 new surface parking spaces downtown.

Moved by Mr. Wayne to approve the attached proposal from Nowak & Fraus in the amount of \$19,500.000 for engineering services to create a site plan and engineering construction drawings for the proposed municipal parking lot to be located at 3157 Auburn Road.

Seconded by Ms. Wise

Yes: Young, Jernigan, Mayor Marzolf, Wise, Wayne, Gatton, Townsend  
No: None

Motion carried

**B. Downtown Holiday Decorations**

Ms. Carroll reviewed the memo dated August 13, 2025, which recommends that the DDA Board allocate funding in the amount of \$75,000.00 for the updated holiday lighting within the Downtown Area.

Moved by Ms. Jernigan to approve the funding request up to \$75,000.00 for downtown holiday decorations and amend GL 248-738-972.000 to reflect this expenditure request.

Seconded by Ms. Wise

Yes: Young, Jernigan, Mayor Marzolf, Wise, Wayne, Gatton, Townsend

No: None

Motion Carried

**BOARD MEMBER COMMENTS**

None.

**EXECUTIVE DIRECTOR UPDATE**

Ms. Carroll shared that Ms. Bachan had resigned from the Board. She also stated that the Downtown will soon become the home of a new coffee shop in the vacant space, formerly used by Sprigs Florist. The owner, Brandon Dadou, plans to serve on the DDA Board. The café is slated to open in December of this year. Ms. Carroll reported that POW! Strategies will present the strategic planning document at the October board meeting. She reminded the board that the Sips & Sounds event is scheduled for September 19.

**ADJOURNMENT**

Moved by Ms. Jernigan to adjourn the DDA Board meeting.

The DDA Board of Directors meeting adjourned at 6:45 p.m.

Respectfully submitted,  
Eveonne Roberts  
Downtown Engagement Specialist



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: OCTOBER 6, 2025**

**AGENDA ITEM NO 7A2**

**PUBLIC SAFETY ADVISORY COMMITTEE**

"Not yet approved"

## **CITY OF AUBURN HILLS**

### **PUBLIC SAFETY ADVISORY COMMISSION MEETING**

**August 26<sup>th</sup>, 2025**

**CALL TO ORDER:** Chairman Ron Moniz called the meeting to order at 5:00 PM.

**ROLL CALL:** Ms. Gail Cartwright, Present  
Mr. Donearl Johnson, Present  
Mr. Jay Boelter, Present  
Mr. Eugene Hawkins, Present  
Mr. Ron Moniz, Present

Also Present: Fire Chief Adam Massingill  
Police Chief Ryan Gagnon  
City Councilman Jack Ferguson  
Lt. Bryan Shambeck  
Administrative Officer Owen Milks  
Fire Department Clerk Dawn Schultz

**LOCATION:** Public Safety Community Room.

**APPROVAL OF MINUTES:** HAWKINS moved to approve the minutes from May 27<sup>th</sup>, 2025 with no corrections.

Supported by JOHNSON.

**VOTE:** Yes: All  
No: None

**Motion carried (5-0)**

### **ADDITIONS TO THE AGENDA:**

Welcome to City Councilman Jack Ferguson.

7c. Purchase of Ballistic Helmets

## COMMUNICATIONS (PERSONS WISHING TO BE HEARD)

None

## UNFINISHED BUSINESS

None

## NEW BUSINESS

- a. **Detention Intercom System Replacement-Police** This item was presented by Police Chief Ryan Gagnon.
  - a. The 2001 intercom system is critical for maintaining safe and secure conditions in detention area.
  - b. Late 2024 the system broke and is no longer functioning.
  - c. A replacement system was budgeted for in 2025.
  - d. RFB on BidNet produced 3 bids.
  - e. The lowest qualified bid came from RedGuard Fire & Security.

Discussion with questions and answers ensued including the lowest bidder rescinding their bid, location of the intercom system, cost of installation and warranty, and reducing damage to walls during installation.

**Motion:** JOHNSON moved to recommend to City Council to award the bid for the Police Detention Area Intercom project to RedGuard Fire & Security of Plymouth, MI., for the amount not to exceed \$38,397.48.

Supported by BOELTER.

**VOTE:** Yes: All  
No: None

**Motion carried (5-0)**

- b. **Structural Firefighting Gear Purchase.** This item was presented by Fire Lt. Bryan Shambeck.
  - a. Current gear is approaching or has exceeded the recommended service life.
  - b. AHFD was awarded a grant for 20 sets of turnout gear with 3 years to spend the funds.
  - c. Lion brand turnout gear has been evaluated and determined to be the preferred option.
    - i. Several valuable and unique features.
    - ii. AHFD has used Lion gear for over 10 years.
    - iii. Currently in use by several leading departments.
  - d. 15 sets of gear have been identified as needing to be immediately replaced.

Discussion with questions and answers ensued including not purchasing the full grant award of 20 sets of gear, distribution of funds, who wrote the grant, cost savings to

the city, purchasing only gear needed now, and probably purchasing a few more sets next year.

**Motion:** HAWKINS moved to recommend to the City Council the purchase of fifteen (15) sets of turnout gear from Phoenix Safety Outfitters through Sourcewell in the amount not to exceed \$59,760.00

Supported by CARTWRIGHT.

**VOTE:** Yes: All  
No: None

**Motion carried (5-0)**

- c. Purchase of Ballistic Helmets.** This item was presented by Police Chief Ryan Gagnon.
- a. AHPD currently has 27 ballistic helmets manufactured in March of 2021.
  - b. The manufacturer, through the Department of Justice, recommends replacement every 5 years.
  - c. Ballistic helmets protect law enforcement officers from blunt impact, fragmentation and bullets.
  - d. Tremendous amount of research resulted in the Busch Protective AMP-1 TP VPAM Level IIIA Full Cut helmets to be preferred, which is currently in use.
  - e. ITB was placed on BidNet with four (4) vendors responding.
  - f. The lowest bidder was On Duty Gear, whom the department has used as a uniform supplier since 2010.

Discussion with questions and answers ensued including frequency of use, use of shields, selling of old equipment, Dept. of Justice suggesting replacement period, other companies purchasing used equipment, and the ability to mount lights on helmets and shields.

**Motion:** CARTWRIGHT moved to recommend to the City Council the purchase of ballistic helmets from On Duty Gear in an amount not to exceed \$30,105.00.

Supported by BOELTER.

**VOTE:** Yes: All  
No: None

**Motion carried (5-0)**

## **REPORTS FROM THE DEPARTMENTS**

- a. Police Department Report.** Police Chief Ryan Gagnon presented the Police Department Report.

- a. Hiring update.
  - i. 1 cadet
  - ii. 2 going through hiring process
  - iii. 4 openings
- b. Retirements in 2026.
  - i. Lt. Jeremy Stubbs.
- c. Budget Update for 2025.
  - i. Currently in the black.
- d. Project Updates
  - i. Active assailant protective equipment, gas masks, handcuffs, etc. have been purchased.
  - ii. TruNarc purchased and being used.
  - iii. Furniture updates.
  - iv. Green Roof Project-keeping gun range dry.
- e. 2026 Proposed Budget
  - i. First time in recent history expenditures are less than previous year.
- f. 2026 Proposed Budget Items
  - i. K9 units
    - 1. 2 dogs-1 possibly an explosive sniffing dog.
    - 2. Will exclusively use forfeiture funds.
  - ii. Chevy Tahoes
    - 1. No longer making Chargers.
    - 2. Need to replace 5 vehicles, 4 Tahoes and 1 Durango.
  - iii. Traffic Monitoring Software
  - iv. Axon Equipment Agreement
    - 1. Add tasers to the agreement.
  - v. Furniture Updates
    - 1. Cadet and Sergeant Areas

Discussion with questions and answers ensued regarding the Grappler, public education of the Traffic Monitoring Software, licensing of tracking information in vehicles, Flock cameras and their use and success, stats have been consistent over last few years, reaccreditation, and former Officer Brian Miller's assistance.

**b. Fire Department Report.** Fire Chief Adam Massingill presented the Fire Department Report.

- a. Acknowledgement of AO Milks grant writing success.
- b. Station Updates
  - i. Renovations for Station 1 & 3 are ahead of schedule.
  - ii. Station 2 Pending Renovation.
- c. Apparatus Updates
  - i. Ladder 1 Failure.
  - ii. UTV in service.
  - iii. New Quint delivery expected September 12<sup>th</sup>.
  - iv. Wagoneer is in and getting outfitted.
  - v. Ambulance is on order.
- d. Personnel
  - i. 23 Full-time personnel, 1 on light duty.
  - ii. 4 part-time firefighter-paramedics.
  - iii. 1 Paid on Call, 1 currently on medical leave.
  - iv. 1 part-time paramedic.

- v. 19 EMS cadets (grant funded).
  - vi. 1 promotion-Brittany Ebersole to lieutenant.
- e. 2026 Proposed Staffing
  - i. Adding Deputy Chief.
  - ii. Eliminating part-time QA/QI and part-time fire prevention administrative assistant.
  - iii. Add 3 full-time firefighter-paramedics with SAFER grant
  - iv. Anticipated retirements, promotions and promotional testing.
    - 1. 3 firefighters that completed paramedic class.
    - 2. Promote from within.
    - 3. Succession Plan.
      - a. Chief Massingill to retire October 3<sup>rd</sup>.
      - b. AC Robinson will move into chief position.
      - c. Capt. Strunk to move into the deputy chief position.
      - d. Owen Milks to move into Assistant Chief position.
      - e. One lieutenant will move into the captain position.
- f. 2026-2030 Budget Projections
  - i. Considerable overtime factored in.
  - ii. Capital Purchases factored in without potential grant information.
  - iii. Plan is in place to greatly reduce this overage.

Discussion with questions and answers ensued regarding priority 1 calls, response times, ambulance billing collections, and Chief Massingill's retirement.

Discussions regarding a difficult to see stop sign, missing child, Emerald Alert, unleashed dogs and Oakland County Homeland Security alert system.

**Motion:** HAWKINS motioned to adjourn the meeting.

Supported by BOELTER.

**VOTE:** Yes: All  
No: None

**Motion carried (5-0)**

**ADJOURNMENT** 6:50 PM.

Respectfully Submitted,  
Dawn Schultz  
Fire Department Clerk



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: OCTOBER 6, 2025**

**AGENDA ITEM NO 7A3**

**BROWNFIELD REDEVELOPMENT AUTHORITY**

**“Not Yet Approved”**  
**CITY OF AUBURN HILLS**  
**BROWNFIELD REDEVELOPMENT AUTHORITY MEETING**

**September 16, 2025**

**CALL TO ORDER:** Mr. Slocum called the meeting to order at 6:05 p.m.

**ROLL CALL:**

Present:	Knight, Hopper, Schindler, and Slocum
Absent:	Schaar
Also Present:	Stephanie Carroll, Economic Development Manager, Jenn Gelletly, AKT Peerless
Guests:	None

**LOCATION:** Auburn Hills City Hall, Administrative Conference Room-1827 North Squirrel Road, Auburn Hills, MI 48326

**PERSONS WISHING TO BE HEARD**

None

**APPROVAL OF MINUTES**

**Item 3a. Brownfield Redevelopment Authority Regular Meeting Minutes – July 15, 2025.**

**Moved by Mr. Knight to approve the July 15, 2025, minutes as presented.**

**Seconded by Mr. Schindler.**

**Yes: Knight, Hopper, Slocum, and Schindler**  
**No: None**

**Motion Carried**

**4. CORRESPONDENCE AND PRESENTATIONS**

Ms. Gelletly reviewed the Michigan Economic Development Corporation (MEDC) portal reporting for tax year 2024, with a focus on active brownfield projects in Auburn Hills. She reviewed the reporting related to each project. This reporting ensures that ABRA remains compliant with tax reporting requirements.

**FINANCIAL REPORT**

**Item 5a. FY 2024 Adopted Budget and YTD Summary -August 31, 2025.**

Ms. Carroll presented the financial report for the period ending August 31, 2025. She stated that 95% of the budgeted tax increment revenue has been received, and the AHBRA has spent approximately 33% of its budget for FY2025.

**Moved by Mr. Knight to receive and file the Brownfield Redevelopment Authority financial report for the period ending August 31, 2025.**

**Seconded by Mr. Hopper.**

**Yes: Knight, Hopper, Slocum, and Schindler**

No: None

Motion Carried

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

**Item 7a. Presentation and Adoption of 2026 Budget**

Ms. Carroll presented the board with a five-year projected budget for the Brownfield Redevelopment Authority, covering the period from 2026-2030. She indicated that the budget continues to support ongoing and new initiatives aimed at redeveloping brownfield sites, environmental remediation, and community revitalization efforts as set forth by the Board. She outlined specific projects, including Galloway Creek Evaluation, 2041 Auburn Road, 3681 Joslyn Road, and Dutton (I-75 Partners).

Mr. Kight asked if we needed to include any budget funds for landfill costs associated with the closing of Oakland Heights. Ms. Carroll reported that Oakland Heights is responsible for all reporting and evaluation once the landfill is closed.

**Moved by Mr. Knight to approve the Brownfield Redevelopment Authority's 2025 Amended budget and 2026 proposed budget as presented.**

**Seconded by Mr. Hopper.**

Yes: Knight, Hopper, Slocum, and Schindler

No: None

Motion Carried

**DIRECTOR UPDATES**

None.

**BOARD MEMBER COMMENTS**

Ms. Carroll reported regarding 2041 Auburn Road. She and AKT Peerless had a productive call with the Environmental Protection Agency (EPA) about our application for clean-up dollars for 2026. Eric (our Region 5 EPA Rep.) seemed very interested in the site and learning more about it. He provided us with some pointers and advised us on what to focus on for the application. Ryan Haguchi with AKT will start pulling together the remaining pieces for submission before the Late November deadline. Although the notice of funding has not been released yet, we are preparing the necessary portions of the application so that we are ready to proceed once it is released.

**ADJOURNMENT**

There being no objections, the Brownfield Redevelopment Authority Board of Directors meeting adjourned at 7:03 p.m.

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Stephanie Carroll  
Executive Director



# CITY OF AUBURN HILLS

## CITY COUNCIL AGENDA

**MEETING DATE: OCTOBER 6, 2025**

**AGENDA ITEM NO 7B**

**CITY CLERK'S OFFICE**

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Laura M. Pierce, City Clerk  
**Submitted:** September 22, 2025  
**Subject:** Motion – To approve the 2026 City Council Meeting Schedule.

### **INTRODUCTION AND HISTORY**

Every year, City Council approves the annual meeting schedule. The meetings are held on the first and third Monday of the month, except when there is a conflict with a holiday or an election, in which case the meetings are held on the second and fourth Monday.

Section 4.14 of the City Charter requires City Council to meet twice each month. Only one regular meeting is scheduled in December due to the holidays. Per standard practice, a workshop will be held prior to the December meeting which will count as the second meeting for that month.

Attached is the proposed calendar for 2026. Please note that the meetings have been moved to the second and fourth Monday in the following months:

- August Due to the Primary Election
- September Due to the Labor Day Holiday
- November Due to the General Election

City Council Members can amend any dates they wish, either now or during the year.

### **STAFF RECOMMENDATION**

To approve the 2026 City Council Meeting Schedule as presented.

### **MOTION**

**Move to approve the 2026 City Council Meeting Schedule.**

**I CONCUR:**

---

**THOMAS A. TANGHE, CITY MANAGER**

Full-year calendar designed for printing on 1 page.

WinCalendar						
January 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

WinCalendar		February 2026				
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

WinCalendar	March 2026					
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

WinCalendar						
April 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

WinCalendar		May 2026					
Sun	Mon	Tue	Wed	Thu	Fri	Sat	
					1	2	
3	4	5	6	7	8	9	
10	11	12	13	14	15	16	
17	18	19	20	21	22	23	
24	25	26	27	28	29	30	
31							

WinCalendar		June 2026					
Sun	Mon	Tue	Wed	Thu	Fri	Sat	
	1	2	3	4	5	6	
7	8	9	10	11	12	13	
14	15	16	17	18	19	20	
21	22	23	24	25	26	27	
28	29	30					

WinCalendar						
July 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

WinCalendar		August 2026					
Sun	Mon	Tue	Wed	Thu	Fri	Sat	
						1	
2	3	4	5	6	7	8	
9	10	11	12	13	14	15	
16	17	18	19	20	21	22	
23	24	25	26	27	28	29	
30	31						

WinCalendar		September 2026				
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

WinCalendar						
October 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

WinCalendar		November 2026				
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

WinCalendar		December 2026				
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

City Hall Closed

<https://www.wincalendar.com/2026-Holiday-Calendar>



# CITY OF AUBURN HILLS

## CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 6, 2025

AGENDA ITEM NO 7C

DEPARTMENT OF PUBLIC WORKS

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Tim Wisser, Manager of Municipal Properties; Chip Hierlihy, General Manager  
**Submitted:** October 1, 2025  
**Subject:** Motion – To award the Fieldstone Golf Club cart path paving and drainage improvements to Titan Pavement

### INTRODUCTION AND HISTORY

Cart paths are essential to Fieldstone Golf Course's infrastructure, providing designated routes for golf carts and enhancing overall functionality. Well-maintained paths ensure player safety, protect the course's turf from wear and compaction, and allow for play during inclement weather. Regular maintenance, including repairing cracks and addressing drainage issues, prevents hazards and damage to golf carts while preserving the course's aesthetic appeal. Proper upkeep reduces long-term costs by preventing extensive damage and contributes to a positive player experience, faster pace of play, and improved navigation. These factors are crucial for Fieldstone's reputation and success as a premier public golf destination in Auburn Hills.

The cart paths from Hole 12 to Hole 18 at Fieldstone Golf Club have required significant maintenance due to deterioration from tree roots, weather exposure, and years of use. Addressing these pressing issues, staff allocated funding in the 2025 budget for comprehensive improvements. The full project scope encompasses the removal and replacement of approximately 746 feet of deteriorated asphalt, overlay work on 5,188 feet of existing pathways, and resolution of persistent drainage problems near Hole 14. The scope involves re-grading affected areas, installing limestone aggregate base material, and applying high-quality asphalt paving. These enhancements aim to ensure long-term durability and significantly improve playability across seven separate cart paths spanning the “back nine” section of the course.

City staff published a bid for cart path paving and drainage improvements from Hole 12 to Hole 18 on the Michigan Intergovernmental Trade Network (MITN) on September 12, 2025, seeking bids from qualified contractors. A mandatory pre-bid site visit was held at Fieldstone Golf Club on September 17, 2025. The City received five sealed bids, which were formally opened and publicly announced at the Office of the City Clerk on September 26, 2025.

COMPANY NAME	ADDRESS	TOTAL:
TBD Construction	3417 Roger B Chaffee Blvd, Ste 311, Grand Rapids 49548	\$96,604.00
Best Asphalt Inc.	6334 N Beverly Plaza, Romulus 48174	\$145,405.00
Titan Pavement	6460 Williams Lk Rd, Waterford 48329	\$146,550.00
H.G. Sartor LLC	10736 Bogie Lake Rd, White Lake 48386	\$209,050.00
Asphalt Specialists, Inc.	1780 E Highwood, Pontiac 48340	\$272,000.00

While TBD Construction submitted the lowest bid, they did not attend the mandatory pre-bid meeting. This provides us with no assurance that they understand the scope of the project and any conditions or challenges

related to it. As a result of their failure to attend the site visit as required by the RFP, their proposal is non-compliant. This left Titan Pavement and Best Asphalt as the next two qualifying bidders for consideration.

Company interviews were conducted with representatives from both Titan Pavement and Best Asphalt on September 29, 2025. The City has past experience with both companies and found both to be capable contractors. However, while Best Asphalt has performed work at the golf course in the past, Fieldstone experienced course disruption and scheduling delays during their previous projects.

In contrast, Titan Pavement's past performance on Holes 15 and 16 demonstrated strong project execution and attention to course operations. Titan worked collaboratively with Fieldstone's maintenance staff and management throughout the construction process. Their crew communicated directly with golfers about work areas and escorted players through or around construction zones when necessary to maintain pace of play. During the 2025 interview, Titan emphasized their understanding of working on an active golf course, addressing the need to maintain course flow and playability while minimizing interference with tee boxes, greens, and sightlines. Their focus extended beyond construction quality to include maintaining the golfer experience and operational continuity, which aligns with Fieldstone's priorities for this project.

Titan Pavement's total bid of \$146,550.00 exceeds the 2025 budget allocation. However, Titan has agreed to extend their bid pricing through spring 2026 to allow the City to complete the full project scope over two construction seasons. This approach maintains consistent pricing and contractor continuity while working within annual budget constraints. Staff recommends awarding a portion of the work to Titan Pavement for completion in fall 2025, with the remaining work completed in 2026 contingent upon funding approval during the 2026 budget process. This phased approach addresses the most critical pathways first while securing favorable pricing for the remaining work.

#### 2025

Hole 17 - Tee to 18 bridge	\$ 54,250.00
Hole 16 - Fairway to 16 bridge	\$ 7,250.00
Hole 14 - Bridge to 15 tee	\$ 20,150.00
Total	\$ 81,650.00

#### 2026

Hole 13 - Tee to Maintenance barn	\$ 18,850.00
Hole 12 - Green to 13 tee	\$ 14,800.00
Hole 13 - Fairway to bridge	\$ 12,500.00
Hole 13 - Bridge to 14 bridge	\$ 18,750.00
Total	\$ 64,900.00

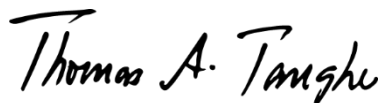
### **STAFF RECOMMENDATION**

Staff recommends awarding the Cart Path Paving and Drainage Improvements project to Titan Pavement for \$81,650.00 in 2025 and \$64,900.00 for the remaining asphalt pathways in 2026, contingent upon funding approval in the 2026 Fieldstone Golf Club budget (Acct. # 584-753-972.000). Total project not to exceed \$146,550.00

### **MOTION**

Move to award the Fieldstone Golf Club Cart Path Paving and Drainage Improvements project to Titan Pavement for a total of \$146,550.00, with \$81,650.00 for 2025 work and \$64,900.00 for 2026 work contingent upon 2026 budget approval.

I CONCUR:



THOMAS A. TANGHE, CITY MANAGER

**Hole 13** - Tee to the maintenance barn access. Approximate 645'



3 R&R locations totaling 154'

5 tree root removal locations

Add a 8'x25' asphalt cart washing pad at maintenance barn access

**Hole 12** - Tee to 13 tee. Approximate 577'



1 Tree root removal location

**Hole 17** - Tee to 18 bridge. Approximate 2022'



3 R&R locations totaling 217'

3 tree root removal locations

**Hole 16** - Fairway to 16 bridge. Approximate 284'



3 R&R locations totaling 217'

3 tree root removal locations

**Hole 13** - Fairway to bridge Blue: Approximate 390'

**Hole 13** - Bridge to 14 bridge Orange: Approximate 620'

**Hole 14** - Bridge to 15 tee Yellow: Approximate 650'



5 R&R locations totaling 217'  
1 Tree root removal locations



## FIELDSTONE GOLF CLUB OF AUBURN HILLS

### **REQUEST FOR PROPOSAL -- 2025 CART PATH PAVING AND DRAINAGE IMPROVEMENTS**

**PROPOSAL NUMBER:** RFP-CAH-09-26-2025-001

**PROPOSAL ITEM:** Fieldstone Golf Club 2025 Cart Path Paving and Drainage Improvements

**PROPOSAL DEADLINE:** September 26, 2025, 10:00 AM

---

The City of Auburn Hills is seeking responses from qualified contractors to perform comprehensive cart path improvements on seven separate pathways from Hole 12 to Hole 18 at Fieldstone Golf Club during Fall 2025. This project encompasses both full reconstruction of deteriorated sections and overlay work on existing paths, along with targeted drainage improvements to address persistent water pooling issues. The following document outlines the complete scope of work, specifications, and requirements for this improvement project. Sealed proposals will be received at the City Clerk's Office, located at 1827 N. Squirrel Road, Auburn Hills, MI 48326 until 10:00 AM EST, September 26, 2025. A mandatory pre-submission walkthrough is scheduled for this project at Fieldstone Golf Club (1984 Taylor Road, Auburn Hills) on September 17, 2025, at 8:00 AM.

### **BACKGROUND**

The City of Auburn Hills is a distinguished municipal leader in southeast Michigan. Home to approximately 25,000 residents, with a workday population of approximately 60,000. Auburn Hills is a thriving global business address with over 70 international corporations, including World and North American headquarters for many outstanding businesses. Auburn Hills' residents enjoy the amenities of city and suburban living with parks, a revitalized downtown district, and a welcoming city complex with a library and community center. Additionally, the city has four colleges and universities, and Great Lakes Crossing Outlets (one of the state's largest destination shopping centers)

Fieldstone Golf Club (FGC) is an exceptional 18-hole public golf course located in Auburn Hills, Michigan. Situated in an easily assessable Detroit suburb, Auburn Hills is a distinguished location for automotive and high-tech businesses whose employees' frequent FGC. Fieldstone Golf Club has consistently averaged over 32,500 starts for the past 10+ years. The course offers an exceptional variety of hole designs by the renowned architect, Arthur Hills, that combines diverse landscape and wetlands with gently rolling fairways through majestic hardwoods.

### **RFP SCHEDULE**

September 12, 2025	RFP Post Date
September 17, 2024	Mandatory Walk Through Meeting at <b>8:00 AM</b>
September 24, 2024	Questions submitted by 4:00 pm
September 26, 2024	<b>Bid due date by 10:00 AM</b>

## SCOPE OF WORK

- The City of Auburn Hills requires that all work specified in this Request for Proposal (RFP) be completed no later than November 1st, 2025
- Remove and replace approximately 746 feet of existing deteriorated asphalt cart path and perform asphalt overlay work to an estimated 5,188 feet of pathway from Hole 12 Green to Hole 18 bridge. This includes the removal of any tree roots that are causing damage to the existing path.
- Re-grading and installation of a minimum 4" inches of 21 AA limestone aggregate base as necessary to provide a stable base for the new asphalt path.
- Paving of cart paths with a minimum 2" inches of HMA 5EML asphalt overlay. The new cart path should match the existing widths at 8 feet following the current alignment. All R&R areas should be a minimum 4" compacted depth.
- Apply a full tack coat on all overlay areas and construction joints. Cut and remove sod edges to provide a clean, finished appearance with straight lines.
- Assess and construct cart path drainage improvements near Hole 14, including installation of edge drains, culverts, or grading modifications as necessary to eliminate pooling water. Provide detailed drainage plan for approval prior to construction.
- Contractor is responsible for mobilization of equipment, installation of any temporary roads/paths needed for equipment or material access, and removal of these temporary access ways upon completion.
- Contractor shall restore any areas of turf, landscaping, or other property disturbed by the work to their original condition or better.
- Contractor shall coordinate with Fieldstone Golf Club staff to relocate or adjust any irrigation components impacted by the project. Any irrigation components damaged during construction shall be repaired or replaced by the contractor at no additional cost.
- Contractor will be responsible to rope off work areas, maintaining speed of play, and minimizing course interruption.
- Contractor is required to provide detailed list of needs during construction and a detailed plan of how construction will be performed while the **course is OPEN and play continues**.

## PROPOSAL INSTRUCTIONS

Proposals to receive consideration shall be received prior to the specified time of opening as designated on the bid form. NO LATE PROPOSALS WILL BE ACCEPTED. Proposals are considered received when received and date stamped by the office of the City Clerk. Envelopes are to be clearly marked **PROPOSAL NUMBER AND BID NAME**. Sealed proposals may be submitted to the office of the City Clerk at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326.

### 1) PREPARATION OF PROPOSAL

- A) Proposers are expected to examine specifications and all instructions. Failure to do so will be at the proposer's risk.
- B) Each Proposer shall furnish all information required on the proposal form. Erasures or other changes must be initialed by the person signing the proposal form.

- C) All Proposers shall carefully examine the RFP documents. Any ambiguities or inconsistencies shall be brought to the attention of the City in writing before the due date; failure to do so, on the part of the Proposer, will constitute acceptance by the Proposer of any subsequent decision. Any questions concerning the intent, meaning and interpretations of the RFP documents, shall be requested in writing and received by the City no later than September 24, 2025. The City will not be responsible for any oral instructions made by any employee(s) of the City regarding this RFP. Oral statements given before the proposal due date will not be binding.

## **2) SUBMISSION OF PROPOSAL**

- A) All proposals shall be submitted in sealed envelopes and shall include the following information on the face of the envelope:

**Proposer's Name**  
**Proposer's Address**  
**Proposal Number**  
**Proposal Item (Name of Proposal)**

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

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

- B) Proposers are responsible for submitting proposals before stated closing time. Delays in the mail will not be considered. Any proposal received after the stated deadline will be rejected.
- C) Any proposal 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) The proposer shall specify a unit price for each item listed and total of all items listed. Unit price will prevail on all items.

## **3) CONSIDERATION OF PROPOSALS**

- A) Proposals submitted on bid form are understood to be according to specified data. Proposers are responsible for any and all costs associated with the preparation and submittal of their bid.

In cases where an item is requested by a manufacturer's name, trade name, catalog number, or reference, it is understood that the bidder proposes to furnish the item so identified or an item of equal quality and value.

Reference to any of the above is intended to be descriptive but not restrictive and only indicates articles that will not be satisfactory. Bids of "equal" will be considered, provided that the bidder states in his/her proposal exactly what he/she proposes to furnish, including illustration or other descriptive matter which will clearly indicate the character of the article covered by such proposal.

- B) The City of Auburn Hills hereby reserves the right to approve as an equal, or reject as not being an equal, any article proposed which contains major or minor variations from substantially therewith. The City may waive irregularities in the bid process as it deems appropriate.
- C) The City of Auburn Hills reserves the right, when it is deemed to be in the best interest of the City, to award the proposal in its entirety, in part, or not at all.
- D) All Proposers, sub-Proposers and their employees must comply with all Federal, State, and Local laws.

#### **4) TERMS**

- A) All bids to be tax exempt, State of Michigan #38-6029813.
- B) All bid quotations will be based on F.O.B. Destination.

**Please direct your questions by email to Chip Hierlihy, PGA Member Professional – [chierlihy@auburnhills.org](mailto:chierlihy@auburnhills.org) by September 24, 2025. Any questions received after this date will not be considered. All questions will be answered by September 25, 2025.**

#### **Insurance Requirements & Other Conditions**

Pricing shall be stated in units of quantity specified in the Proposal Document. In case of a discrepancy in computing the amount of the proposal, the unit price proposal will govern.

The proposal evaluation criteria should be viewed as standards, which measure how well a vendor's approach meets the desired requirements and needs of the City.

All proposals shall be opened publicly at the date and time specified. Each shall be recorded with the name of the proposer. All proposals shall be in accordance with the Purchasing Ordinance and the requirements of this notice to be deemed "responsive."

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.

No proposal will be allowed to be withdrawn after it has been deposited with the City of Auburn Hills, except as provided by law. All proposers are held to prices proposed for 180 days or award, whichever comes first, except the successful proposer whose prices shall remain firm through contract expiration.

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

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

Any proposal 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.

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 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.

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.

Any deviation from the Auburn Hills specifications must be noted in the proposal.

## **Insurance requirements for work on or within city property/facilities**

### **1. Liability Insurance**

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

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

- a) Check mark indicating occurrence as opposed to claims made form
- b) Limits of Liability:
  - \$1,000,000 each occurrence
  - \$2,000,000 general and products-completed operations aggregates
- c) Personal Injury
  - \$2,000,000 aggregate

b. Automobile Liability:

- a) Check mark indicating coverage as to any automobile.
- b) Certificate must reflect Michigan "No Fault" PIP and PPI statutory coverages are also afforded.
- c) Limits of Liability: \$1,000,000 combined single limit

c. Commercial Umbrella (Excess) of at least \$4,000,000.

d. The Proposer shall insure the Proposer'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 Proposers' required worker's compensation/employer's liability.*

f. The Description of Operation section of the Certificate shall also name or describe the project and/or event for which coverage is provided.

### **2. Owner's and Proposer's Protective Liability is required by City**

If applicable, the Proposers shall procure and maintain during the life of the contract Owner's and Proposer'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.

### **3. Workers Compensation**

The Proposers 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 Proposers' property, or any property used in connection with the Proposers' 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.

### **4. Professional Liability is required by City**

If applicable, if the Proposers are providing professional services/work, then the Proposers shall procure and maintain during the life of the contract Professional Liability insurance in the amount of \$1,000,000. (Professional services is defined but not limited to architects, builders, engineers, agents, attorney, IT services)

### **5. The proposers shall procure and maintain during the life of the Contract**

- a) If applicable, cyber–liability Insurance with limits of at least \$1,000,000 and this policy shall include \$1,000,000 of third-party liability. This coverage is required if the Proposers is providing computer/data services and/or has access to private City data.
- b) Employee dishonesty coverage with limits of at least \$1,000,000 including third party endorsement.

### **6. Certificate of insurance**

The Proposers 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 Proposers 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 N. Squirrel Road  
Auburn Hills, MI 48326

### **7. Sub-Proposers Insurance Requirements**

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

## **8. Requirement as Part of Contract**

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

## **9. Hold Harmless Agreement**

To the fullest extent permitted by law, proposer 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 this process.

## **10. Experience/Qualifications**

Provide general background information on the proposer as well as specialized experience and capabilities. Items to be included are:

- General Experience and Qualifications of the Proposer and all sub-Proposers(s)
  - Provide the proposer's and each of the sub-Proposers(s)'s, if any, general business experience, history, financial stability, types of projects, and overall qualifications. Include an organizational chart identifying key staff and sub-Proposers, if any expected to provide services on behalf of the proposer.
- Qualifications, Experience in Required Areas and Availability of Key Personnel
  - Provide detailed information on experience in running a similar golf course operation. In addition, resumes should be included for each of the individuals and sub-Proposers(s)s referenced. Make known the availability of key personnel's time to accomplish requirements under this contract.

## **11. References**

Proposers should attach a list of professional references. Reference should be able to describe such matters as the Proposer's financial and operational capability. Include the name of the reference, a description of the nature of the listed reference's experience with the Proposer and the name, title, address, telephone number, and email address of a contact person at the reference entity.

## **12. Project Completion Date**

The City of Auburn Hills requires that all work specified in this Request for Proposal (RFP) be completed no later than November 1st, 2025. This completion date is firm and must be taken into account by all bidders when developing their project schedules and work plans. For the purposes of this project, completion is

defined as the full execution of all cart path paving and drainage improvement work on hole 12 green to hole 18 bridge at Fieldstone Golf Club, in accordance with the specifications outlined in this RFP. Additionally, all disturbed areas must be properly restored, including turf restoration and implementation of erosion control measures. The project site must be fully cleared of all construction materials, debris, and equipment. A final inspection must be conducted and approved by authorized representatives of the City of Auburn Hills and Fieldstone Golf Club. Furthermore, all required documentation, including as-built drawings, warranties, and closeout documents, must be submitted to and accepted by the City of Auburn Hills.

To demonstrate their ability to meet this deadline, bidders are required to submit a detailed project schedule as part of their proposal. This schedule should outline how the bidder plans to ensure all work is completed by the November 1st, 2025 deadline, taking into account potential weather-related delays and any limitations on work hours or days that may be imposed due to ongoing golf course operations.

### **13. Warranty**

The contractor shall provide a general workmanship warranty for a period of one (1) year from the date of final acceptance of the project. This warranty will cover any defects in workmanship and installation, with the contractor agreeing to repair or replace, at no cost to the City or Fieldstone Golf Club, any work that does not meet the requirements of the contract documents or that fails due to faulty workmanship. Additionally, a materials warranty shall be provided for one (1) year from the date of final acceptance, or the standard manufacturer's warranty period, whichever is longer. This warranty will cover any defects in the materials used in the project, with the contractor passing through to the City all manufacturers' warranties for materials used.

Specific to the asphalt cart paths, the contractor shall provide a two (2) year warranty from the date of final acceptance. This warranty ensures that the cart paths will remain free from significant cracking, heaving, or settling beyond normal wear and tear. Any defects that impair the functionality or safety of the cart paths shall be repaired at no cost to the City. The drainage system installed as part of this project shall be warranted for three (3) years from the date of final acceptance. This warranty guarantees that the drainage system will perform as designed and effectively manage water as specified in the project plans. Any defects in the drainage system resulting in standing water on the cart path or adjacent areas for more than 24 hours after a rain event (excluding extreme weather conditions) shall be addressed by the contractor at no additional cost.

The contractor is expected to promptly address any warranty issues upon notification by the City or Fieldstone Golf Club. For critical issues affecting play or safety, the response time shall be within 24 hours. Any repairs or replacements made under these warranties shall be warranted for an additional one (1) year from the date of repair or replacement. It should be noted that these warranties do not limit any other rights or remedies available to the City under this contract or applicable law. The contractor shall provide written warranties covering all the above items as part of the project closeout documentation. Any exclusions from warranty coverage must be clearly stated and are subject to approval by the City.

The City of Auburn Hills reserves the right to negotiate specific warranty terms with the selected contractor prior to final contract award. These warranty requirements are designed to ensure the quality and longevity of the cart path paving and drainage improvements, providing assurance to the City and Fieldstone Golf Club that the investment in these upgrades will be protected for years to come.

**Hole 13** - Tee to the maintenance barn access. Approximate 645'



3 Remove and replace locations totaling 154'

5 tree root removal locations

Add an approximate 8'x20' asphalt pad for cart washing at the maintenance barn access

**Hole 12** - Tee to 13 tee. Approximate 577'



1 Tree root removal location

**Hole 17** - Tee to 18 bridge. Approximate 2022'



3 Remove and replace locations totaling 217'  
3 tree root removal locations

**Hole 16** - Fairway to 16 bridge. Approximate 284'



1 Remove and replace approximately 55'

**Hole 13** - Fairway to bridge Blue: Approximate 390'

**Hole 13** - Bridge to 14 bridge Orange: Approximate 620'

**Hole 14** - Bridge to 15 tee Yellow: Approximate 650'



5 R&R locations totaling 320'

1 Tree root removal locations

1 Install yard drain south of 14 green

**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 \_\_\_\_\_

**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:**

- a. Provide an executive summary, not to exceed two (2) pages in length providing an overview of your bid and any information the Bidder wishes to bring to the attention of Auburn Hills.
- b. Provide a detailed list of needs during construction and a detailed plan of how construction will be performed while the course is open and play continues.

**2. Company Questions:**

- a. How long has your organization provided these services?
- b. Provide a statement on current workload and status.

**3. Product/System/Service Questions:**

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

**4. Warranty/Maintenance:**

- a. Describe the warranty that is included in the base pricing.

**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.**

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

Address: City: State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Website: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Contact Title: \_\_\_\_\_

Contact Phone: \_\_\_\_\_ Email for award notice: \_\_\_\_\_

Firm Established \_\_\_\_\_ Years in Business as said Company: \_\_\_\_\_

Taxpayer I.D. # \_\_\_\_\_ DUNS Number(s) and respective addresses: (List all that will work with The City of Auburn Hills)

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 _____	Contact: _____	Telephone _____
Business _____	Contact: _____	Telephone _____
Business _____	Contact: _____	Telephone _____

The undersigned certifies that the bid submitted meets or exceeds, all the specifications, that all conditions noted here are acknowledged, and the firm prices and terms are specified by the Bidder are true and accurate.

Company Authorization

The undersigned certifies that the bid submitted meets or exceeds, all the specifications, that all conditions noted here are acknowledged, and the firm prices and terms are specified by the Bidder are true and accurate.

\_\_\_\_\_  
Legal Name of the Firm Signature of Authorized Representative Date

\_\_\_\_\_  
Print Name & Title

## PROPOSAL SUBMISSION

The undersigned does hereby submit a proposal to the City of Auburn Hills for the above stated project. The following costs shall include all labor, materials, and equipment needed to accomplish this work.

Item	Total Price
Hole 13 - Tee to the maintenance barn access	18,850
Hole 12 - Tee to 13 tee	14,800
Hole 17 - Tee to 18 bridge	54,250
Hole 16 - Fairway to 16 bridge	7,250
Hole 13 - Fairway to bridge	12,500
Hole 13 - Bridge to 14 bridge	18,750
Hole 14 - Bridge to 15 tee	20,150
Total Bid Price	146,550

Company: TITAN PAVEMENT  
Address: 6460 WILLIAMS LK Rd.  
Telephone: 248-709-6959 Fax: \_\_\_\_\_  
Email: FONSECA@TITANPAVEMENT.COM

  
Authorized Signature

COMMERCIAL ACCOUNT EXECUTIVE  
Title

JULIO FONSECA JR.  
Printed Name

9/23/2025  
Date

### Approval of Contract

\_\_\_\_\_  
City Representative

\_\_\_\_\_  
Title



# CITY OF AUBURN HILLS

## CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 6, 2025

AGENDA ITEM NO 7D

FINANCE/TREASURER

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Michelle Schulz, Finance Director  
**Submitted:** 10/1/2025  
**Subject:** Motion – Amend the 2025 Major Street Fund and the General Fund Street Improvement Department

### INTRODUCTION AND HISTORY

During the original 2025 budget planning stages, staff budgeted accordingly and within guidelines for the Major Street fund. Since then, as amendments are made to appropriations in the 2025 Major Street fund budget, staff are required to increase budgeted transfers from the General Fund Street Improvement department to avoid presenting a deficit budget.

### STAFF RECOMMENDATION

Staff recommend an amendment to increase the Major Street Fund's Transfer from General Fund account (202-452-699.101) \$80,000 to show a balanced 2025 amended budget as required by the Michigan Uniform Budget Manual for Local Units of Government. In addition, staff recommend an amendment to increase appropriations to the General Fund Street department transfer line (101-446-995.202) \$80,000 to provide funding for this increase. This amendment is necessary due to the amendment made at the 9/22/2025 Council meeting for the traffic signal at N. Squirrel Road and Shimmons Road.

### MOTION

Move to amend the Major Streets fund revenue and the General Fund's Street Improvement department appropriations with increases of \$80,000.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



# CITY OF AUBURN HILLS

## CITY COUNCIL AGENDA

**MEETING DATE: OCTOBER 6, 2025**

**AGENDA ITEM NO 9A**

**CITY CLERK'S OFFICE**

**To: Mayor and City Council**  
**From: Thomas A. Tanghe, City Manager; Laura M. Pierce, City Clerk**  
**Submitted: September 24, 2025**  
**Subject: Motion – To approve the permanent change to a polling location.**

### **INTRODUCTION AND HISTORY**

In November, 2022, the voters approved Proposal 22-02 which made several significant changes to election law. In addition to early voting, one of these changes was to increase the size of a precinct from 2,999 voters to 4,999 voters.

The City currently has nine precincts, located at six polling locations. The precincts range in size from 1,800 voters to 2,400 voters. After one full year of early voting, which consisted of three very different elections, staff has reviewed the voter turnout and the method of voting for each election (in person on election day, in person early voting, and voting by absentee ballot) and determined that several precincts could be combined to efficiently reduce the number of precincts and not significantly impact the election day voters.

The Election Commission is responsible for approving the precinct boundaries. At the August 6<sup>th</sup> Election Commission meeting, the Election Commission approved new precinct boundaries lines which will reduce the number of precincts from 9 to 7. The change will combine two sets of precincts currently located at the same locations (Precincts 2 & 5 located at Avondale High School and Precincts 6 & 8 located at Apostolic Church). With this change, the precinct size will range from 1,900 voters to 3,300 voters.

It is important to note that Precincts 1 and 9 are located at the Community Center. Staff did not recommend these precincts be combined. With Oakland University being located within Precinct 1, the volume of students who register to vote and vote on election day is substantial. Combining the two precincts would put the total number of registered voters very close to 4,000 and could put an undue burden on the election day processes.

In addition, the Election Commission recommended moving Precinct 3 from the Auburn Hills Presbyterian Church, 3456 Primary St to Avondale High School, 2800 Waukegan. While the church has plenty of voter parking and the inside of the building is adequate for smaller elections, it has challenges when operating a larger election due to the increase in the number of voter booths. The high school has an abundance of parking and has been operating two precincts successfully from that location for many years. It is recommended that this change take effect on January 1, 2026.

Per MCL 168.662(1) the City Council is responsible for designating the permanent polling locations. If the polling location change is approved by City Council, Voter ID Cards will be mailed to the affected voters to notify them of their new polling location in 2026. Signs will be posted at the Auburn Hills Presbyterian Church at each election in 2026 directing voters to the new polling location. In addition, in-person voters on election day this year will be verbally notified that their polling location will be moved to the high school in 2026.

With the reduction in the number of precincts, the precinct numbers will change as well. If City Council approves the polling location change (annotated in red), the new precinct numbers and polling locations will be as follows:

NEW PRECINCT NUMBER	POLLING LOCATION	OLD PRECINCT NUMBER
1	Liberty General Baptist Church, 3545 Joslyn Rd	4
2	Apostolic Church, 3655 N. Squirrel Rd	6 & 8
3	Community Center, 3350 E. Seyburn Rd	9
4	Community Center, 3350 E. Seyburn Rd	1
5	Avondale High School, 2800 Waukegan	3
6	Avondale High School, 2800 Waukegan	2 & 5
7	Grant Graham Elementary, 2450 Old Salem Rd	7
AVCB	City Hall, 1827 N. Squirrel Rd	AVCB
EV	Public Safety Building, 1899 N. Squirrel Rd	EV

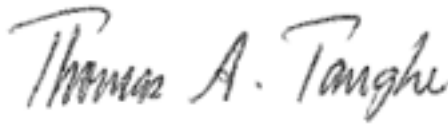
**STAFF RECOMMENDATION**

Staff recommends moving the polling location currently located at the Auburn Hills Presbyterian Church to Avondale High School, 2800 Waukegan effective January 1, 2026.

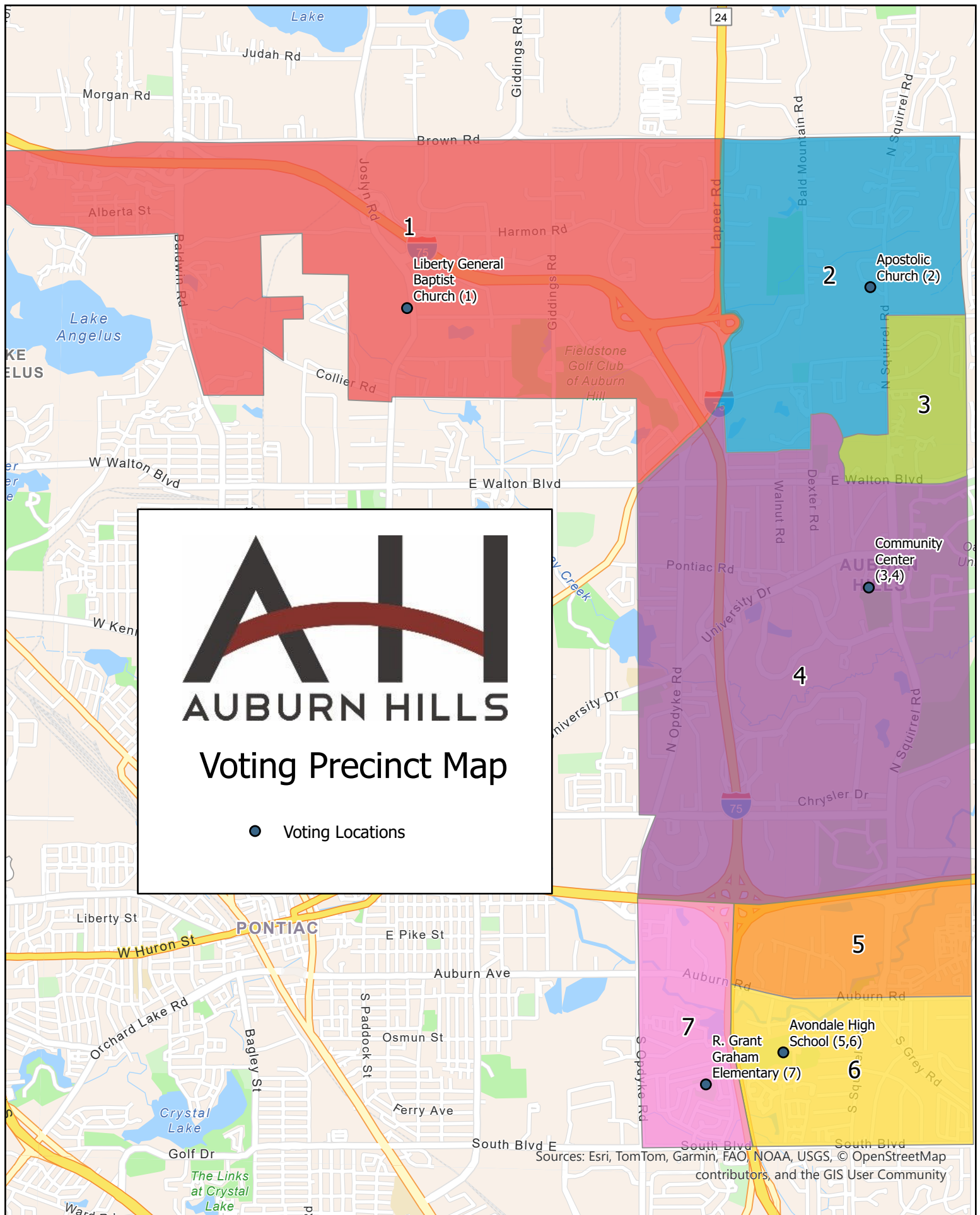
**MOTION**

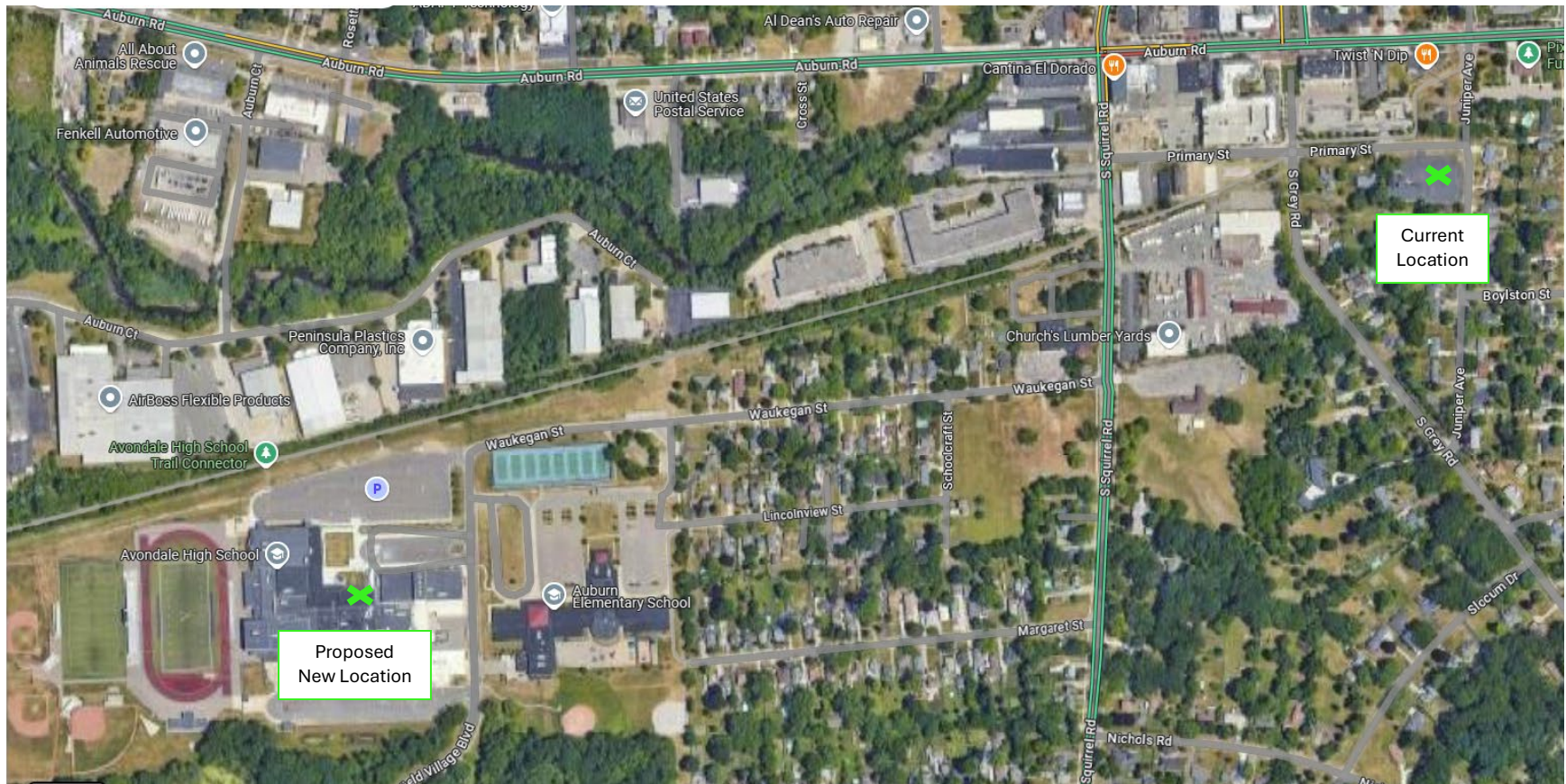
Move to approve the permanent change to the polling location currently located at Auburn Hills Presbyterian Church, 3456 Primary Street to Avondale High School, 2800 Waukegan.

I CONCUR:



THOMAS A. TANGHE, CITY MANAGER







# CITY OF AUBURN HILLS

## CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 6, 2025

AGENDA ITEM NO 9B

CITY CLERK'S OFFICE

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Laura M. Pierce, City Clerk  
**Submitted:** September 24, 2025  
**Subject:** Motion – To adopt the revised Early Voting Plan.

### INTRODUCTION AND HISTORY

In November, 2022, the voters approved Proposal 22-02 which made several significant changes to election law. One of these changes is to require a minimum of nine consecutive days of early voting prior to every state and federal election. Early voting allows the voter to mark their ballot and place it directly into the tabulator before Election Day.

Early voting must be provided for at least nine consecutive days for federal and statewide elections but is not required for non-statewide and non-federal elections, such as a City election or a school election. Beginning in 2026, the law allows for the option to conduct early voting on the Monday before the election.

In 2023, City Council approved the following recommendations:

- To conduct nine days of early voting for federal and statewide elections from 8:30 AM – 4:30 PM each day, except for the Thursday before the election which will be from noon – 8:00 PM.
- To conduct three days of early voting for non-statewide and non-federal elections beginning on the Friday before the election and ending on the Sunday before the election from 8:30 AM – 4:30 PM each day.
- That early voting be conducted on the Monday before the election, starting in 2026, from 8:30 AM – 4:00 PM. (Early Voting must conclude by 4:00 PM that day.)

The City has successfully administered early voting for three elections to date. Being an independent early voting site has allowed our voters the convenience of staying in Auburn Hills to vote as opposed to having to travel to a location outside of the City.

After completing the early voting process, staff has determined that adding the Monday before Election Day is not a feasible option. This day is already dedicated to critical preparations for Election Day, including issuing absentee ballots at the front counter and registering voters. Additionally, scheduling early voting on Monday would prevent election inspectors from having a necessary day to rest and regroup before Election Day.

### STAFF RECOMMENDATION

Staff recommends removing early voting on the Monday before Election Day from the City's early voting plan and adopting the following revised plan:

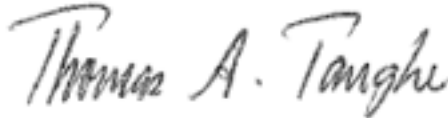
- The polling location for early voting continue to be held in the Community Room at the Public Safety Building, 1899 N. Squirrel Rd.
- To conduct nine days of early voting for federal and statewide elections from 8:30 AM – 4:30 PM each day, except for the Thursday before the election which will be from noon – 8:00 PM.
- To conduct three days of early voting for non-statewide and non-federal elections beginning on the Friday before the election and ending on the Sunday before the election from 8:30 AM – 4:30 PM each day.

**MOTION**

Move to adopt the following revised plan for the City of Auburn Hills Early Voting:

- That the polling location for early voting continue to be held in the Community Room at the Public Safety Building, 1899 N. Squirrel Rd.
- To conduct nine days of early voting for federal and statewide elections from 8:30 AM – 4:30 PM each day, except for the Thursday before the election which will be from noon – 8:00 PM.
- To conduct three days of early voting for non-statewide and non-federal elections beginning on the Friday before the election and ending on the Sunday before the election from 8:30 AM – 4:30 PM each day.

I CONCUR:

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

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THOMAS A. TANGHE, CITY MANAGER



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: OCTOBER 6, 2025

AGENDA ITEM NO 13A

## 13. CLOSED SESSION

No Electronic Information Available

### MOTION

Move to meet in closed session to discuss property acquisition pursuant to MCL 15.268(1)(d) of the Open Meetings Act.

## Overtaken truck forces closure of Brown Road



The scene of an accident at Brown Road at Lapeer Road in Auburn Hills at the border of Orion Township on Thursday, Sept. 25. (Stephen Frye / MediaNews Group)

By Stephen Frye | [sfrye@medianewsgroup.com](mailto:sfrye@medianewsgroup.com) | The Oakland Press  
UPDATED: September 26, 2025 at 8:14 AM EDT

Both directions of Brown Road at Lapeer Road at the border of Auburn Hills and Orion Township were closed Thursday evening after a truck overturned.

The accident occurred on the west side of the Lapeer Road, which stayed open for north-south evening commuters.

That portion of the Brown Road roadway, between Lapeer Road and Silverbell Road, has been under construction for much of the summer with the five lanes reduced to two or three lanes at times.



The scene of an accident at Brown Road at Lapeer Road in Auburn Hills at the border of Orion Township on Thursday, Sept. 25. (Stephen Frye / MediaNews Group)

Near the scene of the crash is an entrance way to a landfill as well as a gas station, McDonalds, and a mobile home community with the GM Orion Assembly Plant about a mile further down the road.

The scene of this accident is one mile south of where a trash hauler tipped over on Silver Bell Road just east of Lapeer Road, when a Jeep pulled out in front of the westbound truck, which struck the Jeep but tipped over as it tried to avoid the SUV. The driver of the trash hauler died in the crash.

There was no word yet on details of the crash or any injuries. At about 5 p.m. Thursday, patrol cars from the Auburn Hills Police Department and Oakland County Sheriff's Office were on hand along with several wreckers.

This has been a deadly week on Oakland County roads with two women dying early Tuesday morning on I-96 near Beck Road, a man dying after a crash on Telegraph Road in Bloomfield Township, and a pedestrian killed crossing M-59 in White Lake Township.

Originally Published: September 25, 2025 at 5:18 PM EDT

## **Top administrator at Oakland University dies**

### **Former students and OU president remember McIntosh fondly**



Oakland University Vice President of Student Affairs Glenn McIntosh was 62 years old. photo courtesy Oakland University

By Matthew Fahr | [mfahr@medianewsgroup.com](mailto:mfahr@medianewsgroup.com) | The Oakland Press

UPDATED: September 18, 2025 at 2:17 PM EDT

Oakland University has lost a beloved administrator.

Glenn McIntosh, senior vice president of student affairs and chief diversity officer, died on Wednesday morning. He was 62 years old.

"For more than 30 years, Glenn gave everything he could to encourage, motivate and support the success of everyone in our campus community," OU President Ora Hirsh Pescovitz said in a statement. "When it comes to the life affirming experiences that the college experience provides, however, students always held a special place in our beloved colleague's heart."

McIntosh served as a Project Upward Bound instructor and as Founding Director of the Center for Multicultural Initiatives. He created the Oakland University Trustee Academic Success program, which continues to garner national recognition for its retention and graduation rates of underrepresented students.



Tralaine Vail, a former OU Performing Arts student, returned to campus as often as he could and would make a point to meet with Glenn McIntosh before leaving. "Dean McIntosh was more than an Dean he was a source of wisdom, encouragement, and strength," Vail wrote on McIntosh's Facebook page after his death on Wednesday morning. Photo courtesy Tralaine Vail

He also created the Veterans Support Services Office and the Gender and Sexuality Center.

He was also active in the OU athletics department, acting as a strength, conditioning and nutrition coach for many athletes, as well as playing a significant role in the department's NCAA Division I Certification process.

McIntosh played a key role in the university's OU-Pontiac Initiative and contributed his time to organizations outside Oakland University, including the American Heart Association, Big Brothers and the NAACP.

Kevin Corcoran, retired dean of OU's college of Arts and Sciences and former interim provost, worked with McIntosh on the OU-Pontiac Initiative since its inception in 2014.

"Glenn was admittedly skeptical at the outset and I stayed connected and stayed involved and connected our academic mission to what we were doing in Pontiac," said Corcoran. "Within a couple of years, Glenn became the face of our work in Pontiac. It became part of the institution in no small part because of Glenn."

The Initiative's mission is to help advance the city of Pontiac through creating multiple levels of experiential learning opportunities for OU.



Every year Pontiac holds a holiday parade downtown and before the scholarship awards event before the parade, Corcoran and McIntosh would purposefully get their picture taken with a camel. Corcoran said it showed their sense of humor while being able to collaborate on projects both on and off campus at OU. Photo courtesy Kevin Corcoran

Several former students posted messages on his Facebook page expressing their gratitude for how McIntosh had impacted their lives.

"Glenn was a positive role model for me, and I have heard so many positive stories from the students he touched in his long career at Oakland University," former student Andre Poplar wrote. "You definitely left your mark on me and on this world. When I think of people that made positive change in this world, you are one of the people I will always think of."

"Dean McIntosh's legacy is powerful. As the first Black Dean of Students at Oakland University, he inspired countless students with his leadership, integrity, and compassion," former Performing Arts student Tralaine Vail wrote. "Every visit back to campus felt complete when I saw him. He made OU feel like home. Dean McIntosh will be profoundly missed, but his influence will live on in every life he touched."

"I can't count the number of times I would be standing and talking with Glenn and a student came up to his and asked him some type of question and Glenn would pull out his business card, wrote his cell phone number on the back of the card and handed it to the student and said you can call me anytime," Corcoran remembered. "And students who took him up on that recognized he meant it."

There will be a student memorial gathering at 7:30 p.m. on Friday Sept. 19 at Elliott Tower on the OU campus.

Oakland plans to have a university-wide event on campus in the future and details will be forthcoming from the administration. A cause of death was not released.

Originally Published: September 18, 2025 at 12:11 PM EDT

## **Absentee ballots available in Oakland County communities**

### **Early in-person voting starts next month for Nov. 4 election**



Mark Cavitt/The Oakland Press,

The next election is Nov. 4, 2025. Absentee ballots are available now. Early voting starts in October. (FILE)

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

PUBLISHED: September 29, 2025 at 12:06 PM EDT

Absentee ballots are available in communities with elections on Nov. 4. In Oakland County, 31 communities and 12 school districts have elections.

Voters who want an absentee ballot must send a written request to their city or township clerk.

Absentee ballots must be returned to the municipal clerk's office by 8 p.m. on Nov. 4. People who have submitted an absentee ballot but want to change their votes can contact their municipal clerk's office by 4 p.m. Nov. 3 to have the original ballot spoiled and a new one issued.

Early in-person voting starts Saturday, Oct. 25, and ends on Sunday, Nov. 2.

But not every community will conduct early voting. South Lyon Clerk/Treasurer Lisa Deaton said communities have the option to skip early voting for local elections. She said early voting costs South Lyon \$5,000.

"Our turnout is very small and we didn't think it would be worthwhile to do early voting for a local election because we won't get reimbursed by the state," Deaton said, adding that voters can still apply for and pick up absentee ballots or cast a ballot in person on Nov. 4.

Brandon Township has also opted out of early voting this year. Voters can get an absentee ballot application either in person at 395 Mill St. in Ortonville, by calling (248) 627-2851, by emailing [clerk@brandontownship.us](mailto:clerk@brandontownship.us) or online at [Michigan.gov/vote](https://Michigan.gov/vote).

Groveland Township Clerk Jenell Keller said they are also opting out of early voting.

"The cost is quite excessive for the projected turnout," she said.

Early voting at county-run sites 8:30 a.m. to 4:30 p.m. on Saturday, Oct. 25, Sunday, Oct. 26, Monday, Oct. 27, Tuesday, Oct. 28, Wednesday, Oct. 29 and Friday, Oct. 31. The hours on Thursday, Oct. 30, are different: noon to 8 p.m.

Registered voters in other communities will cast ballots at their assigned regional site or the central site in Waterford Township.

Any voter who can cast a ballot at a regional site can also use the Central Site: Waterford Oaks Activity Center, 2800 Watkins Lake Road in Waterford. Registered voters in the City of the Village of Clarkston, Lake Angelus, Independence Township Precinct 1, and Waterford Township Precinct 10 must vote at the Central Site.

## Regional Sites:

- Berkley, Huntington Woods, Oak Park and Pleasant Ridge: Oak Park Community Center, 14300 Oak Park Blvd. in Oak Park.
- Ferndale and Hazel Park: Hazel Park Community Center, 620 W. Woodward Heights Blvd. in Hazel Park.
- Madison Heights and Royal Oak: Royal Oak Senior Center, 3500 Marais Ave. in Royal Oak.
- Lathrup Village and Southfield: Southfield Pavilion, 26000 Evergreen Road in Southfield.
- Farmington and Farmington Hills: Costick Community Center, 28600 W. Eleven Mile Road in Farmington Hills.
- Northville and Novi: Novi Civic Center 45175 W. Ten Mile Road in Novi.
- Lyon and Milford townships: Lyon Township Hall, 58000 Grand River Ave. in New Hudson.
- Walled Lake, Wixom: Commerce Township: Community Library, 180 E. Commerce St. in Commerce.
- West Bloomfield Township, Keego Harbor, Orchard Lake and Sylvan Lake: West Bloomfield Township Public Library, 4600 Walnut Lake Road in West Bloomfield.
- Bloomfield Township and Birmingham: Bloomfield Township Public Library, 1099 Lone Pine Road in Bloomfield Hills.
- Birmingham, Clawson and Troy: Troy Community Center (east entrance), 3179 Livernois Road in Troy.
- Pontiac: Pontiac Public Library, 60 E. Pike St. in Pontiac.
- Oakland Township and Rochester Hills, Rochester Hills Public Library, 500 Olde Towne Road in Rochester.
- Addison, Orion and Oxford townships: Orion Township Municipal Building, 2323 Joslyn Road in Lake Orion.

These communities have different early-voting sites:

- Auburn Hills: 8:30 a.m. to 4:30 p.m. at the Public Safety Building, Community Room, 1899 N. Squirrel Road.
- Bloomfield Hills: 8 a.m. to 4 p.m. from Oct. 26 to Nov. 3 at City Hall, 45 E. Long Lake Road, from now until Sunday, November 3, 2024.
- Rochester: 9 a.m. to 5 p.m. from Saturday, Oct. 25th to Wednesday, Oct. 29; noon to 8 p.m. Thursday, Oct. 30; and 9 a.m. to 5 p.m. Friday, Oct. 31, through Sunday, Nov. 2, at the municipal building, 400 Sixth St.

On Election Day, polling places will be open 7 a.m. – 8 p.m. Nov. 4. Registered voters in line to vote at 8 p.m. will be allowed to cast their ballots. To register to vote and find more information, visit <https://mvlc.sos.state.mi.us>.