



AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

JULY 2026

DAY	TITLE	TIME	LOCATION
6	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
8	Planning Commission	6:00 PM	Council Chamber 1827 N. Squirrel Road
9	Zoning Board of Appeals	6:30 PM	CANCELLED
13	Downtown Development Authority	5:30 PM	CANCELLED
13	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
14	Tax Increment Finance Authority	5:30 PM	CANCELLED / RESCHEDULED
16	Election Commission / Public Accuracy Test	5:30 PM	Council Chamber 1827 N. Squirrel Road
20	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
21	Board of Review	10:00 AM	Council Conference Room-2 nd Floor 1827 N. Squirrel Road
21	Tax Increment Finance Authority	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
21	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
7/25 – 8/2	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

248-370-9402 | WWW.AUBURNHILLS.ORG

AUGUST 2026

DAY	TITLE	TIME	LOCATION
7/25 – 8/2	Early Voting	8:30 AM – 4:30 PM	Public Safety Building 1899 N. Squirrel Road
4	Election Day	7:00 AM	All Polling Locations
10	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
10	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
	Election Commission	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
10	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
11	Tax Increment Finance Authority	5:30 PM	Fieldstone Golf Course 1984 Taylor Rd.
12	Planning Commission	6:00 PM	Council Chamber 1827 N. Squirrel Road
13	Zoning Board of Appeals	6:30 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
25	Public Safety Advisory Committee	5:00 PM	Public Safety Building 1899 N. Squirrel Road

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



CITY OF AUBURN HILLS

MONDAY, JULY 20, 2026

Regular City Council Meeting ♦ 7:00 PM

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

248-370-9402 ♦ www.auburnhills.org

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF COUNCIL

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, July 6, 2026

5. APPOINTMENTS AND PRESENTATIONS

5a. Motion - To confirm the reappointment of Sam Beidoun to the Planning Commission, ending on July 31, 2029.

5b. Motion - To confirm the reappointment of Dominic Patrus to the Planning Commission, ending on July 31, 2029.

5c. Motion - To confirm the reappointment of Sam Beidoun to the Zoning Board of Appeals, ending on July 31, 2029.

6. PUBLIC COMMENT

7. CONSENT AGENDA

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

7a. Board and Commission Minutes

7a1. Planning Commission, July 8, 2026

7b. Motion – To adopt the Resolution to Apply for State Disaster Grant Funds Related to the GLWA Water Main Break.

7c. Motion – To approve the purchase of replacement data storage equipment and budget amendment.

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Motion – To amend the text of the Zoning Ordinance / Article VIII. B-1, Limited Business Districts and Article IX. B-2, General Business Districts (Cohen)

9b. Motion – To award contracts to Proline for the Giddings/Taylor Road Intersection Improvements and OHM/G2 for construction services and material testing.

10. COMMENTS AND MOTIONS FROM COUNCIL

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

13. CITY CLERK REPORT

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: JULY 20, 2026

AGENDA ITEM NO 4A

CITY COUNCIL



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

JULY 6, 2026

CALL TO ORDER & Mayor Hawkins 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, Moniz, and Verbeke

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Kasak, Deputy Clerk Klassen, Police Chief Gagon, Fire Chief Robinson, Director of Finance Schulz, Director of DPW Baldante, Director of Senior Services Monroy Krieg, Engineer Juidici

6 Guests

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, June 15, 2026

Moved by Knight, Seconded by Moniz.

RESOLVED: To approve the City Council Regular Meeting Minutes of June 15, 2026.

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

No: None

Resolution No. 26.07.100

Motion Carried (7 - 0)

5. APPOINTMENTS AND PRESENTATIONS

NONE

6. PUBLIC COMMENT

Krista Soroka spoke to the effects of cell towers.

Paul Borucki spoke to a desire for a moratorium on data centers.

7. CONSENT AGENDA

7a. Board and Commission Minutes

7a1. Tax Increment Finance Authority, May 12, 2026

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

7a2. Tax Increment Finance Authority, June 9, 2026

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

7a3. Downtown Development Authority, June 22, 2026

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

7a4. Election Commission, June 25, 2026

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

7b. Motion – To approve the Cost Participation Agreement with County of Oakland Board of Commissioners granting \$75,015 to the City of Auburn Hills and associated with Birchfield Road Improvements.

RESOLVED: To approve the cost participation agreement with the County of Oakland Board of Commissioners associated with Birchfield Road improvements, granting \$75,015 to the City of Auburn Hills.

7c. Motion – 2027, 2028, 2029 Urban County Requalification Agreement for the Oakland County Community Development Block Grant Program.

RESOLVED: To authorize the City Manager to enter Oakland County's Urban County Community Development Block Grant (CDBG) program for the years 2027, 2028, and 2029, which shall be renewed in successive three-year qualification periods of time until it is in the best interest of the City to terminate the agreement.

7d. Motion – To award a contract for asphalt pathway repairs.

RESOLVED: To award a contract to Alpha Paving LLC for asphalt repairs throughout the city in the not-to-exceed amount of \$113,400.

7e. Motion – To receive and file the City's financial update for the period ending June 30, 2026.

RESOLVED: To receive and file the City's financial update for the period ending June 30, 2026, as presented.

Moved by Fletcher, Seconded by Ferguson.

RESOLVED: To approve the Consent Agenda.

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

No: None

Resolution No. 26.07.101

Motion Carried (7 - 0)

8. UNFINISHED BUSINESS

9. NEW BUSINESS

10. COMMENTS AND MOTIONS FROM COUNCIL

City Councilmembers commented on the success of the drone show and shared interest in seeing the city have this type of event in the future. They also commented on their appreciation of the extra hours at the splash pad and the Community Center being used as a cooling center during the extremely hot temperatures. They also praised the success of Summerfest and enjoyed seeing everyone enjoying the event.

City Councilmembers raised community concerns regarding motorcycles and ATVs being ridden on the Clinton River Trail, and power concerns that residents near Bald Mountain Road are experiencing.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

Mr. Tanghe commented that he too has heard good reports about the drone show and was please that it was funded by corporate funding and not tax payer dollars.

13. ADJOURNMENT

Moved by Marzolf, Seconded by Ferguson.

RESOLVED: To adjourn the meeting.

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

No: None

Resolution No. 26.07.102

Motion Carried (7 - 0)

The meeting adjourned at 7:28 P.M.

Eugene Hawkins III, Mayor

Kristine Klassen, Deputy Clerk



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JULY 20, 2026

**AGENDA ITEM NO 5A & 5B
COMMUNITY DEVELOPMENT**

To: Mayor and City Council
From: Eugene Hawkins III, Mayor; Steven J. Cohen, AICP, Director of Community Development
Submitted: July 13, 2026
Subject: Motion - To confirm the reappointments of Sam Beidoun and Dominic Patrus to the Planning Commission

INTRODUCTION

After consulting with Mr. Cohen, I recommend that these citizens be reappointed to the Planning Commission, as they are highly experienced and well-trained in interacting with the general public. They also possess a thorough understanding of the City's Zoning Ordinance and Master Land Use Plan, as well as the relevant Michigan laws pertaining to land use planning.

Name	Commission	Past Experience on the Commission	Service Years on the Commission	Term Ending
Sam Beidoun <i>Chairperson</i>	Planning Commission	Member since 4-02-2001	25 years, 3 months	7-31-2029
Dominic Patrus	Planning Commission	Member since 6-16-2025	1 year, 1 month	7-31-2029

MOTION

Move to confirm the reappointment of Sam Beidoun to the Planning Commission for an additional three-year term ending on July 31, 2029.

Move to confirm the reappointment of Dominic Patrus to the Planning Commission for an additional three-year term ending on July 31, 2029.



**CITY OF AUBURN HILLS
CITY CLERK'S OFFICE**

1827 N. Squirrel Rd., Auburn Hills MI 48326

Phone: 248.370.9402 Fax: 248.364.6719

CityClerk@auburnhills.org

www.auburnhills.org/cityboards

**APPLICATION FOR APPOINTMENT TO
BOARDS AND COMMISSIONS**

NAME: Beidoun Sam
(Please Print) (Last) (First) (Middle Initial)

HOME ADDRESS: [REDACTED] Auburn Hills / 48326 [REDACTED]
(Number/Street) (City/Zip) (Phone)

EMAIL ADDRESS: _____

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

DO YOU WORK IN AUBURN HILLS? Yes LENGTH OF TIME EMPLOYED IN AUBURN HILLS: 41

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

Baldwin & I-75 Mobil 4243 Baldwin (248) 858-8544
(Business Name) (Number/Street) (Phone)

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

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

I have served on the Planning Commission since 2001. During this time, I have attended many planning conferences and workshops covering a wide range of planning topics to deepen my knowledge of Community Development.

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

Planning Commission since 2001

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

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

(Signature)

06/25/2026

(Date)



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**APPLICATION FOR APPOINTMENT TO
BOARDS AND COMMISSIONS**

NAME: Patrus Dominic S
(Please Print) (Last) (First) (Middle Initial)

HOME ADDRESS: [REDACTED] 48326 [REDACTED]
(Number/Street) (City/Zip) (Phone)

EMAIL ADDRESS: [REDACTED]

HOW LONG HAVE YOU LIVED IN AUBURN HILLS? 1.75 years ARE YOU A U.S. CITIZEN: Yes

DO YOU WORK IN AUBURN HILLS? NO LENGTH OF TIME EMPLOYED IN AUBURN HILLS: _____

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

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

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

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

LIST ANY CIVIC/COMMUNITY ACTIVITIES THAT ARE YOU INVOLVED IN:
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I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

[Signature] 06/22/2026
(Signature) (Date)



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JULY 20, 2026

AGENDA ITEM NO 5C

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Eugene Hawkins III, Mayor; Steven J. Cohen, AICP, Director of Community Development
Submitted: July 13, 2026
Subject: Motion - To confirm the reappointment of Sam Beidoun to the Zoning Board of Appeals

INTRODUCTION

After consulting with Mr. Cohen, I recommend that Sam Beidoun be reappointed to the Zoning Board of Appeals. Historically, the Planning Commission Chairperson serves as the Planning Commission's liaison to the Zoning Board of Appeals. Thus, it would be appropriate for the City Council to formally reappoint Mr. Bedioun to the Board.

Mr. Beidoun is a long-time resident and business owner in Auburn Hills. He has served on the Planning Commission since April 2, 2001 (25 years, 3 months) and was elected its Chairperson on December 10, 2025. His term on the Zoning Board of Appeals will run concurrently with his term on the Planning Commission and with his service as its Chairperson.

Name	Board	Past Experience on the Board	Service Years on the Board	Term Ending
Sam Beidoun	Zoning Board of Appeals	Member since 1-05-2026	6 months	7-31-2029

MOTION

Move to confirm the reappointment of Sam Beidoun to the Zoning Board of Appeals, ending on July 31, 2029.



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CityClerk@auburnhills.org

www.auburnhills.org/cityboards

**APPLICATION FOR APPOINTMENT TO
BOARDS AND COMMISSIONS**

NAME: Beidoun Sam
(Please Print) (Last) (First) (Middle Initial)

HOME ADDRESS: [REDACTED] Auburn Hills / 48326 [REDACTED]
(Number/Street) (City/Zip) (Phone)

EMAIL ADDRESS: _____

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

DO YOU WORK IN AUBURN HILLS? Yes LENGTH OF TIME EMPLOYED IN AUBURN HILLS: 41

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

Baldwin & I-75 Mobil 4243 Baldwin (248) 858-8544
(Business Name) (Number/Street) (Phone)

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

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

I have served on the Planning Commission since 2001. During this time, I have attended many planning conferences and workshops covering a wide range of planning topics to deepen my knowledge of Community Development.

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

Planning Commission since 2001

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

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

(Signature)

06/25/2026

(Date)



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JULY 20, 2026

AGENDA ITEM NO 7A1
PLANNING COMMISSION



CITY OF AUBURN HILLS PLANNING COMMISSION MINUTES **NOT YET APPROVED**

July 8, 2026

CALL TO ORDER: Chairperson Beidoun called the meeting to order at 6:00 p.m.

ROLL CALL: Present: **Carolyn Shearer, Michelle Case, Raymond Saelens, Darlene MacMillan, Jack Ferguson, Dominick Tringali, Cynthia Pavlich, Dominic Patrus, Sam Beidoun**

Absent: None.

Also Present: Director of Community Development Steve Cohen, Assistant Director of Community Development Devin Lang, Attorney Zachary Learman

Guests: None

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

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – June 3, 2026

Moved by Ferguson to approve the minutes of June 3, 2026.

Second by Saelens.

VOTE: Yes: Saelens, Shearer, MacMillan, Case, Ferguson, Pavlich, Tringali, Patrus, Beidoun

No: None

Motion Carried (9-0)

5. PETITIONERS

5a. Text Amendment to the Zoning Ordinance (6:02 p.m.)

Public Hearing/Motion – Recommendation to City Council for approval of a text amendment to Article VIII. B-1, Limited Business Districts, and Article IX. B-2, General Business Districts of the Zoning Ordinance.

Mr. Cohen confirmed that the hearing documents were in order and that no communications had been received regarding the petition.

Mr. Cohen explained that, on June 15, 2026, the City Council approved a license renewal and location transfer request for an adult-use marijuana establishment. The approval allows the licensed business to relocate from 1801 N. Opdyke Road to 4141 Joslyn Road. While the license transfer is governed by the City's Adult-Use Marijuana Establishments Ordinance, the proposed location must also comply with the Zoning Ordinance.

He further explained that the zoning text amendments establishing adult-use marijuana establishments as "Other Uses Permitted by the City Council on Certain Properties" in Sections 804 and 905 identify approved locations by Tax Identification Number. As a result, implementing the approved relocation requires a corresponding text amendment to update the approved location in the Zoning Ordinance.

Mr. Cohen advised that, following the Planning Commission's recommendation, the City Council will consider final action on the proposed zoning text amendment at its July 20, 2026 meeting.

Ms. Pavlich stated that there are few questions because Mr. Cohen has prepared thorough documents explaining the petition.

Mr. Saelens stated that this is a good location.

Mr. Beidoun asked if all four licenses for marihuana establishments allowed in the City have been approved. Mr. Cohen stated that all four have been approved by the City. Mr. Beidoun asked if there had been any problems at the other locations. Mr. Cohen explained that litigation has delayed the projects, but there have not been any other problems.

Ms. Shearer asked if the neighbors on Joslyn are accepting of this new location. Mr. Cohen explained that it is a shopping center area, with no impacted residential areas.

Mr. Saelens asked how large the space is. Mr. Cohen stated that it is approximately 1700 square feet.

Mr. Patrus asked if this site will have a drive-through. Mr. Cohen stated that it will not.

Mr. Patrus asked if there is a specific marihuana district. Mr. Cohen explained that there was a competitive licensing process. There is no specific district, but there are specific criteria that must be met, for example, a specific distance from schools, churches, etc. City Council chose the four best locations in the competitive process.

Mr. Beidoun asked if the owner of this property has other licenses in the City. Mr. Cohen explained that one group has three of the licenses in the City, operating under different LLCs.

Mr. Beidoun opened the public hearing at 6:10 p.m. There being no public comments, Mr. Beidoun closed the public hearing at 6:10 p.m.

Moved by Pavlich to recommend to City Council approval of the text amendment to Article VIII. B-1, Limited Business Districts, and Article IX. B-2, General Business Districts of the Zoning Ordinance.

Second by Case.

VOTE:

Yes: Pavlich, Saelens, Case, MacMillan, Shearer, Patrus, Tringali, Ferguson, Beidoun

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

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS – None.

8. COMMUNICATIONS

Mr. Cohen provided an update on the progress of the Chill Box project located at the former YMCA site. He showed before-and-after photographs illustrating the significant improvements made to the property since redevelopment began.

Mr. Cohen advised that the City Council accepted the Commission's findings and recommendations regarding the editorial update to the Master Land Use Plan and authorized staff to distribute the draft amendment to the required agencies and stakeholders in accordance with State law. He noted that, following the required 42-day review period, the Commission is scheduled to hold a public hearing and consider adoption of the updated Master Land Use Plan at its September 9, 2026 meeting.

9. NEXT SCHEDULED MEETING

The next scheduled meeting is on Wednesday, August 12, 2026 at 6:00 p.m. in the Auburn Hills Council Chambers.

10. ADJOURNMENT

There being no further business, Chairperson Beidoun adjourned the meeting at 6:22 p.m.

Submitted by:

Susan McCullough, MiPMC III, CMC

Recording Secretary



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: JULY 20, 2026

AGENDA ITEM NO 7B

FIRE DEPARTMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Trevin Robinson, Fire Chief
Submitted: 7/14/2026
Subject: Motion –Adopt the Resolution to Apply for State Disaster Grant Funds Related to the GLWA Water Main Break

INTRODUCTION AND HISTORY

In the early morning hours of Sunday, May 10, 2026, the city became aware of the Great Lakes Water Authority 42" regional water main that ruptured at the entrance to River Woods Park. This catastrophic failure of the water main necessitated Mayor Hawkins III to declare a local State of Emergency pursuant to PA 390 of 1976. The local state of Emergency was continued through City Council action on May 14, 2026. Due to the regional impact, Governor Whitmer declared a State of Emergency in Oakland County on May 10, 2026. This declaration by Governor Whitmer allows Auburn Hills to seek reimbursement for disaster-related expenses through Section 19 of PA 390.

The application seeks reimbursement of \$39,519.72 in eligible disaster-related expenses. The City incurred \$35,029.82 in disaster-related expenses, and Oakland University incurred \$4,489.90. Oakland University does not have legal standing to apply under state law as a sole applicant, so their expenses have been included in our application.

STAFF RECOMMENDATION

Staff recommend adopting the resolution, which will allow the city to seek reimbursement of disaster-related expenses through a state grant.

MOTION

Move to Adopt the Resolution to Apply for State Disaster Grant Funds through Section 19 of PA 390.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



**RESOLUTION TO APPLY FOR STATE DISASTER CONTINGENCY FUND GRANTS
UNDER P.A. 390 SECTION 19**

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in City Council Chambers at 1827 N. Squirrel Road, Auburn Hills, MI 48326 at 7:00 PM, on the 20th day of July, 2026. The following resolution was offered by Council Member _____ and seconded by Council Member _____:

WHEREAS, the City of Auburn Hills is a Michigan Municipal Corporation located in Oakland County, Michigan with an official emergency operation plan in compliance with Section 19 of the Emergency Management Act, 1976 PA 390, MCL 30.419, as amended for reimbursement of eligible emergency protective measures, emergency water supplies, response costs, and related disaster expenditures incurred as a result of the GLWA water main break.; and

WHEREAS, beginning on or about May 10, 2026, the City of Auburn Hills sustained severe losses of major proportion brought on by the GLWA Water Main Break which caused a widespread disruption of the public water supply, necessitated emergency response operations, emergency protective measures, the procurement of emergency water supplies, and other actions necessary to protect the public health, safety, and welfare.

WHEREAS, the City of Auburn Hills City Council certifies that the City's Emergency Operations Plan was implemented in a timely manner at the onset of the disaster beginning on or about May 10, 2026, and that all applicable local disaster relief forces identified therein were exhausted; and

WHEREAS, as a direct result of the disaster, public damage and expenditures were extraordinary and place an unreasonably great financial burden on the City of Auburn Hills totaling \$39,519.72, consisting of \$35,029.82 in eligible expenditures incurred by the City of Auburn Hills and \$4,489.90 in eligible expenditures incurred by Oakland University, which are being submitted through the City of Auburn Hills for reimbursement.

THEREFORE BE IT RESOLVED, that the City of Auburn Hills City Council requests the Governor authorize a grant to the City of Auburn Hills from the State Disaster Contingency Fund pursuant to Section 19 of the Emergency Management Act, 1976 PA 390, MCL 30.419, as amended.

BE IT FURTHER RESOLVED, that Hayden Moss, the City of Auburn Hills Accountant, is authorized to execute for and on behalf of the City of Auburn Hills, the application for financial assistance and to provide to the State with any information required for that purpose.

A roll call vote on the foregoing resolution was taken, the result of which is as follows:

AYES:

NAYES:

ABSENT:

ABSTENTIONS:

THE RESOLUTION WAS THEREUPON DECLARED _____.

CERTIFICATION

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, the undersigned, the duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the 20th day of July, 2026.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this ____ day of ____, 2026.

Laura M. Pierce, City Clerk



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JULY 20, 2026

AGENDA ITEM NO 7C

POLICE DEPARTMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Ryan Gagnon, Chief of Police
Submitted: July 15, 2026
Subject: Motion – Approve the Purchase of Replacement Data Storage Equipment and Budget Amendment

INTRODUCTION AND HISTORY

The Police Department has been utilizing a Synology hard drive (data storage system) for the storage of all video recordings being used by the closed circuit in-building cameras. This includes all cameras in the detention area, as well as interior/exterior building cameras. The detention camera recordings are essential for evidentiary purposes in criminal cases, when arrestees are processed at the station. The equipment was purchased in 2013 and was scheduled to be budgeted for replacement in 2027. Unfortunately, the system recently experienced a malfunction and cannot be repaired. Typically, the system stores 6 months' worth of video data, but can now only store eight hours. It is imperative for the department's operations that the system be immediately replaced.

Staff requested and received a quote to replace the system from CDW-G under their Sourcwell government cooperative purchasing contract. A request to Mr. Tanghe, from Chief Gagnon, to approve an emergency purchase of the equipment was authorized on July 13, 2026, in an amount not to exceed \$10,648.62.

STAFF RECOMMENDATION

Staff recommend approving the purchase of a Synology hard drive and storage enclosure from CDW-G under the Sourcwell contract in an amount not to exceed \$10,648.62. As previously stated, this equipment replacement was not included in the 2026 approved budget, and it is requested that a budget amendment be made to General Ledger #101-305-977.000 for the stated amount.

MOTION

Move to approve the purchase of a Synology hard drive and storage enclosure from CDW-G in an amount not to exceed \$10,648.62. Furthermore, approve a budget amendment to increase appropriations for GL# 101-305-977.000 (Machinery and Equipment) by \$10,648.62.

I CONCUR:

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

THOMAS A. TANGHE, CITY MANAGER

[Hardware](#)[Software](#)[Services](#)[IT Solutions](#)[Brands](#)[Research Hub](#)

ORDER CONFIRMATION

Pricing and Availability Notice

Due to ongoing supply chain challenges, some hardware manufacturers cannot guarantee product availability or pricing until the product is shipped. While we make every effort to honor quoted pricing, if a hardware manufacturer increases its price to CDW after a quote is issued or order is accepted, we may need to update your quoted price to reflect that change irrespective of any timeframes or validity periods set forth in the quote, including up to the date of shipment. In the event of a price adjustment, we will notify you prior to shipment. Any price adjustment would only occur if the hardware manufacturer increases its pricing to CDW.

CHUCK MARSH,

Thank you for choosing CDW•G. We have received your online order. Please take a moment to review it for accuracy and completeness.

[View Order Online](#)

ORDER #	ORDER DATE	PO #	CUSTOMER #
PXTF354	7/14/2026	22231-PD-CM	6399385

ORDER DETAILS

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
Synology RX1217RP - storage enclosure Mfg. Part#: RX1217RP UNSPSC: 43201616 Contract: Sourcewell 121923-CDWG Tech Catalog GOV ONLY (121923)	1	4242540	\$2,585.51	\$2,585.51
Synology - rack rail kit Mfg. Part#: RKS-02 Contract: Sourcewell 121923-CDWG Tech Catalog GOV ONLY (121923)	1	6772813	\$112.75	\$112.75
Synology HAT5320 - hard drive - Enterprise - 8 TB - SATA 6Gb s Mfg. Part#: HAT5320-8T Contract: Sourcewell 121923-CDWG Tech Catalog GOV ONLY (121923)	12	8514090	\$662.53	\$7,950.36

SUBTOTAL	\$10,648.62
SHIPPING	\$0.00
SALES TAX	\$0.00
GRAND TOTAL	\$10,648.62

PURCHASER BILLING INFO**DELIVER TO**

Billing Address:
CITY OF AUBURN HILLS
ATTN: IT DEPART
1827 N SQUIRREL RD
AUBURN HILLS, MI 48326-2753
Phone: (248) 370-9400
Payment Terms: NET 30-VERBAL

Shipping Address:
CITY OF AUBURN HILLS POLICE DEPT
CHUCK MARSH
1899 N SQUIRREL RD
AUBURN HILLS, MI 48326-2749
Shipping Method: FedEx Ground (1-2 days)

Please remit payments to:

CDW Government
75 Remittance Drive
Suite 1515
Chicago, IL 60675-1515



Sales Contact Info

Dave Engmark | 800.808.4239 | davieng@cdwg.com

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CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JULY 20, 2026

AGENDA ITEM NO 9A

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development
Submitted: July 14, 2026
Subject: Motion – To Amend the Text of the Zoning Ordinance / Article VIII. B-1, Limited Business Districts and Article IX. B-2, General Business Districts

INTRODUCTION AND HISTORY

On June 15, 2026, the City Council approved a license renewal application and location transfer request submitted by Peace Stone, Inc., an adult use marihuana establishment license holder. The approval authorizes the relocation of the licensed business from 1801 N. Opdyke Road to a proposed new location at 4141 Joslyn Road, Suite 300 (also known as 4247 Joslyn Road).



License to be transferred to the former Wink Lashes and Brows tenant space at 4141 Joslyn Road

While the licensing request is governed by the standards established in the Adult Use Marihuana Establishments Ordinance, the proposed business location must also comply with the Auburn Hills Zoning Ordinance. The City Council may recall that the zoning text amendments establishing adult-use marihuana establishments as "Other Uses Permitted by the City Council on Certain Properties" in Sections 804 and 905 identified approved locations by Tax Identification Number. As a result, implementing the approved location transfer requires a corresponding amendment to the Zoning Ordinance to update the approved location for Peace Stone, Inc.

The attached zoning text amendment has been prepared to reflect the proposed relocation by removing the existing approved location from Section 804 and adding the new location to Section 905. In addition, because the 1801 N. Opdyke Road property is the only location currently identified within Section 804, the amendment proposes to eliminate Section 804 in its entirety. The amendment will ensure consistency between the Adult Use Marihuana Establishments Ordinance and the Zoning Ordinance regarding the establishment's approved location.

STAFF RECOMMENDATION

Staff recommend approval of the proposed text amendment. City Attorney Dan Kelly has reviewed the amendment and has determined that it is acceptable from a legal standpoint.

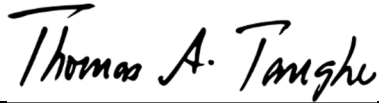
PLANNING COMMISSION RECOMMENDATION

Recommended Approval on July 8, 2026 (9-0 vote)

RECOMMENDED ACTION

Move to accept the Planning Commission's recommendation and approve the enclosed text amendment to Article VIII. B-1, Limited Business Districts, and Article IX. B-2, General Business Districts of the Zoning Ordinance. It shall be referenced as Ordinance No. 26-950.

I CONCUR:

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

THOMAS A. TANGHE, CITY MANAGER



**CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
NOT YET APPROVED - EXCERPT**

July 8, 2026

CALL TO ORDER: Chairperson Beidoun called the meeting to order at 6:00 p.m.

ROLL CALL: Present: **Carolyn Shearer, Michelle Case, Raymond Saelens, Darlene MacMillan, Jack Ferguson, Dominick Tringali, Cynthia Pavlich, Dominic Patrus, Sam Beidoun**
Absent: None.
Also Present: Director of Community Development Steve Cohen, Assistant Director of Community Development Devin Lang, Attorney Zachary Learman
Guests: None

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

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – June 3, 2026

Moved by Ferguson to approve the minutes of June 3, 2026.

Second by Saelens.

VOTE: Yes: Saelens, Shearer, MacMillan, Case, Ferguson, Pavlich, Tringali, Patrus, Beidoun
No: None **Motion Carried (9-0)**

5. PETITIONERS

5a. Text Amendment to the Zoning Ordinance (6:02 p.m.)

Public Hearing/Motion – Recommendation to City Council for approval of a text amendment to Article VIII. B-1, Limited Business Districts, and Article IX. B-2, General Business Districts of the Zoning Ordinance.

Mr. Cohen confirmed that the hearing documents were in order and that no communications had been received regarding the petition.

Mr. Cohen explained that, on June 15, 2026, the City Council approved a license renewal and location transfer request for an adult-use marijuana establishment. The approval allows the licensed business to relocate from 1801 N. Opdyke Road to 4141 Joslyn Road. While the license transfer is governed by the City's Adult-Use Marijuana Establishments Ordinance, the proposed location must also comply with the Zoning Ordinance.

He further explained that the zoning text amendments establishing adult-use marijuana establishments as "Other Uses Permitted by the City Council on Certain Properties" in Sections 804 and 905 identify approved locations by Tax Identification Number. As a result, implementing the approved relocation requires a corresponding text amendment to update the approved location in the Zoning Ordinance.

Mr. Cohen advised that, following the Planning Commission's recommendation, the City Council will consider final action on the proposed zoning text amendment at its July 20, 2026 meeting.

Ms. Pavlich stated that there are few questions because Mr. Cohen has prepared thorough documents explaining the petition.

Mr. Saelens stated that this is a good location.

Mr. Beidoun asked if all four licenses for marijuana establishments allowed in the City have been approved. Mr. Cohen stated that all four have been approved by the City. Mr. Beidoun asked if there had been any problems at the other locations. Mr. Cohen explained that litigation has delayed the projects, but there have not been any other problems.

Ms. Shearer asked if the neighbors on Joslyn are accepting of this new location. Mr. Cohen explained that it is a shopping center area, with no impacted residential areas.

Mr. Saelens asked how large the space is. Mr. Cohen stated that it is approximately 1700 square feet.

Mr. Patrus asked if this site will have a drive-through. Mr. Cohen stated that it will not.

Mr. Patrus asked if there is a specific marijuana district. Mr. Cohen explained that there was a competitive licensing process. There is no specific district, but there are specific criteria that must be met, for example, a specific distance from schools, churches, etc. City Council chose the four best locations in the competitive process.

Mr. Beidoun asked if the owner of this property has other licenses in the City. Mr. Cohen explained that one group has three of the licenses in the City, operating under different LLCs.

Mr. Beidoun opened the public hearing at 6:10 p.m. There being no public comments, Mr. Beidoun closed the public hearing at 6:10 p.m.

Moved by Pavlich to recommend to City Council approval of the text amendment to Article VIII. B-1, Limited Business Districts, and Article IX. B-2, General Business Districts of the Zoning Ordinance.

Second by Case.

VOTE:

Yes: Pavlich, Saelens, Case, MacMillan, Shearer, Patrus, Tringali, Ferguson, Beidoun

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

CITY OF AUBURN HILLS

COUNTY OF OAKLAND

STATE OF MICHIGAN

ORDINANCE NO. 26-950

TEXT AMENDMENT TO ZONING ORDINANCE

AN ORDINANCE TO AMEND ARTICLE VIII. B-1, LIMITED BUSINESS DISTRICTS AND ARTICLE IX. B-2, GENERAL BUSINESS DISTRICTS OF THE AUBURN HILLS ZONING ORDINANCE NO. 372

THE CITY OF AUBURN HILLS ORDAINS

Section 1.

Article VIII. B-1, Limited Business Districts of Auburn Hills Zoning Ordinance No. 372 is amended to eliminate and remove Section 804. Other Uses Permitted by the City Council on Certain Properties.

Section 2.

Article IX. B-2, General Business Districts of Auburn Hills Zoning Ordinance No. 372 is amended to amend Section 905. Other Uses Permitted by the City Council on Certain Properties to read as follows:

SECTION 905. OTHER USES PERMITTED BY THE CITY COUNCIL ON CERTAIN PROPERTIES:

Adult use marihuana establishments, which term includes marihuana retail establishments, located in the City of Auburn Hills shall be limited to a total of four (4) adult use marihuana establishments. All four (4) locations shall be permitted on property in the B-2, General Business Districts as set forth in this Section, as approved by the City Council, and said locations must be in compliance with the November 8, 2022 voter-approved Initiated Ordinance.

The four (4) permitted adult use marihuana establishments within the City of Auburn Hills shall be located on the following four (4) parcels of property, with one (1) adult use marihuana establishment to be located on each parcel of property, as approved by and subject to the conditions imposed by the City Council: Parcel 1 - tax identification number 14-02-100-019; Parcel 2 - tax identification numbers 14-11-352-013, 014, 015, and 016, Parcel 3 - tax identification number 14-11-353-003, and Parcel 4 – unit 300 within tax identification number 14-04-126-013

This Section and the Initiated Ordinance shall establish the locations for the adult use marihuana establishments in the City of Auburn Hills for the purposes of Ordinance No. 22-934.

Section 3. Repealer.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect. This Ordinance shall repeal the required locations as contained on the map for the four (4) allowed adult use marihuana establishments in Section 18-232 - Limitation of Adult Use Marihuana Establishments of Ordinance No. 22-932.

Section 4. Severability.

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

Section 5. Savings.

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

Section 6. Effective Date.

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

Section 7. Adoption.

This Ordinance is hereby declared to have been adopted by the City Council of the City of Auburn Hills at a meeting thereof duly called and held on the 20th day of July 2026 and ordered to be given publication in a manner prescribed by the Charter of the City of Auburn Hills.

AYES:
NAYES:
ABSTENTIONS:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No 26-950 adopted by the Auburn Hills City Council on the 20th day of July 2026, the original of which is in my office.

Eugene Hawkins, III, Mayor

Laura M. Pierce, City Clerk

MARKED UP COPY

Removed

Added

ARTICLE VIII B-1, LIMITED BUSINESS DISTRICTS

PREAMBLE

The B-1 Limited Business Districts are designed to accommodate office uses, office sales uses and basic personal retail service businesses, and may be utilized as zones of transition for buffering purposes.

(Amended: 7-09-01 per Ordinance No. 684)

SECTION 800. PRINCIPAL USES PERMITTED:

In the B-1 Business Districts no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided for in this Ordinance:

1. Office buildings for executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales occupations.
2. Medical offices and outpatient clinics. 24 hour emergency care facilities shall not be permitted in this district.
3. Restaurants (without outdoor seating or facilities) when located within a planned shopping center. Drive-through and drive-in restaurants shall not be permitted in the district.
4. Retail businesses normally associated with and complementary to Office and Local Business Districts, such as the following: Stationery Shops, Beauty Shops, Office Supplies, Barber Shops, Office Machine Repair, Flower Shops, Office Clerical Service, Book Binding Equipment & Supplies, Office Machines & Equipment, Book Sales, Business Schools, Card Shops, Office Machine Training, Photograph Studios, Printing Services, Gift Shops, Pharmacies, Answering Services, Delivery Service, Church & Religious Supplies, Jewelry & Coin Shops, Computer Supplies, Ticket Sale Outlets, Computer Sales & Service, Copy Machine Sales & Services, Drafting & Art Supplies, Typewriter Repair & Supplies, Health Food Stores, Secretarial Services, Safety Deposit Box Rentals
5. Accessory buildings and accessory uses customarily incidental to any of the above principal uses permitted.
6. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Section 1827 and which are not listed below as special land uses.

(Amended: 7-09-01 per Ordinance No. 684)

SECTION 801. SPECIAL LAND USES PERMITTED:

The following uses may be permitted under the purview of Section 1818 by the City Council, after site plan review and Public Hearing by the Planning Commission, and subject further to such other reasonable conditions which, in the opinion of the City Council, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and City of Auburn Hills.

1. Utility and public service facilities and uses (without storage yards) such as gas regulator stations and electrical substations.
2. Residential uses as part of a building in a business zone shall be allowed upon issuance of a Certificate of Occupancy from the Building Department, and provided that the minimum floor areas of the RM Districts shall be met.

3. Nursery schools, day care nurseries and centers, and child care centers provided the following conditions are met:
 - A. Such facilities shall be located on major thoroughfares with an existing or proposed right-of-way of one hundred and twenty (120) feet.
 - B. Any area not used for parking in the front yard shall be kept in lawn and landscaped in accordance with Section 1808.
 - C. Outdoor play areas shall be in the side or rear yard in the amount of one hundred (100) square feet for each child cared for, but at least a minimum of one thousand two hundred (1,200) square feet.
 - D. Whenever the school or center abuts a residential district, parking, drop off, and play areas shall be screened with an obscuring six (6) foot fence or wall, four foot six inch (4'6") high berm with landscaping or a twenty (20') foot wide greenbelt landscaped in accordance with Section 1808, or a combination of the above, whichever in the opinion of the Planning Commission and City Council achieves the objective of screening and controlling noise levels.
 - E. Any other conditions which the Planning Commission and City Council deem necessary to assure that the residential character of the neighborhood shall be maintained.
 - F. 24 hour facilities shall not be permitted abutting residential zoned property in this district.
4. Banks and credit unions provided the following conditions are met:
 - A. Drive-up windows shall provide at least ten (10) queuing spaces eighteen (18) feet long by ten (10) feet wide for each station. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lanes shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area five (5) feet wide with raised curbs on all sides.
 - B. Drive-up stations shall provide at least five (5) queuing spaces eighteen (18) feet long by ten (10) feet wide for each station. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area five (5) feet wide with raised curbs on all sides.
6. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.
7. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828.

(Amended: 7-09-01 per Ordinance No. 684)

SECTION 802. REQUIREMENTS FOR ALL USES

All uses shall be subject to the following requirements:

1. No interior display shall be visible from the exterior of the building, and the total area devoted to display, including both the objects displayed and the floor space set aside for persons observing the display objects, shall not exceed twenty-five (25%) percent of the usable floor area of either the first or second story, or in the basement.
2. The outdoor storage of goods or materials shall be prohibited regardless of whether or not they are for sale.
3. Warehousing or indoor storage of goods or materials, beyond that normally incidental to the above permitted uses, shall be prohibited

(Amended: 7-09-01 per Ordinance No. 684)

SECTION 803. AREA AND BULK REQUIREMENTS:

See Article XVII, Scheduled of Regulations, limiting height and bulk of buildings.

(Amended: 7-09-01 per Ordinance No. 684)

~~SECTION 804. OTHER USES PERMITTED BY THE CITY COUNCIL ON CERTAIN PROPERTIES:~~

~~Adult use marihuana establishments, which term includes marihuana retail establishments, located in the City of Auburn Hills shall be limited to a total of four (4) adult use marihuana establishments. One (1) of the four (4) locations shall be permitted on property in the B-1, Limited Business Districts as set forth in this Section, as approved by the City Council, and said location must be in compliance with the November 8, 2022 voter approved Initiated Ordinance.~~

~~One (1) of the four (4) permitted adult use marihuana establishments within the City of Auburn Hills shall be located on tax identification number 14-14-303-016, with the one (1) adult use marihuana establishment to be located on the said parcel as approved by and subject to the conditions imposed by the City Council.~~

~~This Section, Section 905 of the Zoning Ordinance, and the Initiated Ordinance shall establish the locations for the adult use marihuana establishments in the City of Auburn Hills for the purposes of Ordinance No. 22-934.~~

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Removed

Added

ARTICLE IX B-2, GENERAL BUSINESS DISTRICTS

PREAMBLE

The B-2 General Business Districts are intended to serve the overall shopping needs of residents both within and beyond the City including convenience, comparison and highway needs.

SECTION 900. PRINCIPAL USES PERMITTED:

In the B-2 General Business Districts no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided for in this Ordinance:

1. Any Principal Uses Permitted in the O Office Districts or B-1 Limited Business Districts.
2. Any generally recognized retail business which supplies commodities on the premises, such as, but not limited to, groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, notions or hardware, and household goods or products such as furniture, carpeting and lighting fixtures.
3. Any personal service establishment which performs services on the premises, such as, but not limited to, shoe repair shops, tailor shops, beauty parlors, or barber shops.
4. Professional offices of doctors, lawyers, dentists, chiropractors, osteopaths and similar or allied professions.
5. Banks with drive-in facilities may be permitted when said drive-in facilities are incidental to the principal function, and subject to the following conditions:
 - A. Drive-up windows shall provide at least ten (10) queuing spaces eighteen (18) feet long by ten (10) feet wide for each station. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area five (5) feet wide with raised curbs on all sides.
 - B. Drive-up stations shall provide at least five (5) queuing spaces eighteen (18) feet long by ten (10) feet wide for each station. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area five (5) feet wide with raised curbs on all sides.
6. Any retail business, service establishments or processing uses such as the following:
 - A. Any retail business whose principal activity is the sale of new merchandise in any enclosed building.
 - B. Any service establishment of an office-showroom or workshop nature of an electrician, decorator, dressmaker, tailor, shoemaker, baker, printer, upholsterer, or an establishment doing radio, television or home appliance repair, photographic reproduction, and similar establishments that require a retail adjunct.
7. Restaurants, or other places serving food or beverage (without drive-through or drive-in facilities), when located within a planned shopping center.

8. Accessory buildings and accessory uses customarily incidental to any of the above principal uses permitted.
9. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Section 1827 and which are not listed below as special land uses.
(Amended: 11-11-02 per Ordinance No. 710)
(Amended: 5-15-06 per Ordinance No. 779)

SECTION 901. REQUIREMENTS FOR ALL PRINCIPAL USES:

1. All business establishments, including contractors or builders, shall be retail or service establishments dealing directly with consumers, and without wholesale outdoor storage activities on site. All goods produced on the premises shall be sold at retail on the premises where produced. Uses with incidental wholesale activities shall be considered to be Special Land Uses and shall meet the requirements of Section 1818.
2. All business, except for off-street parking and loading, shall be conducted within a completely enclosed building. No outdoor storage shall be allowed.
3. All business uses adjacent to freeway feeder roads shall meet the following additional requirements:
 - A. Barriers: All development shall be physically separated from the feeder road by a curb, planting strip or other suitable barrier. Such barrier shall effectively eliminate unchanneled vehicle ingress or egress except for authorized accessways.
 - B. Accessways: Each separate use, grouping of buildings, or grouping of uses as a part of a single planned development shall not have more than two (2) accessways from a feeder road. Such accessways shall not be located closer than three hundred (300) feet to the point of an intersection of an entrance or exit ramp baseline and the feeder road centerline. In cases where the ramp baseline and the feeder road centerline do not intersect, no accessway shall be located closer than three hundred (300) feet from point of tangency of the ramp baseline and the feeder road pavement. In those instances where properties fronting on a feeder road are of such width or are in multiple ownership, and accessways to the property cannot be provided in accordance with the minimum three hundred (300) foot distance from the intersection of feeder road and entrance or exit ramps, a marginal access road shall be provided to service such properties.
4. Cross-Access Interior Drives: Cross-access interior drives, or drives that will allow vehicles to move from one site to another without entering the frontage street, are strongly encouraged and may be required at the discretion of the City Council.
(Amended: 11-11-02 per Ordinance No. 710)

SECTION 902. SPECIAL LAND USES PERMITTED:

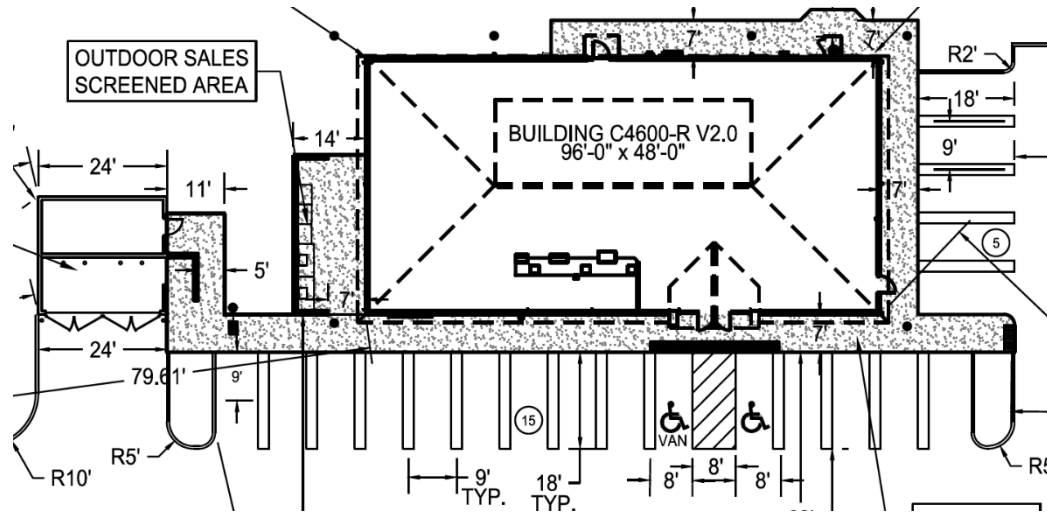
The following uses may be permitted under the purview of Section 1818 by the City Council, after site plan review and Public Hearing by the Planning Commission, and subject further to such other reasonable conditions which, in the opinion of the City Council, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and City of Auburn Hills:

1. Any Principal Uses Permitted which require outdoor storage of materials or equipment. Such uses shall meet the requirements of Section 1807.
2. Funeral homes subject to the following requirements:
 - A. The site shall be so arranged that adequate assembly area is provided off-street for vehicles to be used in a funeral procession. This assembly shall be provided in addition to any required off-street parking area.
 - B. The site shall be located so as to have at least one (1) property line abutting a major thoroughfare having an existing or proposed right-of-way of at least one hundred and

- twenty (120) feet, and all ingress and egress for the site shall be directly onto said major thoroughfare, or an adjacent marginal access service drive.
- C. Points of ingress and egress for the site shall be so laid out as to minimize possible conflicts between traffic on adjacent thoroughfares and funeral processions, or visitors entering or leaving the site.
 - D. No building shall be located closer than fifty (50) feet to the outer perimeter (property line) of the District when said property line abuts any residential district.
 - E. A caretaker's residence may be provided within the main building of the mortuary establishment.
 - F. Loading and unloading area used by ambulance, hearse, or other such service vehicles shall be obscured from all residential view with a solid masonry wall, fence or greenbelt in accordance with Section 1808.
3. Commercially used outdoor recreational space for adult or children's amusement parks, carnivals, rebound tumbling facilities, miniature golf course, and golf driving ranges, subject to the following:
- A. Children's amusement parks must be screened on all sides with a minimum four foot six inch (4'6") wall or other screening in accordance with Section 1808.
 - B. Rebound tumbling facilities must be fenced on all sides used for trampoline activity. Said fence shall be no less than six (6) feet high and shall have a capping which provides safety. Pits shall not exceed four (4) feet in depth, shall be drained at all times and filled with earth to grade when the use is discontinued. All manufacturer's specifications for spacing, safety and construction shall be complied with.
 - C. No loudspeaker or public address system shall be used except with City Council approval wherein it is deemed that no public nuisance or disturbance will be established.
4. Indoor Family Theaters.
5. Open air business uses when developed in a planned relationship with the B-2 General Business District such as retail sales of plant material not grown on the site, and sales of lawn furniture, playground equipment, and other garden supplies.
6. Bowling alleys, and other indoor recreation uses such as billiard parlors, pinball arcades, video arcades and similar electronic amusement devices, and racquetball courts. Such use shall be located at least one hundred (100) feet from any front, rear or side yard of any residential lot or parcel in an adjacent residential district.
7. New motels, hotels, and conference centers, or the expansion of existing motels, hotels, and conference centers, shall only be permitted in the B-2, General Business Districts via Section 1830. Planned Unit Development Option. The decision to approve a Planned Unit Development allowing a motel, hotel, and/or conference center, or the expansion of an existing motel, hotel, and/or conference center, in the B-2, General Business Districts shall be at the sole discretion of the City Council, after recommendation from the Planning Commission. An applicant shall not have the right to seek relief from this section to the Zoning Board of Appeals. Motels, hotels, and conference centers approved by the City Council in the B-2, General Business Districts before February 17, 2020 shall be considered legally conforming and subject to the Zoning Ordinance standards and conditions in effect at the time of the City approval.
8. Veterinary hospitals or clinics, provided all activities are conducted within a totally enclosed building, and provided further that no abutting property shall be zoned R, RM, MHP, or residential uses in the SP Special Purpose District.
9. Utility and public service facilities and uses (without storage yard) such as gas regulator stations and electrical substations only when operating requirements necessitate the locating of such facilities within the District in order to serve the immediate vicinity.
10. Sport stadiums or arenas, provided the following conditions are met:
- A. All planned stadium sites shall be located on parcels capable of providing paved parking for a minimum of two thousand five hundred (2,500) spectator vehicles.
 - B. All sites shall have direct access to major thoroughfares of at least one hundred and twenty feet (120') in existing or proposed right-of-way.

- C. All sports stadiums or arenas shall be an integral part of a planned complex or integrated site plan which shall contain ancillary activities such as restaurants, hotels, motels, or offices.
- 11. Residential uses as part of a building in a business zone shall be allowed upon issuance of a Certificate of Occupancy from the Community Development Department, and provided that the minimum floor areas of the RM Districts shall be met.
- 12. Bus passenger stations and parking garages provided that parking garages are located at least two hundred (200) feet from any R, RM, MHP or residential uses in the SP Special Purpose District, and seventy-five (75) feet from the intersection of any two (2) street right-of-way lines.
- 13. Overnight camping facilities for tents, campers, and travel trailers shall be allowed provided the following conditions are met:
 - A. There shall be no permanent storage of tents, campers, and travel trailers; and mobile home units will not be allowed in the development.
 - B. Sanitary facilities must meet the minimum requirements of the Oakland County Health Department and any other responsible health agency.
 - C. Any commercial facility in the development must meet the requirements of Area and Bulk.
- 14. Trailer or automobile rental facilities.
- 15. Automobile laundries provided such uses shall be at least seventy-five (75) feet from the intersection of any two (2) street right-of-way lines, and two hundred (200) feet from any adjacent R, RM, or MHP District, or residential uses in the SP Special Purpose District.
- 16. New automobile dealerships.
- 17. Outdoor sales space for the exclusive sale of secondhand automobiles, travel trailers or mobile homes, subject to the following:
 - A. No major refinishing shall be done on the lot.
- 18. Automotive service centers, only when planned as an integral part of a larger planned shopping center.
- 19. Gasoline service stations, subject to the following provisions:
 - A. The minimum road frontage shall be one hundred and fifty (150) feet and the minimum lot area shall be one (1) net acre. The site shall be so arranged that ample space is available for vehicles which are required to wait.
 - B. Canopy structures and gasoline pumps shall be set back not less than forty (40) feet from all street right-of-way lines to allow adequate access around the pumps. Air and water hose stands and other appurtenances shall be set back not less than twenty (20) feet from all street right-of-way lines, where appropriate.
 - C. Canopy structures shall be designed and constructed in a manner which is architecturally compatible with the principal building. The canopy structure shall be attached to and made an integral part of the principal building, wherever possible.
 - D. Accessory auto related facilities located on the premises such as wash facilities and vehicle repair are permitted on gas service station sites, however each use must obtain a separate special land use permit as provided for in this Article and shall only be permitted on gas service station sites containing one and one-half (1½) net acres.
 - 1) Major engine and body repair, steam cleaning, and undercoating are expressly prohibited except within a completely enclosed building.
 - 2) The storage of damaged or wrecked vehicles, or those waiting for minor repair or service, shall be obscured from public view in an area provided for such purpose on the site, and no vehicle of any kind shall be stored in the open for a period exceeding one (1) week. In no instance shall more than five (5) vehicles be allowed to accumulate on the site at any one (1) time, and the storage area shall be kept free of trash and debris in designed in accordance with Section 1807, Item 3, Open Storage.
 - E. All storage of material, merchandise, and equipment shall be within the building, with the exception that only ice chests and propane tanks/cages may be placed outside and immediately adjacent to the convenience store, as approved by the Director of Community Development or their designee, provided such outdoor storage complies with all requirements of this section. Gasoline service stations constructed or expanded after October 20, 2025, that wish to offer ice and propane sales shall utilize a screened outdoor sales enclosure area

immediately adjacent to the convenience store. The walls of the enclosure shall be designed with masonry material to match the retail store building façade and shall be at least one (1) foot taller than the items stored. Items stored within the screened outdoor sales enclosure area shall be limited to ice chests and propane tanks. Regardless of the placement location, ice chests and propane storage shall comply with applicable state and local fire and building codes



Example design of a screened outdoor sales enclosure area

- F. The sale or rental of new or used cars, trucks, trailers, and any other vehicles on the premises shall be prohibited.
- G. Fueling operations designed to accommodate tractor trailer trucks shall be prohibited.
20. Nursery schools, day nurseries and child care centers, provided the following conditions are met:
- A. Such facilities shall be located on major thoroughfares with an existing or proposed right-of-way of one hundred and twenty (120) feet.
- B. Any area not used for parking in the front yard shall be kept in lawn and landscaped in accordance with Section 1808.
- C. Outdoor play areas shall be in the side or rear yard in the amount of one hundred (100) square feet for each child cared for, but at least a minimum of one thousand two hundred (1,200) square feet.
- D. Whenever the school or center abuts a residential district, parking, drop off, and play areas shall be screened with an obscuring six (6) foot fence or wall, four foot six inch (4'6") high berm with landscaping twenty (20') foot wide greenbelt landscaped in accordance with Section 1808, or a combination of the above, whichever in the opinion of the Planning Commission and City Council achieves the objective of screening and controlling noise levels.
- E. Any other conditions which the Planning Commission and City Council deem necessary to assure that the character of the area shall be maintained.
21. Planned shopping centers over six hundred thousand (600,000) square feet in area, subject to the following:
- A. Parking space depth and maneuvering lane width may vary from the dimensional standards of Section 1805 as follows:
- 1) In the case of ninety (90°) degree parking layouts, the depth of a parking space may be reduced from twenty (20) feet to eighteen (18) feet provided that the maneuvering lane shall be a minimum of twenty-four (24) feet in width, or the depth of a parking space may be reduced from twenty (20) feet to nineteen (19) feet provided that the maneuvering lane shall be a minimum of twenty-two (22) feet in width.

- B. Buildings and freestanding light poles may exceed the maximum height of the B-2 District of two (2) stories or thirty (30) feet, provided that freestanding light poles shall not exceed a height of sixty (60) feet.
- C. Trash receptacles and compactors may be allowed in a front yard provided that such receptacles and compactors shall be, as nearly as is possible, totally screened from view with a wall or architectural feature the height of the container, and shall be aesthetically pleasing, and matching the architectural facade treatment of the main building(s), or the receptacles and compactors shall be screened with a berm or landscaping.
- D. Loading and unloading areas may be allowed in a front yard provided that such loading and unloading areas shall be screened with a wall, architectural features, or plant material, and shall be architecturally pleasing, and matching the architectural or landscape design and facade treatment of the main building(s). The location and area in square footage of such loading and unloading berths shall not be less than one (1%) percent of the Gross Leasable Area (GLA) of the main building(s).
- E. At least twenty (20) percent of the net site area (total area minus exterior right-of-way) shall be landscaped in accordance with Section 1808, except that there may be variations to the location and area of landscape islands and interior landscaping provided for in Section 1808, with the intent and purpose of allowing some degree of flexibility to the design and layout of parking spaces, maneuvering lanes and drives because of the large amount of parking area and number of spaces required for a regional shopping center.
- F. Non-freestanding mural signs may be allowed when considered as a separate special land use under the purview of Section 1818. Such signage will not be included in total site signage allocations.
- G. One (1) non-accessory (off-premise) identification pylon sign may be permitted, when considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
 - 1) The sign shall be limited to the name, logo, and description of the planned shopping center.
 - 2) The sign shall be located on a site zoned B-2 District or an "I" District.
 - 3) The setback of the sign shall be a minimum of ten (10) feet from adjacent property lines.
 - 4) The height of the sign shall not exceed one-hundred and five (105) feet.
 - 5) The area of the sign shall not exceed one-thousand five-hundred (1,500) square feet.
 - 6) In addition to the permitted signage, an LED digital display (automatic changeable copy sign) may be utilized on the pylon sign provided:
 - a. The display sign area shall not exceed one-thousand six-hundred (1,600) square feet; which would be permitted in addition to the sign area allowed under subsection G(5).
 - b. The display shall have a pixel pitch of twenty-five (25) mm or less.
 - c. The display will not use animation, flashing, scrolling, or blinking and will display only static messages.
 - d. The rate of change between static messages will not exceed more than one (1) change per eight (8) seconds.
 - e. The display shall be equipped with photosensitive equipment which automatically adjusts the brightness and contrast of the sign in direct relation to the ambient outdoor illumination. If complaints arise in regard to display brightness, the property owner of the planned shopping center shall work in good faith with the City to address the concerns in a timely fashion.
 - f. The property owner of the planned shopping center shall coordinate with the City of Auburn Hills Police Department and/or other local authorities to display, when appropriate, emergency information important to the traveling public including, but not limited to Amber Alerts or alerts

- concerning terrorist attacks or natural disasters. Emergency information messages shall remain in the advertising rotation according to the protocols of the governmental agency that issues the information.
- g. The property owner of the planned shopping center shall provide to the City of Auburn Hills Police Department and Community Development Department contact information for person(s) who will be available to be contacted at any time and who are able to turn off the electronic sign promptly if a malfunction occurs.
 - h. Twenty-four (24) hour operation of the display shall be permitted.
 - i. The sign shall be limited to the advertising of tenants and available goods and services within the planned shopping center, planned shopping center events and promotions, and other messages specifically authorized by the City of Auburn Hills.
 - j. The sign will not be permitted to advertise for high-proof liquor, any sexually oriented business, or other objectionable uses set forth in the development agreement approved pursuant to subsection G(6)k.
 - k. Approval of the display shall be subject to submittal, and acceptance by the City Council, of a development agreement detailing the conditions relating to the use restrictions of the sign.
- H. Freestanding tenant identification signs may be permitted, when considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
- 1) The planned shopping center shall be limited to eight (8) total freestanding tenant identification signs.
 - 2) The signs shall only be permitted along interstate freeway frontage.
 - 3) The setback of the sign shall be a minimum of twenty (20) feet from adjacent property lines.
 - 4) The height of the sign shall not exceed fifty (50) feet.
 - 5) The area of each sign shall not exceed one hundred and seventy-five (175) square feet.
 - 6) Each sign shall be limited to the name of a single tenant selected at the discretion of the property owner of the planned shopping center, which may change from time to time, upon administrative sign permit approval from the Community Development Department.
 - 7) A surveyed plan shall be provided showing the location of the signs.
 - 8) Uplighting may be used to illuminate the signs provided the lighting does not cause glare onto adjoining properties or onto public or private roads, or otherwise create a nuisance or a safety hazard.
- I. A tenant wall mounted sign on the planned shopping center may exceed the size requirements of Section 1811, provided no single wall sign exceeds five hundred (500) square feet in size. When considered as a separate special land use under the purview of Section 1818, the City Council may allow an increase in sign area larger than five hundred (500) square feet in size after a detailed review and evaluation. Whenever the City Council modifies this requirement, it shall find that the following standards have been met:
- 1) The signage is for a tenant of a size equal or greater than twenty thousand (20,000) square feet. The tenant space shall abut a perimeter wall of the planned shopping center and have an exterior exit designed for general public use.
 - 2) The signage is compatible with and sensitive to the immediate environment of the site relative to architectural design, scale, bulk, building height, disposition and orientation of buildings.
 - 3) The allotted sign area for the planned shopping center, as a whole, is not exceeded.

- J. The total sign area for the planned shopping center shall not exceed one hundred (100) square feet per net acre.
- K. Outdoor seating or outdoor facilities for the serving and/or consumption of food or beverages for restaurants and other similar uses where food and/or beverages are served and/or consumed may be permitted when considered as a separate special land use under the purview of Section 1818, subject to the criteria outlined in Section 902(23).
- 22. Private paramedical emergency facilities subject to the following conditions:
 - A. Such facilities shall be located only on collector thoroughfares or major thoroughfares as indicated on the adopted Major Thoroughfare Plan of the City of Auburn Hills.
 - B. All ingress and egress on the site shall be located at least fifty (50) feet from any adjacent property line or right-of-way line.
 - C. If not in existence, a passing lane shall be provided opposite the ingress/egress route used for paramedical and such other emergency vehicles in addition to the required acceleration and deceleration lanes. The passing lane is required to insure that the purpose and intent of this Zoning Ordinance is met and is deemed necessary to prevent traffic congestion in order to assure proper egress for fast moving and accelerating emergency vehicles in order to protect the health and safety of the citizens of Auburn Hills and abutting areas.
 - D. All such facilities shall be developed on sites of at least one (1) acre in area.
- 23. Outdoor seating or outdoor facilities for the serving and/or consumption of food or beverages for restaurants and other similar uses where food and/or beverages are served and/or consumed, subject to the following criteria:
 - A. Outdoor seating areas or outdoor facilities shall be attached structurally to and/or located directly adjacent to, or upon, the principal building to which they are accessory.
 - B. Outdoor seating areas or outdoor facilities shall be completely enclosed by masonry walls and/or decorative fencing a minimum of three (3) feet in height, unless a taller height is required per the Building Code for safety purposes (e.g., decks, elevated areas, etc.). The enclosure shall be extended from the principal building and shall be capable of entry only from the interior of the principal building unless determined otherwise by the City Council. The enclosure shall be fixed in place and designed in a manner that maintains a minimum pathway width of five (5) feet (e.g., clear of structures such as light poles, trees, hydrants, etc.) along the sidewalk so as not to interfere with pedestrian traffic.
 - C. All lighting shall be shielded downward and away from adjacent properties and rights-of-way in accordance with Section 1810.
 - D. Parking spaces shall be provided for the proposed outdoor seating area or outdoor facility in addition to that required for the principal building or use and shall be calculated as required for the principal building or use.
 - E. Music, loudspeakers, public address systems and other types of outdoor entertainment uses and/or activities may be permitted subject to the following criteria:
 - 1. Any/all proposed sound system or other entertainment use/activity area(s) shall be clearly detailed on a site plan.
 - 2. The outdoor seating area shall be designed so as to minimize the level of noise generated from the uses/activities conducted in the outdoor seating or outdoor facility area. Such design alternatives include, but are not limited to, sound deadening construction materials, volume limitations on sound systems, directional/locational limitations on speaker/public address system locations, and landscaping.
 - 3. The City may review the Special Land Use in one (1) year to determine if there are any noise-related problems regarding the outdoor seating area or outdoor facility. In reviewing the Special Land Use, the Community Development Department may consult with other applicable City departments or agencies. Reports from these departments or agencies, along with any public comment, shall be the basis for any subsequent decision(s) by the Community Development Department.

4. The Community Development Department may require that additional measures be taken by the owner to reduce and/or eliminate any noise-related problem in accordance with Item E.2 above.
 - F. Adequate facilities shall be provided for the convenient and sanitary disposal of refuse within and around the outdoor seating area or outdoor facility.
 - G. The fire marshal shall review the proposed outdoor seating area or facility and shall provide a written report to the Community Development Department as to the conformance of any proposed plans with applicable fire safety codes.
 - H. The Police Department shall review the proposed outdoor seating area and shall provide a written report to the Community Development Department regarding public health, safety and welfare concerns.
 - I. The Planning Commission may recommend and the City Council may require other conditions to ensure that the outdoor seating area or outdoor facility is designed and operated to have the minimum impact on adjacent properties visually as well as with regard to noise. The City Council may consider all applicable factors such as, but not limited to, visual relationships, natural and/or manmade transition zones, limitations on types of activities permitted, hours of operation, parking and circulation needs and proposed method of winterization (if applicable).
24. Multi-use automobile service facilities such as the installation of vehicular phones, auto glass, and tire, battery and accessory facilities.
 25. Wireless communication facilities in accordance with the standards and requirements listed in Section 1832. Wireless Communication Facilities, except for co-location applications which are subject to the administrative review provisions listed in Section 1832, Item K.
 26. Restaurants, including drive-in and drive-through restaurants, or other places serving food or beverage subject to the following provisions:
 - A. Restaurants with drive-in or drive-through facilities shall only be permitted on sites containing one and one-half (1½) net acres, and having one hundred and fifty (150) feet of road frontage width. The Site Plan shall clearly reflect that the queuing lane and parking maneuvering lane are not in conflict, and will not inhibit safe ingress and egress from/to the main access thoroughfare.
 - (1) Gas service stations and restaurants with drive-in or drive-through facilities, proposed jointly on the same site, shall only be permitted on sites containing a minimum of two and one-half (2½) net acres, and having two hundred (200) feet of road frontage width. The Site Plan shall clearly reflect that the queuing lane, parking maneuvering lane, and gas pumps areas are not in conflict, and will not inhibit safe ingress and egress from/to the main access thoroughfare.
 - (2) Restaurants with drive-through facilities shall provide at least ten (10) vehicle queuing spaces eighteen (18) feet long by ten (10) feet wide from the order station. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area five (5) feet wide with raised curbs on all sides.
 27. Private clubs, fraternal organizations and lodge halls.
 28. Churches and places of worship.
 29. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.
 30. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828.

(Amended: 11-11-02 per Ordinance No. 710)

(Amended: 9-19-05 per Ordinance No. 759)

(Amended: 5-15-06 per Ordinance No. 779)

(Amended: 8-17-09 per Ordinance No. 820)

(Amended: 11-23-09 per Ordinance No. 823)

(Amended: 4-19-10 per Ordinance No. 829)

(Amended: 10-04-10 per Ordinance No. 830)

(Amended: 2-17-20 per Ordinance No. 913)

(Amended: 10-20-25 per Ordinance No. 947)

SECTION 903. REQUIREMENTS FOR ALL SPECIAL LAND USES:

1. All business establishments shall be retail or service establishments dealing directly with consumers (who may be contractors or builders). All goods produced on the premises shall be sold at retail on the premises where produced.
2. There shall be provided on those sites abutting or adjacent to a residential district or use a greenbelt, wall, berm or landscaping in accordance with Section 1808.
3. All business uses adjacent to freeway feeder roads shall meet the following additional requirements:
 - A. Barriers: All development shall be physically separated from the feeder road by a curb and planting strip or other suitable barrier. Such barrier shall effectively eliminate unchanneled vehicle ingress or egress except for authorized accessway.
 - B. Accessways: Each separate use, grouping of buildings, or grouping of uses as a part of a single planned development, shall not have more than two (2) accessways from a feeder road. Such accessways shall not be located closer than three hundred (300) feet to the point of intersection of an entrance or exit ramp baseline and the feeder road centerline. In cases where the ramp baseline and the feeder road centerline do not intersect, no accessway shall be located closer than three hundred (300) feet from point of tangency of the ramp baseline and the feeder road pavement. In those instances where properties fronting on a feeder road are of such width or are in multiple ownership, and accessways to the property cannot be provided in accordance with the minimum three hundred (300) foot distance from the intersection of feeder road and entrance or exit ramps, a marginal access road shall be provided to service such properties.
4. Cross-Access Interior Drives: Cross-access interior drives, or drives that will allow vehicles to move from one site to another without entering the frontage street, are strongly encouraged and may be required at the discretion of the City Council.

(Amended: 11-11-02 per Ordinance No. 710)

SECTION 904. AREA AND BULK REQUIREMENTS:

See Article XVII, Schedule of Regulations, Limiting the height and bulk of buildings.

(Amended 1-24-05 per Ordinance No. 745)

SECTION 905. OTHER USES PERMITTED BY THE CITY COUNCIL ON CERTAIN PROPERTIES:

Adult use marihuana establishments, which term includes marihuana retail establishments, located in the City of Auburn Hills shall be limited to a total of four (4) adult use marihuana establishments. **All four (4)** ~~Three (3)~~ of the four (4) locations shall be permitted on property in the B-2, General Business Districts as set forth in this Section, as approved by the City Council, and said locations must be in compliance with the November 8, 2022 voter-approved Initiated Ordinance.

The four (4) ~~Three (3) of the four (4)~~ permitted adult use marihuana establishments within the City of Auburn Hills shall be located on the following **four (4)** ~~three (3)~~ parcels of property, with one (1) adult use marihuana establishment to be located on each parcel of property, as approved by and subject to the conditions imposed by the City Council: Parcel 1 - tax identification number 14-02-100-019; Parcel 2 - tax identification numbers 14-11-352-013, 014, 015, and 016, and Parcel 3 - tax identification number 14-11-353-003, **and Parcel 4 – unit 300 within tax identification number 14-04-126-013.**

This Section, ~~Section 804 of the Zoning Ordinance~~, and the Initiated Ordinance shall establish the locations for the adult use marihuana establishments in the City of Auburn Hills for the purposes of Ordinance No. 22-934.



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: JULY 20, 2026

AGENDA ITEM NO 9B

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Stephen Baldante, Public Works Director
Submitted: July 15, 2026
Subject: Motion – To award contracts to Proline for the Giddings/Taylor Road Intersection Improvements and OHM/G2 for construction services and material testing

INTRODUCTION AND HISTORY

Earlier in 2026, the City approved and entered into contract # 26-5239 with the Michigan Department of Transportation (MDOT) for the rehabilitation and improvements to the Giddings/Taylor Road intersection. The details of the improvements include the creation of a single lane roundabout with appropriate truck aprons and curb heights to accommodate trucks traversing the intersection. It is anticipated that the new pavement will consist of 8 to 9 inches of asphalt on top of 8 inches of aggregate base unless determined otherwise by the geotechnical engineer. Concrete curb and gutter will be installed throughout the roundabout and splitter islands within the approaches. In addition, new drainage structures will be installed within the reconfigured curb lines, connecting to the existing storm sewer within the intersection.

The contract between MDOT and the City shall be met in part by contributions from TEDF Category A funds and shall be applied to eligible items of the project cost up to an amount not to exceed the lesser of either 96% of the approved and responsible low bid amount, or \$1,600,000. In a separate agreement from 2026, Lear Corporation has agreed to bear the remaining costs of the project related to engineering design and construction engineering estimated at \$402,127. Because this is a direct grant from the State of Michigan, the bidding and contract administration will be directly managed by the City.

On July 8, 2026, the City of Auburn Hills held a competitive bid at City Hall for the intersection improvements and received 12 bids for the project. The low bidder for the project was Pro-Line Asphalt Paving Corp out of Washington, Michigan with a total bid amount of \$1,235,390. Pro-Line has a long history of successfully managing projects throughout the county including within Auburn Hills. The Department of Public Works along with OHM Advisors conducted interviews on a handful of the lowest bidders and feels comfortable with Pro-Line Asphalt Paving's approach to the project and their ability to adhere to a strict timeline for a substantial completion date of November 13, 2026. Lastly, OHM Advisors will be performing construction engineering and observation as well as contract administration for the project totaling \$64,500 with G2 Consulting Group performing material testing services in the estimated amount of \$25,000.

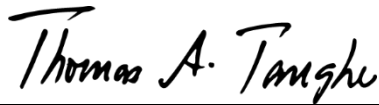
STAFF RECOMMENDATION

Staff recommend awarding a contract to Pro-Line Asphalt Paving Corporation for the Giddings and Taylor Road Intersection Improvements totaling \$1,192,390 and contracts for construction engineering and contract administration to OHM Advisors in the not-to-exceed amount of \$64,500 and G2 Consulting Group for materials testing services in the estimated amount of \$25,000.

MOTION

Move to award contracts to Pro-Line Asphalt Paving Corporation for the Giddings and Taylor Road intersection improvements totaling \$1,192,39, OHM Advisors for construction services and contract administration totaling \$64,500, and G2 Consulting Group for materials testing estimated at \$25,000 contingent upon approval from the Michigan Department of Transportation bid tab review. There will be no contribution from the City for this project.

I CONCUR:

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

THOMAS A. TANGHE, CITY MANAGER



July 15, 2026

Stephen Baldante
Director of Public Works
CITY OF AUBURN HILLS
1500 Brown Road
Auburn Hills, MI 48326

RE: Giddings Road and Taylor Road Roundabout Improvements
Letter of Recommendation

Dear Mr. Baldante:

On July 8th, 2026 at 1:00 pm, a total of twelve bids were received for the above referenced project. The four (4) lowest bidders are as follows:

Contractor	Total Bid
Pro-Line Asphalt Paving Corp.	\$1,235,390.00
Springline Excavating LLC	\$1,259,562.85
Federal Paving Inc.	\$1,274,855.85
ML Chartier Excavating Inc.	\$1,296,186.00

The project consists of new roundabout construction at the intersection of Giddings Road and Taylor Road. The roadway construction work includes pavement removal, excavation, underdrain and storm sewer improvements, aggregate base, curb/gutter, asphalt pavement, and landscape restoration.

Pro-Line Asphalt Paving Corp. out of Washinton, Michigan is the low bidder for this project. They have over 32 years of experience in similar construction and have completed many other projects throughout the region, including for the City of Auburn Hills. In addition, a meeting was held with representatives from Pro-Line, City DPW, and OHM to discuss their approach to the project and commitment of resources to meet the critical schedule for completion. Based on our previous experience and their qualifications, **we would recommend award of this contract to Pro-Line Asphalt Paving Corp. in the amount of \$1,192,390.00, per the unit prices listed on the bid.** The amount entered in the bid for Crew Days (\$43,000) are not included in the recommended award amount as these are not part of the payments made to the Contractor, but these amounts are included in the total for determining the lowest bid.

Digital files of this letter and a bid tabulation have been emailed to your office. If you have any questions or require additional information, please feel free to contact this office.

Sincerely,
OHM Advisors

A blue ink signature of Timothy J. Juidici, written in a cursive style.

Timothy J. Juidici, P.E.
Principal

BID ITEM:

Giddings & Taylor Rds Roundabout

BID OPENING DATE:

July 8, 2026

BID OPENING TIME:

1PM

ELECTRONIC BIDS ACCEPTED?

Hard Copy Only

ATTENDED BY:

Alex, Julie, Steve, Jason, Kris



COMPANY NAME	ADDRESS				TOTAL
Federal Paving	2260 Auburn Rd., AH, MI				\$1,274,849.09
Pro-Line Asphalt	11797 29 Mile Rd., Washington, MI				\$1,235,390.00
Springline Excavating, LLC	32945 Folsom Rd., Farmington Hills, MI				\$1,259,562.85
Asphalt Specialists, Inc.	1780 E. Highwood, Pontiac, MI				\$1,342,001.70
MRM Construction, LLC	Brighton				\$1,306,790.60
Major Contracting Group, Inc.	12222 Greenfield Rd., Detroit, MI				\$1,638,504.04
Great Lakes Contracting Solutions, LLC	2300 Edinburgh Rd., Waterford, MI				\$1,322,810.73
Florence Cement Company	51515 Corridore, Shelby Twp, MI				\$1,299,145.93
OCG Companies, LLC	1605 S. Telegraph Rd., Bloomfield Hills, MI				\$1,379,679.59
ML Chartier Excavating, Inc.	9195 Marine City Hwy., Fair Haven, MI				\$1,296,186.00
Iafrate Construction	26300 Sherwood Ave., Warren, MI				\$1,304,947.49
Diponio Contracting	51251 Simone Industrial Dr., Shelby Twp., MI				\$1,468,480.63

Mailboxes have been checked for bids that may have been mailed in

Were electronic bids allowed. If so, was BidNet checked for received bids

also send results to:

		Estimated Quantity		Unit Price		Amount		Unit Price		Amount		Unit Price		Amount		Unit Price		Amount		Unit Price		Amount		Unit Price		Amount		Unit Price		Amount		Unit Price		Amount		Unit Price		Amount	
No.	Description			Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price	Amount		
1)	Mobilization, Max	1	LSUM	\$50,000.00	\$50,000.00	\$86,000.00	\$86,000.00	\$20,410.00	\$20,410.00	\$129,000.00	\$129,000.00	\$54,000.00	\$54,000.00	\$130,000.00	\$130,000.00	\$92,000.00	\$92,000.00	\$90,000.00	\$90,000.00	\$40,000.00	\$40,000.00	\$27,000.00	\$27,000.00	\$64,000.00	\$64,000.00	\$150,000.00	\$150,000.00												
2)	Dr Structure, Rem	10	Ea	\$865.00	\$8,650.00	\$865.00	\$8,650.00	\$1,400.00	\$14,000.00	\$511.60	\$5,116.00	\$664.00	\$6,640.00	\$400.00	\$4,000.00	\$450.00	\$4,500.00	\$1,000.00	\$10,000.00	\$800.00	\$8,000.00	\$1,950.00	\$19,500.00	\$800.00	\$8,000.00	\$1,000.00	\$10,000.00												
3)	Sewer, Rem, Less than 24 inch	273	Fl	\$30.00	\$8,190.00	\$30.00	\$8,190.00	\$49.60	\$13,540.80	\$25.20	\$6,879.60	\$41.50	\$11,329.50	\$15.00	\$4,095.00	\$25.00	\$6,825.00	\$22.00	\$5,006.00	\$20.00	\$5,460.00	\$60.00	\$5,900.00	\$25.00	\$6,825.00	\$40.00	\$10,920.00												
4)	Curb and Gutter, Rem	1284	Fl	\$6.00	\$7,704.00	\$10.00	\$12,840.00	\$11.20	\$14,380.80	\$13.60	\$17,462.40	\$11.00	\$14,124.00	\$10.00	\$12,840.00	\$9.00	\$11,556.00	\$16.00	\$20,544.00	\$9.00	\$11,556.00	\$5.00	\$6,420.00	\$10.00	\$12,840.00	\$10.00	\$12,840.00												
5)	Fence, Rem	62	Fl	\$10.00	\$620.00	\$10.00	\$620.00	\$4.00	\$248.00	\$5.50	\$341.00	\$6.50	\$403.00	\$5.00	\$310.00	\$16.00	\$992.00	\$15.00	\$930.00	\$13.00	\$806.00	\$20.00	\$1,240.00	\$10.00	\$620.00	\$20.00	\$1,240.00												
6)	Pavt, Rem	1943	Syd	\$9.00	\$17,487.00	\$9.00	\$17,487.00	\$11.00	\$21,373.00	\$16.30	\$31,670.90	\$18.50	\$35,945.50	\$10.00	\$19,430.00	\$14.00	\$27,202.00	\$12.50	\$24,287.50	\$8.00	\$15,544.00	\$16.75	\$32,545.25	\$18.00	\$34,974.00	\$11.00	\$21,373.00												
7)	Sidewalk, Rem	189	Syd	\$9.00	\$1,701.00	\$10.00	\$1,890.00	\$12.75	\$2,409.75	\$6.50	\$1,228.50	\$7.50	\$1,417.50	\$10.00	\$1,890.00	\$15.00	\$3,024.00	\$10.50	\$1,984.50	\$7.00	\$1,323.00	\$29.75	\$5,622.75	\$18.00	\$3,402.00	\$18.00	\$3,402.00												
8)	Exploratory Investigation, Vertical	10	Fl	\$250.00	\$2,500.00	\$250.00	\$2,500.00	\$300.00	\$3,000.00	\$156.10	\$1,561.00	\$157.00	\$1,570.00	\$250.00	\$2,500.00	\$80.00	\$800.00	\$55.00	\$550.00	\$31.00	\$725.00	\$27.50	\$725.00	\$250.00	\$2,500.00	\$150.00	\$1,500.00												
9)	Embankment, CIP	1195	Cyd	\$25.00	\$29,875.00	\$20.00	\$23,900.00	\$17.40	\$20,793.00	\$23.50	\$28,082.50	\$37.00	\$44,215.00	\$1.00	\$1,195.00	\$13.00	\$15,535.00	\$45.00	\$53,775.00	\$42.00	\$50,190.00	\$32.00	\$38,240.00	\$40.00	\$47,800.00	\$26.00	\$31,070.00												
10)	Excavation, Earth	2305	Cyd	\$30.00	\$69,150.00	\$22.00	\$50,710.00	\$21.80	\$50,249.00	\$22.60	\$52,093.00	\$29.00	\$66,845.00	\$15.00	\$34,575.00	\$19.00	\$43,795.00	\$35.00	\$80,675.00	\$30.00	\$69,150.00	\$26.00	\$59,930.00	\$54.00	\$124,470.00	\$42.00	\$96,810.00												
11)	Subgrade Undercutting, Type IV	198	Cyd	\$50.00	\$9,900.00	\$80.00	\$15,840.00	\$110.00	\$21,780.00	\$94.40	\$18,691.20	\$102.00	\$20,196.00	\$90.00	\$17,820.00	\$70.00	\$13,860.00	\$60.00	\$11,880.00	\$90.00	\$17,820.00	\$60.00	\$11,880.00	\$90.00	\$17,820.00	\$100.00	\$19,800.00												
12)	Erosion Control, Silt Fence, OCWRC	1326	Fl	\$3.00	\$3,978.00	\$4.00	\$5,304.00	\$3.75	\$4,972.50	\$4.00	\$5,304.00	\$2.70	\$3,580.20	\$2.00	\$2,652.00	\$3.00	\$3,978.00	\$5.50	\$7,293.00	\$2.00	\$2,652.00	\$3.60	\$4,773.60	\$4.00	\$5,304.00	\$3.00	\$3,978.00												
13)	Erosion Control, Inlet Protection, Fabric Drop, OCWRC	14	Ea	\$100.00	\$1,400.00	\$195.00	\$2,730.00	\$138.00	\$1,932.00	\$94.50	\$1,323.00	\$137.00	\$1,918.00	\$150.00	\$2,100.00	\$75.00	\$1,050.00	\$150.00	\$2,100.00	\$145.00	\$2,030.00	\$350.00	\$4,900.00	\$120.00	\$1,680.00	\$200.00	\$2,800.00												
14)	Project Cleanup	1	LSUM	\$5,000.00	\$5,000.00	\$7,400.00	\$7,400.00	\$2,245.00	\$2,245.00	\$1,880.00	\$1,880.00	\$4,400.00	\$4,400.00	\$5,000.00	\$5,000.00	\$15,000.00	\$15,000.00	\$25,000.00	\$25,000.00	\$4,000.00	\$4,000.00	\$3,500.00	\$3,500.00	\$5,000.00	\$5,000.00	\$4,000.00	\$4,000.00												
15)	Aggregate Base, 6 inch	253	Syd	\$20.00	\$5,060.00	\$15.00	\$3,795.00	\$34.20	\$8,652.60	\$21.30	\$5,388.90	\$17.50	\$4,427.50	\$45.00	\$11,385.00	\$22.00	\$5,566.00	\$15.00	\$3,795.00	\$12.00	\$3,036.00	\$17.00	\$4,301.00	\$25.00	\$6,325.00	\$40.00	\$10,120.00												
16)	Aggregate Base, 8 inch	611	Syd	\$23.00	\$14,053.00	\$18.00	\$10,998.00	\$30.85	\$18,849.35	\$21.50	\$13,136.50	\$18.50	\$11,303.50	\$55.00	\$33,605.00	\$29.00	\$17,719.00	\$17.00	\$10,387.00	\$16.00	\$18,330.00	\$21.00	\$12,831.00	\$30.00	\$18,330.00	\$38.00	\$23,218.00												
17)	Aggregate Base, 10 inch	5701	Syd	\$22.00	\$125,422.00	\$20.00	\$114,020.00	\$26.10	\$148,796.10	\$21.70	\$123,711.70	\$20.00	\$114,020.00	\$15.00	\$85,515.00	\$24.00	\$136,824.00	\$19.00	\$108,319.00	\$17.00	\$96,917.00	\$26.00	\$148,226.00	\$28.00	\$159,834.00	\$34.00	\$193,834.00												
18)	Maintenance Gravel	100	Ton	\$40.00	\$4,000.00	\$40.00	\$4,000.00	\$42.75	\$4,275.00	\$37.50	\$3,750.00	\$44.50	\$4,450.00	\$25.00	\$4,500.00	\$39.00	\$3,900.00	\$40.00	\$4,000.00	\$1.00	\$900.00	\$58.75	\$5,875.00	\$45.00	\$4,500.00	\$60.00	\$6,000.00												
19)	Sewer, CI A, 12 inch, Tr Det B	182	Fl	\$110.00	\$19,965.00	\$110.00	\$19,965.00	\$148.50	\$27,134.25	\$92.80	\$16,843.20	\$114.00	\$20,691.00	\$90.00	\$16,335.00	\$92.00	\$16,698.00	\$107.50	\$19,511.25	\$95.00	\$17,242.50	\$240.00	\$43,560.00	\$130.00	\$23,595.00	\$200.00	\$36,300.00												
20)	Dr Structure Cover, Type J	4	Ea	\$1,250.00	\$5,000.00	\$1,250.00	\$5,000.00	\$1,310.00	\$5,240.00	\$1,278.00	\$5,112.00	\$1,300.00	\$5,200.00	\$1,200.00	\$4,800.00	\$1,476.00	\$5,904.00	\$1,250.00	\$5,000.00	\$1,400.00	\$5,600.00	\$1,350.00	\$5,400.00	\$1,100.00	\$4,400.00	\$1,100.00	\$4,400.00												
21)	Dr Structure Cover, Type K	1	Ea	\$910.00	\$910.00	\$910.00	\$910.00	\$1,280.00	\$1,280.00	\$928.00	\$928.00	\$1,000.00	\$1,000.00	\$900.00	\$900.00	\$1,122.00	\$1,122.00	\$950.00	\$950.00	\$1,000.00	\$1,000.00	\$1,350.00	\$1,350.00	\$1,200.00	\$1,200.00	\$1,100.00	\$1,100.00												
22)	Dr Structure, 48 inch dia	5	Ea	\$2,900.00	\$14,500.00	\$2,900.00	\$14,500.00	\$4,210.00	\$21,050.00	\$3,452.00	\$17,260.00	\$4,700.00	\$23,500.00	\$3,000.00	\$15,000.00	\$2,900.00	\$14,500.00	\$3,070.00	\$15,350.00	\$6,000.00	\$30,000.00	\$3,521.50	\$17,607.50	\$4,700.00	\$23,500.00	\$4,200.00	\$21,000.00												
23)	Dr Structure, Tap, 6 inch	6	Ea	\$250.00	\$1,500.00	\$300.00	\$1,800.00	\$425.00	\$2,550.00	\$280.00	\$1,680.00	\$357.00	\$2,142.00	\$1.00	\$6.00	\$300.00	\$1,800.00	\$200.00	\$1,200.00	\$500.00	\$3,000.00	\$429.00	\$2,574.00	\$250.00	\$1,500.00	\$600.00	\$3,600.00												
24)	Dr Structure, Tap, 12 inch	1	Ea	\$1,000.00	\$1,000.00	\$1,000.00	\$																																

Application: TEDA 1489.01

Budget Information

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

Participating

Phase	Cost	Grant Amount	Local Match
Preliminary Engineering (Design)	\$146,000.00	\$0.00	\$146,000.00
Right-of-Way	\$0.00	\$0.00	\$0.00
Construction	\$1,661,127.00	\$1,600,000.00	\$61,127.00
Construction Engineering	\$195,000.00	\$0.00	\$195,000.00
Other	\$0.00	\$0.00	\$0.00
Total	\$2,002,127.00	\$1,600,000.00	\$402,127.00

Participating Match Details

Source	Type	Amount	Match Percentage
City of Auburn Hills	City/Village	\$402,127.00	20.08%
Total		\$402,127.00	

Non-Participating Details

Description	Amount
Total	

Will federal funds be used on the project? No

Project Summary:

Participating Items	\$2,002,127.00
Non Participating Items	\$0.00
Project Total	\$2,002,127.00

Request Summary:

Grant Funds	\$1,600,000.00	79.92%
Match	\$402,127.00	20.08%
Participating Costs	\$2,002,127.00	

If you require assistance accessing this information or require it in an alternative format, contact the Michigan Department of Transportation's (MDOT) Americans with Disabilities Act (ADA) coordinator at www.Michigan.gov/MDOT-ADA.

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Control Section	EDA 63000
Job Number	226961CON
Contract Number	26-5239

THIS CONTRACT is made by and between the MICHIGAN DEPARTMENT OF TRANSPORTATION, hereinafter referred to as the "DEPARTMENT;" and the CITY OF AUBURN HILLS, a Michigan municipal corporation, hereinafter referred to as the "REQUESTING PARTY"; for the purpose of fixing the rights and obligations of the parties in agreeing to the following improvements, in Auburn Hills, Michigan, hereinafter referred to as the "PROJECT" and estimated in detail on EXHIBIT "1", dated June 2, 2026, attached hereto and made a part hereof:

Hot mix asphalt roundabout construction along Taylor Road at Giddings Road, including concrete curb and gutter, permanent signing and pavement markings; and all together with necessary related work.

WITNESSETH:

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

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

CATEGORY "A" FUNDED PROJECT

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

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

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

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

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

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

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

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

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

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

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

any claims, causes of action or judgments arising out of the design of the PROJECT.

- B. The REQUESTING PARTY, hereby, certifies to the DEPARTMENT that the plans, specifications, and estimates for the PROJECT have been prepared in compliance with applicable State laws, standards, and regulations.
- C. The REQUESTING PARTY, hereby, certifies to the DEPARTMENT that the contracting procedures to be followed by the REQUESTING PARTY in connection with the solicitation of the construction contract for the PROJECT shall be based on an open competitive bid process. It is understood that the proposal for the PROJECT shall be publicly advertised and the contract awarded on the basis of the lowest responsive and responsible bid in accordance with applicable State statutes and regulations.
 - (1) The REQUESTING PARTY shall not award the construction contract prior to receipt of a notice to proceed from the DEPARTMENT.
 - (2) Upon verification that contractor selection by the REQUESTING PARTY was made in accordance with the terms of this contract and upon receipt of the "Request for Payment" form from the REQUESTING PARTY, the DEPARTMENT will authorize payment to the REQUESTING PARTY for the eligible amount in accordance with Section 5.
- D. The REQUESTING PARTY will, at no cost to the PROJECT or the DEPARTMENT, comply with all applicable State statutes and regulations, including, but not limited to, those specifically relating to construction contract administration and obtain all permits and approvals with railway companies, utilities, concerned State, Federal, and local agencies, etc., and give appropriate notifications as may be necessary for the performance of work required for the PROJECT.

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

- E. All work in connection with the PROJECT shall be performed in conformance with the DEPARTMENT'S current Standard Specifications for Construction, special provisions, and the supplemental specifications and plans pertaining to the PROJECT. All materials furnished and used in the construction of the PROJECT shall conform to the aforesaid specifications. Any changes in the scope of work for the PROJECT will require approval by the DEPARTMENT.
- F. The REQUESTING PARTY shall, at no cost to the PROJECT or to the DEPARTMENT, appoint a project engineer who shall administer the PROJECT and ensure that the plans and specifications are followed, and shall perform or cause to be performed the construction engineering and inspection services necessary for the completion of the PROJECT.

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

- G. The REQUESTING PARTY shall require the contractor who is awarded the contract for the construction of the PROJECT to provide, as a minimum, insurance in the amounts specified in and in accordance with the DEPARTMENT'S current Standard Specifications for Construction, and to:
 - (1) Maintain bodily injury and property damage insurance for the duration of the PROJECT.
 - (2) Provide owner's protective liability insurance naming as insureds the State of Michigan, the Michigan State Transportation Commission, the DEPARTMENT and its officials, agents and employees, the REQUESTING PARTY and any other party with jurisdiction for the roadway being constructed as the PROJECT, and their employees, for the duration of the PROJECT and to provide copies of certificates of insurance to the insureds. It is understood that the DEPARTMENT does not assume either ownership of any portion of the PROJECT or jurisdiction of any REQUESTING PARTY highway as a result of being named as an insured on the owner's protective liability insurance policy.

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

5. The PROJECT COST shall be met in part by contributions by TED FUNDS. TED FUNDS Category A shall be applied to the eligible items of the PROJECT COST up to an amount not to exceed the lesser of: (1) 96 percent of the approved and responsible low bid amount, or (2) \$1,600,000. The balance, if any, of the PROJECT COST, after deduction of TED FUNDS, is the sole responsibility of the REQUESTING PARTY.

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

Based upon the final cost of the PROJECT, the final costs included in the grant, and/or a request by the REQUESTING PARTY, a payment adjustment may be initiated and/or authorized by the DEPARTMENT for eligible items of the PROJECT COST such that the total amount of TED FUNDS does not exceed \$1,600,000. The grant includes those activities of preliminary engineering, right-of-way acquisition, construction, and construction engineering related to the grant. The REQUESTING PARTY shall certify all actual costs incurred for work performed under this contract that are eligible for payment with TED FUNDS and will be required to repay any TED FUNDS it received in excess of 96 percent of the total of such costs.

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

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

The REQUESTING PARTY, within six (6) months of completion of the PROJECT and payment of all items of PROJECT COST related thereto, shall make a final reporting of construction costs to the DEPARTMENT and certify that the PROJECT has been constructed in accordance with the PROJECT plans, specifications, and construction contract.

In the event that an audit performed by or on behalf of the DEPARTMENT indicates an adjustment to the costs reported under this contract or questions the allowability of an item of expense, the DEPARTMENT shall promptly submit to the REQUESTING PARTY a Notice of Audit Results and a copy of the audit report which may supplement or modify any tentative findings verbally communicated to the REQUESTING PARTY at the completion of an audit.

Within sixty (60) days after the date of the Notice of Audit Results, the REQUESTING PARTY shall: (a) respond in writing to the responsible Bureau or the DEPARTMENT indicating whether or not it concurs with the audit report, (b) clearly explain the nature and basis for any disagreement as to a disallowed item of expense, and (c) submit to the DEPARTMENT a written explanation as to any questioned or no opinion expressed item of expense, hereinafter referred to as the "RESPONSE". The RESPONSE shall be clearly stated and provide any supporting documentation necessary to resolve any disagreement or questioned or no opinion expressed item of expense. Where the documentation is voluminous, the REQUESTING PARTY may supply appropriate excerpts and make alternate arrangements to conveniently and reasonably make that documentation available for review by the DEPARTMENT. The RESPONSE shall refer to and apply the language of the contract. The REQUESTING PARTY agrees that failure to submit a RESPONSE within the sixty (60) day period constitutes agreement with any disallowance of an item of expense and authorizes the DEPARTMENT to finally disallow any items of questioned or no opinion expressed cost.

The DEPARTMENT shall make its decision with regard to any Notice of Audit Results and RESPONSE within one hundred twenty (120) days after the date of the Notice of Audit Results. If the DEPARTMENT determines that an overpayment has been made to the REQUESTING PARTY, the REQUESTING PARTY shall repay that amount to the DEPARTMENT or reach agreement with the DEPARTMENT on a repayment schedule within thirty (30) days after the date of an invoice from the DEPARTMENT. If the REQUESTING PARTY fails to repay the overpayment or reach agreement with the DEPARTMENT on a repayment schedule within the thirty (30) day period, the REQUESTING PARTY agrees that the DEPARTMENT shall deduct all or a portion of the overpayment from any funds then or thereafter payable by the DEPARTMENT to the REQUESTING PARTY under this contract or any other agreement, or payable to the REQUESTING PARTY under the terms of 1951 PA 51, as applicable. Interest will be assessed on any partial payments or repayment schedules based on the unpaid balance at the end of each month until the balance is paid in full. The rate of interest will be based on the Michigan Department of Treasury common cash funds interest earnings. The rate of interest will be reviewed annually by the DEPARTMENT and adjusted as necessary based on the Michigan Department of Treasury common cash funds interest earnings. The REQUESTING PARTY expressly consents to this withholding or offsetting of funds under those circumstances, reserving the right to file a lawsuit in the Court of Claims to contest the DEPARTMENT'S decision

only as to any item of expense the disallowance of which was disputed by the REQUESTING PARTY in a timely filed RESPONSE.

The REQUESTING PARTY shall comply with the Single Audit Act of 1984, P.L. 998-502 and applicable State laws and regulations relative to audit requirements.

7. Upon completion of construction of the PROJECT, the REQUESTING PARTY will cause to be enacted and enforced such ordinances or regulations as may be necessary to prohibit parking in the roadway right-of-way throughout the limits of the PROJECT.

8. The REQUESTING PARTY certifies that it is not aware if and has no reason to believe that the property on which the work is to be performed under this agreement is a facility, as defined by the Michigan Natural Resources and Environmental Protection Act [(NREPA), PA 451, 1994, as amended 2012]; MCL 324.20101(1)(s). The REQUESTING PARTY also certifies that it is not a liable party pursuant to either Part 201 or Part 213 of NREPA, MCL 324.20126 et seq. and MCL 324.21323a et seq. The REQUESTING PARTY is a local unit of government that has acquired or will acquire property for the use of either a transportation corridor or public right-of-way and was not responsible for any activities causing a release or threat of release of any hazardous materials at or on the property. The REQUESTING PARTY is not a person who is liable for response activity costs, pursuant to MCL 324.20101 (vv) and (ww).

9. If, subsequent to execution of this contract, previously unknown hazardous substances are discovered within the PROJECT limits, which require environmental remediation pursuant to either State or federal law, the REQUESTING PARTY, in addition to reporting that fact to EGLE, shall immediately notify the DEPARTMENT, both orally and in writing of such discovery. The DEPARTMENT shall consult with the REQUESTING PARTY to determine if it is willing to pay for the cost of remediation and to determine the eligibility, for reimbursement, of the remediation costs. The REQUESTING PARTY shall pay all costs associated with such remediation, including all delay costs of the contractor for the PROJECT. If the REQUESTING PARTY refuses to participate in the cost of remediation, the amount of TED FUNDS the REQUESTING PARTY received from Grant #1489 shall be forfeited back to the DEPARTMENT.

10. If State funds administered by the DEPARTMENT are used to pay the cost of remediating any hazardous substances discovered after the execution of this contract and if there is a reasonable likelihood of recovery, the REQUESTING PARTY, in cooperation with EGLE and the DEPARTMENT, shall make a diligent effort to recover such costs from all other possible entities. If recovery is made, the DEPARTMENT shall be reimbursed from such recovery for the proportionate share of the amount paid by the

DEPARTMENT and the DEPARTMENT shall credit such sums to the appropriate funding source.

11. The DEPARTMENT'S sole reason for entering into this contract is to enable the REQUESTING PARTY to obtain and use funds provided by the State.

Any and all approvals of, reviews of, and recommendations regarding contracts, agreements, permits, plans, specifications, or documents, of any nature, or any inspections of work by the DEPARTMENT pursuant to the terms of this contract are done to assist the REQUESTING PARTY in meeting program guidelines in order to qualify for available funds. Such approvals, reviews, inspections and recommendations by the DEPARTMENT shall not relieve the REQUESTING PARTY and the local agencies, as applicable, of their ultimate control and shall not be construed as a warranty of their propriety or that the DEPARTMENT is assuming any liability, control or jurisdiction.

The providing of recommendations or advice by the DEPARTMENT does not relieve the REQUESTING PARTY and the local agencies, as applicable, of their exclusive jurisdiction of the highway and responsibility under MCL 691.1402 et seq., as amended.

When providing approvals, reviews and recommendations under this contract, the DEPARTMENT is performing a governmental function, as that term is defined in MCL 691.1401 et seq. as amended, which is incidental to the completion of the PROJECT.

12. The DEPARTMENT, by executing this contract, and rendering services pursuant to this contract, has not and does not assume jurisdiction of the highway, described as the PROJECT for purposes of MCL 691.1402 et seq., as amended. Exclusive jurisdiction of such highway for the purposes of MCL 691.1402 et seq., as amended, rest with the REQUESTING PARTY and other local agencies having respective jurisdiction.

13. The REQUESTING PARTY shall approve all of the plans and specifications to be used on the PROJECT and shall be deemed to have approved all changes to the plans and specifications when put into effect. It is agreed that ultimate responsibility and control over the PROJECT rests with the REQUESTING PARTY and local agencies, as applicable.

14. The REQUESTING PARTY agrees that the costs reported to the DEPARTMENT for this contract will represent only those items that are properly chargeable in accordance with this contract. The REQUESTING PARTY also certifies that it has read the contract terms and has made itself aware of the applicable laws,

regulations, and terms of this contract that apply to the reporting of costs incurred under the terms of this contract.

15. Each party to this contract will remain responsible for any and all claims arising out of its own acts and/or omissions during the performance of the contract, as provided by this contract or by law. In addition, this is not intended to increase or decrease either party's liability for or immunity from tort claims. This contract is also not intended to nor will it be interpreted as giving either party a right of indemnification, either by contract or by law, for claims arising out of the performance of this contract.

16. In connection with the performance of PROJECT work under this contract the parties hereto (hereinafter in Appendix "A" referred to as the "contractor") agree to comply with the State of Michigan provisions for "Prohibition of Discrimination in State Contracts," as set forth in Appendix A, attached hereto and made a part hereof. The parties further covenant that they will comply with the Civil Rights Acts of 1964 being P.L. 88-352, 78 Stat. 241, as amended, being Title 42 U.S.C. Sections 1971, 1975a-1975d, and 2000a-2000h-6, and will require similar covenants on the part of any contractor or subcontractor employed in the performance of this contract.

17. The REQUESTING PARTY and other local agencies, as applicable parties, understand and agree that the highway(s) or street(s) being improved under the terms of this agreement and funded with Transportation Economic Development Funds, shall not be subject to any restriction by local authorities in using certain commercial vehicles on such highway(s) or street(s). Such restrictions are in conflict with the basic concept of the Transportation Economic Development Program and Funding. The REQUESTING PARTY, by signing this agreement, agrees to obtain concurrence from other local governmental agencies within whose jurisdiction or control the highway(s) or street(s) are being improved.

18. This contract shall become binding on the parties hereto and of full force and effect upon the signing thereof by the duly authorized officials for the parties hereto and upon the adoption of the necessary resolution approving said contract and authorizing the signatures thereto of the respective officials of the REQUESTING PARTY, a certified copy of which resolution shall be attached to this contract.

IN WITNESS WHEREOF, the parties hereto have caused this contract to be executed as written below.

CITY OF AUBURN HILLS

By
Title

By
Title

MICHIGAN DEPARTMENT
OF TRANSPORTATION

By
for Department Director MDOT



June 2, 2026

EXHIBIT 1

CONTROL SECTION	EDA 63000
JOB NUMBER	226961CON

ESTIMATED COST

Contracted Work	\$2,002,127
-----------------	-------------

ESTIMATED COST PARTICIPATION

Less TED FUNDS*	\$1,600,000
-----------------	-------------

BALANCE (REQUESTING PARTY'S SHARE)	\$402,127
------------------------------------	-----------

*TED FUNDS for the PROJECT are limited to an amount as described in Section 5.

NO DEPOSIT

If you require assistance accessing this information or require it in an alternative format, contact the Michigan Department of Transportation's (MDOT) Americans with Disabilities Act (ADA) coordinator at www.Michigan.gov/MDOT-ADA.

If you require assistance accessing this information or require it in an alternative format, contact the Michigan Department of Transportation's (MDOT) Americans with Disabilities Act (ADA) coordinator at www.Michigan.gov/MDOT-ADA.

Michigan Department
of Transportation
3971 (02/2026)

APPENDIX A

PROHIBITION OF DISCRIMINATION IN STATE CONTRACTS

In connection with the performance of work under this contract, the contractor agrees as follows:

1. In accordance with Public Act 453 of 1976 (Elliott-Larsen Civil Rights Act), the contractor shall not discriminate against an employee or applicant for employment with respect to hire, tenure, treatment, terms, conditions, or privileges of employment or a matter directly or indirectly related to employment because of race, color, religion, national origin, age, sex, height, weight, or marital status. A breach of this covenant will be regarded as a material breach of this contract. Further, in accordance with Public Act 220 of 1976 (Persons with Disabilities Civil Rights Act), as amended by Public Act 478 of 1980, the contractor shall not discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment or a matter directly or indirectly related to employment because of a disability that is unrelated to the individual's ability to perform the duties of a particular job or position. A breach of the above covenants will be regarded as a material breach of this contract.
2. The contractor hereby agrees that any and all subcontracts to this contract, whereby a portion of the work set forth in this contract is to be performed, shall contain a covenant the same as hereinabove set forth in Section 1 of this Appendix.
3. The contractor will take affirmative action to ensure that applicants for employment and employees are treated without regard to their race, color, religion, national origin, age, sex, height, weight, marital status, or any disability that is unrelated to the individual's ability to perform the duties of a particular job or position. Such action shall include, but not be limited to, the following: employment; treatment; upgrading; demotion or transfer; recruitment; advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
4. The contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, national origin, age, sex, height, weight, marital status, or disability that is unrelated to the individual's ability to perform the duties of a particular job or position.
5. The contractor or its collective bargaining representative shall send to each labor union or representative of workers with which the contractor has a collective bargaining agreement or other contract or understanding a notice advising such labor union or workers' representative of the contractor's commitments under this Appendix.
6. The contractor shall comply with all relevant published rules, regulations, directives, and orders of the Michigan Civil Rights Commission that may be in effect prior to the taking of bids for any individual state project.

7. The contractor shall furnish and file compliance reports within such time and upon such forms as provided by the Michigan Civil Rights Commission; said forms may also elicit information as to the practices, policies, program, and employment statistics of each subcontractor, as well as the contractor itself, and said contractor shall permit access to the contractor's books, records, and accounts by the Michigan Civil Rights Commission and/or its agent for the purposes of investigation to ascertain compliance under this contract and relevant rules, regulations, and orders of the Michigan Civil Rights Commission.
8. In the event that the Michigan Civil Rights Commission finds, after a hearing held pursuant to its rules, that a contractor has not complied with the contractual obligations under this contract, the Michigan Civil Rights Commission may, as a part of its order based upon such findings, certify said findings to the State Administrative Board of the State of Michigan, which State Administrative Board may order the cancellation of the contract found to have been violated and/or declare the contractor ineligible for future contracts with the state and its political and civil subdivisions, departments, and officers, including the governing boards of institutions of higher education, until the contractor complies with said order of the Michigan Civil Rights Commission. Notice of said declaration of future ineligibility may be given to any or all of the persons with whom the contractor is declared ineligible to contract as a contracting party in future contracts. In any case before the Michigan Civil Rights Commission in which cancellation of an existing contract is a possibility, the contracting agency shall be notified of such possible remedy and shall be given the option by the Michigan Civil Rights Commission to participate in such proceedings.
9. The contractor shall include or incorporate by reference, the provisions of the foregoing paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Michigan Civil Rights Commission; all subcontracts and purchase orders will also state that said provisions will be binding upon each subcontractor or supplier.

Revised February 2026

Resolution

Be it resolved that

CONTRACT No. 26-5239, Control Section EDA 63000, Job Numbers 226961CON

With Location Giddings/Taylor

By and between the

MICHIGAN DEPARTMENT OF TRANSPORTATION

and the

CITY OF AUBURN HILLS

is hereby accepted.

The following Officials are authorized to sign the said contract:

Thomas A. Tanghe, City Manager

Stephen Baldante, DPW Director

Moved by:

Supported by:

ADOPTED: AYES:

NAYES:

Absent:

I hereby certify that the foregoing is a true and correct copy of a resolution made and adopted at a regular meeting of the Auburn Hills City Council, on the FIFTEENTH DAY of JUNE 2026.

Signed _____

Laura Pierce, City Clerk, City of Auburn Hills



July 15, 2026

Mr. Stephen Baldante
Director of Public Works
City of Auburn Hills
1500 Brown Road
Auburn Hills, Michigan 48326

RE: **Giddings Road & Taylor Road Roundabout**
Scope of Construction Services

Dear Mr. Baldante:

Outlined below is a Scope of Work for construction services to be provided by OHM Advisors for the above referenced project.

PROJECT UNDERSTANDING

It is our understanding that the City of Auburn Hills plans to move forward with the construction phase of the Giddings Road and Taylor Road Roundabout project for which bids were received on July 8, 2026. The proposed project primarily consists of roundabout construction work including excavation, storm sewer improvements, aggregate base work, subgrade repairs as needed, sidewalk pavement, concrete curb and gutter, asphalt pavement, and landscape restoration.

SCOPE OF SERVICE

Construction Engineering / Observation

Under this task the project team will observe the construction efforts on the project and assist with any necessary field changes to successfully complete the work. Specific work efforts include:

- ▶ Provide daily observation of the project when construction work is occurring to verify that materials, installation, and construction methods used are in conformance with the project plans and specifications as well as applicable standards. Full-time observation will be provided for all roadway and utility construction.
- ▶ Produce daily field reports to document construction activities and record quantities of contract pay items.
- ▶ Prepare and provide the Contractor with a list of required submittals and review shop drawings, construction schedules, materials certifications, and other submittals.
- ▶ Address Contractor's construction concerns and resolve conflicts with the executed contract specifications.
- ▶ Arrange and attend regularly scheduled progress meetings during the construction phase. It is anticipated that meetings will be held biweekly during the active construction period.
- ▶ Coordinate with the materials testing consultant on material related items.
- ▶ Coordinate with the property owners and other stakeholders in the construction area regarding access, traffic staging, schedule, and other pertinent items for the duration of the project.
- ▶ Prepare and deliver record (As-Built) plans that include the constructed location of all installed underground utilities. Record plans will be delivered electronically in PDF format.



Contract Administration

Under this task, the project team will complete services necessary to administer the contract. Specific work efforts include:

- Coordination with the Contractor and City to execute the contract documents.
- Arrange and attend one (1) pre-construction meeting prior to the start of the project.
- Provide two (2) signed copies of the contract documents to the City, one (1) to the Clerk's office and one (1) to the DPW.
- Review Contractor's progress on the project to ensure that the work is in compliance with the proposed schedule.
- Prepare monthly construction pay estimates and process contract change orders (if required).
- Review construction claims and coordinate claim resolution with Contractor and City (if required).
- Request and collect Contractor's declaration, contractor's affidavit, waivers from major suppliers and subcontractors, release of surety, and release from other public agencies for which permits have been obtained under this contract.

Crew Days (Construction Observation)

This project contract includes a line item for Crew Days in Contractor's bid. This item is for construction observation required for the Contractor's operations. OHM will provide daily observation of work under this Crew Day item. Full-time inspection will be provided for all construction operations as indicated in the contract specifications for Crew Days. The Contractor has included the Crew Day amount in their bid based on their anticipated schedule for the project.

SCHEDULE

Based on the Council meeting schedule, we anticipate that the project award will be approved at the July 20th City Council meeting. Construction on the project is anticipated to begin in early August. The project is expected to be substantially completed by November of this year.

COMPENSATION

The construction engineering and contract administration outlined above will be performed on an hourly basis for the not-to-exceed amount of sixty-four thousand five hundred dollars (\$64,500.00). The construction observation as Crew Days will be performed on a per day basis for the amount of forty-three thousand dollars (\$43,000.00), which is based on the amount bid by the Contractor for this item. The City will be invoiced for services on a monthly basis. The estimated budget breakdown is as follows:

	Construction Engineering	Contract Administration	Crew Days (Observation)	Total
Total	\$33,500	\$31,000	\$43,000	\$107,500
Materials Testing Services Estimate (G2)			\$ 25,000	

FURTHER CLARIFICATIONS AND ASSUMPTIONS

The above-listed scope of services was prepared with the following assumptions:

- Materials testing services will be provided by G2 Consulting Group under a separate contract and are not included in this scope of services. The estimated amount for this service is indicated above.
- The City will be responsible for all permit fees.



Should you find this agreement acceptable, please execute both copies and return one copy to us for our files. We look forward to providing professional services on this project. If you have any questions, please contact us.

Sincerely,
OHM ADVISORS

Timothy J. Juidici, P.E.
Principal

cc: Jason Hefner, Manager of Fleet & Roads
Julie Roberts, OHM
James Pontek, OHM
File

**City of Auburn Hills
Giddings Road & Taylor Road Roundabout
Construction Services**

Accepted By: _____

Printed Name: _____

Title: _____

Date: _____

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TR 1

STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION
NOTICE OF HEARING
FOR THE GAS CUSTOMERS OF
CONSUMERS ENERGY COMPANY
CASE NO. U-21607

• Consumers Energy Company requests Michigan Public Service Commission for reconciliation of its gas cost recovery plan (Case No. U-21606) for the 12-month period ended March 31, 2026.

• The information below describes how a person may participate in this case.

• You may call or write Consumers Energy Company, One Energy Plaza, Jackson, MI 49201, 800-477-5050, for a free copy of its application. Any person may review the documents at the offices of Consumers Energy Company or on the Commission's website at: <https://mi-psc.my.site.com/s/>.

• A pre-hearing will be held:

DATE/TIME: Wednesday, August 5, 2026 at 9:00 AM

BEFORE: Administrative Law Judge Jonathan F. Thoits

LOCATION: Video/Teleconference

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate or who are seeking access to the video/teleconference should contact the Administrative Law Judge's secretary at (517) 284-8130 or by email at LARA-MOAH-R-PSC@michigan.gov in advance of the hearing.

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

Clerk, City of AUBURN HILLS

1827 N Squirrel Rd

Auburn Hills MI 48326-2749



The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider Consumers Energy Company's (Consumers Energy) June 30, 2026 application requesting the Commission to: 1) approve the April 2025 through March 2026 Gas Cost Recovery (GCR) Reconciliation as proposed by Consumers Energy's with an adjusted base GCR factor of \$3.2111 per thousand cubic feet, plus additional amounts contingent on future events; 2) approve Consumers Energy's proposed methodology for rolling in the net under-recovery for the 2025-2026 GCR period of \$74,366,250; and 3) grant Consumers Energy such other and further relief as is lawful and appropriate.

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

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by July 29, 2026. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon Consumers Energy Company's Legal Department – Regulatory Group, 1 Energy Plaza, EP11-229, Jackson, MI 49201.

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

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

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. U-21607. Statements may be emailed to: LARA-MPSC-edockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

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

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

The Utility Consumer Representation Fund has been created for the purpose of aiding in the representation of residential utility customers in various Commission proceedings. Contact the Chairperson, Utility Consumer Participation Board, Department of Licensing and Regulatory Affairs, P.O. Box 30004, Lansing, Michigan 48909, for more information.

Jurisdiction is pursuant to 1909 PA 300, as amended, MCL 462.2 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; 1982 PA 304, as amended, MCL 460.6h et seq.; and Parts 1 & 4 of the Administrative Hearing Rules of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106(2), (3), (4), (5), (6), and (7); R 792.10121; and R 792.10401 through R 792.10448.

THE MICHIGAN PUBLIC SERVICE COMMISSION MAY GRANT OR DENY CONSUMERS ENERGY'S GAS COST RECOVERY RECONCILIATION AND OTHER PROPOSALS IN WHOLE OR IN PART, AND MAY APPROVE LESSER OR GREATER AMOUNTS THAN THOSE REQUESTED.

2607-G

AUBURN HILLS

Police: Bathroom feud led to mall shooting



The food court at Great Lakes Crossing Outlets in Auburn Hills. Photo COURTESY of GREAT LAKES CROSSING OUTLET

BY JUSTIN ENGEL

MLIVE

An altercation inside a food court bathroom at one of the state's most popular shopping destinations led to a shooting that killed a 20-year-old Pontiac man Saturday, July 11, Auburn Hills police stated in a report.

A 19-year-old woman suffered non-life-threatening injuries and a suspect was taken into custody at the scene inside Great Lakes Crossing Outlet, police said in a statement issued on the agency's social media channels.

Auburn Hills police officers were patrolling the mall about 5:20 p.m. when they received reports of gunfire in the food court, the agency's statement said.

Officers responded and found the Pontiac man dead, the 19-year-old woman with injuries

and the suspected shooter, a 22-year-old Detroit man who has a concealed pistol license, police said.

The suspected shooter was taken into custody and is cooperating with investigators, the police statement said.

Investigators said the suspected shooter and the man who died had been involved in an earlier altercation inside the mall's food court bathroom. Later, the police statement said, the man who died and another unidentified male saw the suspected shooter in the food court commons area and attacked him there.

A physical altercation involving the suspected shooter and the two men was underway when the shooting occurred, the police statement said.

After securing the scene, authorities evacuated and searched the mall as a precaution. Police said there were no additional reports of injuries or other shooters. Great Lakes Crossing Outlets was expected to remain closed Saturday night while police continued their investigation.

The case will be presented to the Oakland County Prosecutor's Office for review of possible charges, the Auburn Hills police statement said. Individuals with information about the shooting are asked to call the police department at 248-370-9444.

AUBURN HILLS

Cops searching for 2 who smashed jewelry cases, stole merchandise at Helzberg Diamonds in Great Lakes Crossing Outlets



Police are working to identify the suspects in a Monday “smash and grab” at the Helzberg Diamonds store inside Great Lakes Crossing Outlets. Security photo

BY AILEEN WINGBLAD

AWINGBLAD@MEDIANEWSGROUP.COM

Police are working to identify and locate two men who carried out a “smash and grab” Monday evening at the Helzberg Diamonds store in Great Lakes Crossing Outlets.

According to Auburn Hills Deputy Chief of Police Scott McGraw, the thieves used hammers to smash merchandise displays, grabbed jewelry and fled — exiting the mall through entry/exit 6. They didn’t threaten or assault any employees, he said.

Police officers were dispatched to the store at approximately 7:30 p.m. in response to

multiple 911 calls reporting the incident.

Based on video evidence and eyewitness accounts, the suspects are described as African American males, ages 18-25, approximately 5 feet 8 inches tall and with thin builds. One suspect was wearing a dark-colored tan coat, white shirt, light-colored blue jeans and dark-colored shoes at the time. The other suspect was wearing a light gray hoodie, orange shorts and white shoes, and was carrying a camouflage backpack at the time.

Anyone who may have witnessed the incident or has additional information is asked to contact the Auburn Hills Police Department at 248-370-9444.