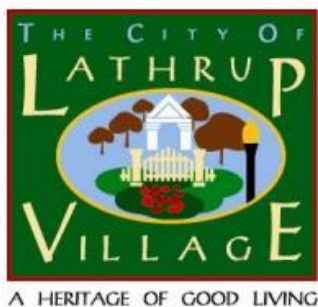




City Council Special Meeting

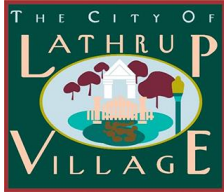
Monday, October 06, 2025 at 6:00 PM

27400 Southfield Road, Lathrup Village, Michigan 48076

1. **Call to Order** by Mayor Garrett
2. **Roll Call**
3. **Approval of Agenda**
4. **Public Comments for Items on the Agenda** (Speakers are limited to 3 minutes)
5. **Action Requests - For Consideration / Approval**
 - A. Request to Approve San Jose Siren Activated Gate Contractors
6. **Discussion**
 - A. Joint Session - Comprehensive Master Plan Kickoff & Training
7. **Public Comment** (Speakers are limited to 3 minutes)
8. **Mayor and Council Comments**
9. **Adjourn**

ADDRESSING THE CITY COUNCIL

-Your comments shall be made during times set aside for that purpose.
-Stand or raise a hand to indicate that you wish to speak.
-When recognized, state your name and direct your comments and/or questions to any City official in attendance.
-Each person wishing to address the City Council and/or attending officials shall be afforded one opportunity of up to three (3) minutes duration during the first and last occasion for citizen comments and questions and one opportunity of up to three (3) minutes during each public hearing. Comments made during public hearings shall be relevant to the subject for which the public hearings are held.
-In addition to the opportunities described above, a citizen may respond to questions posed to him or her by the Mayor or members of the Council, provided members have been granted the floor to pose such questions.
-No speaker may make personal or impertinent attacks upon any officer, employee, or City Council member or other Elected Official, that is unrelated to the manner in which the officer, employee, or City Council member or other Elected Official performs his or her duties.
-No person shall use abusive or threatening language toward any individual when addressing the City Council.
-Attendees are permitted to make video and sound recordings of the public meeting. However, video recording devices shall only be permitted in a designated area, and the device shall remain there through the duration of the meeting.
-Any person who violates this section shall be directed by the Mayor to be orderly and silent. If a person addressing the Council refuses to become silent when so directed, such person may be deemed by the Mayor to have committed a "breach of the peace" by disrupting and impeding the orderly conduct of the public meeting of the City Council and may be ordered by the Mayor to leave the meeting. If the person refuses to leave as directed, the Mayor may direct any law enforcement officer who is present to escort the violator from the meeting.



City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI 48076
www.lathrupvillage.org | (248) 557-2600

Item A.

TO: Mayor & City Council
FROM: Mike Greene – City Administrator
DATE: October 6, 2025
RE: San Jose Emergency Gate

Background Brief: Please see the enclosed breakdown/recommendation from the City’s consulting engineer, Scott Ringler, from Giffels Webster.

NOTE: Notices of this meeting, along with information on where to find project details, were hand-delivered to San Jose residents on October 2.

Previous Action:

Various Study Session Discussions
9-15-25 – DTE Project Approval

Economic Impact:

Estimated project cost of \$49,011.55 to \$56,500.36 (including contingency & previously approved DTE project)
\$21,356 in grant funding

NET COST: \$27,655.55 to \$35,144.36

The project was planned to utilize local street fund balance dollars.

Recommendation: As the City’s Zoning Ordinance does not permit chain link fencing, I recommend approving the project contractors as recommended by Engineer Ringler, with the inclusion of ornamental aluminum fencing.

Recommended Motion:

Moved by _____ seconded by _____ to approve the San Jose Siren Activated Gate contractors, as recommended by City Consulting Engineer Ringler, with ornamental aluminum fencing, for a total estimated project cost of \$56,500, including contingency.

Kelly Garrett
Mayor

Bruce Kantor
Mayor Pro-Tem

Jalen Jennings
Council Member

Jason Hammond
Council Member

Maria Mannarino
Council Member

10/01/2025 Rev 10/02/2025

Job #20684.00

QUOTE RECOMMENDATION

City of Lathrup Village
27400 Southfield Road
Lathrup Village, MI, 48076
ATTN: Mike Greene, City Administrator

RE: San Jose Siren Activated Gate

Dear Mr. Greene,

Over the past month, we have met with and obtained quotes from several contractors and suppliers for the purchase and installation of the siren activated gate. It was decided to request a quote from different trades needed for this type of work. We were concerned that bidding this as a singular project would increase the costs and the potential existing that no bids would be received since it is a small project with several subcontractor's needed for the prime bidder.

The contractor's we requested quotes from included:

DTE – The sole power provider. Quote previously approved by the City.

Site Work – Mierzwa Paving who had performed the 2025 Alley Reconstruction project for the DDA.

Electrical - Lighthouse Electrical who is currently working on the water meter electrical.

Fencing - Future Fence who assisted the City with fence repairs on the manhole installation project and whom we have worked with previously.

Based on the quotes received, the following is a breakdown of the estimated cost. Please be reminded that the City received a 50/50 grant in the amount of \$21,356 for a total project cost of \$42,712.00. In summary:

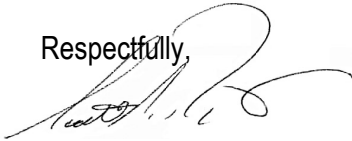
<u>Contractor</u>	<u>Estimated Cost</u>
DTE	\$5,371.96
Mierzwa Paving	\$9,768.00
Lighthouse Electrical	\$5,670.00
Future Fence	\$15,716.00 to \$22,524.00 (chain link vs. ornamental aluminum)
Remote Transmitters	\$300.00 (budget for 10 transmitters, Future Fence quote))
DPW Restoration	\$500.00 (budget)
Giffels Webster	<u>\$7,230.00</u> (I think this will be closer to \$5,000)
Subtotal	\$44,555.96 to \$51,363.96
10% contingency	<u>\$4,455.60 to \$5,136.40</u>
Total	\$49,011.55 to \$56,500.36

Based on the quotes received from the three contractors, we recommend that the City approve the quotes for Mierzwa paving, Lighthouse Electrical, and Future Fence and include a 10% construction contingency.

Please note that two fence options were provided by Future Fence in which the City should decide which fence option they desire, chain link or ornamental aluminum.

If approved by City Council, I will sign the quotes on behalf of the City and schedule the work with an estimated completion this fall.

Respectfully,

A handwritten signature in black ink, appearing to read 'Scott A. Ringler', written over a horizontal line.

Scott A. Ringler, PE
Partner Emeritus

Encl: Quotes

12080 Dixie
Redford, MI 48239



Sunday, September 14, 2025

City of Lathrup Village
Mike
27400 Southfield Rd
Lathrup Village, MI 48076

Regarding: 19601 San Jose Lathrup Village, Lathrup Village Township

Enclosed are two (2) copies each of the Line Extension Agreement and the Electrical Drawing for the address referenced above. Please make sure that the information on these documents agrees with the information in your building plans. When you are satisfied that the information is correct, please sign one (1) copy of each.

Also included for your signature are two copies of the Secondary Service Agreement. Return all signed documents to me along with a check payable to DTE Energy for **\$5,371.96**. (The total amount includes both line extension charges \$5,271.96 and the secondary service charge \$100.00). To ensure proper credit of your payment, the contract number should be indicated on your remitted check. Keep the "Customer Copy" documents for your records.

When we receive the signed documents and your check, we will proceed to schedule the work necessary to provide electric service to your development. If you have any questions regarding this job, please feel free to contact me at the phone number or e-mail address indicated below.

Sincerely,

John Hamilton
Associate Planner
313-391-8867
john.hamilton@dteenergy.com

Enclosures:

Two copies of the Line Extension Agreement
Two copies of the Electrical Layout (Attachment A)
Two copies of the Secondary Service Agreement

**Line Extension Agreement for
Commercial or Industrial Customers
No. 1448304847**

"DTE Energy" and "Customer" make this agreement for consideration of the promises in the Agreement.

"DTE Energy" is:

The DTE Energy Company
12080 Dixie
Redford, MI 48239

"Customer" is:

City of Lathrup Village
Mike
27400 Southfield Rd
Lathrup Village, MI 48076

Background Statement: Customer requests DTE Energy to install a 120/240 volt ac, single phase electric service at 19601 San Jose Lathrup Village, Michigan in Lathrup Village Township, for an Install Service Pole (SIC Code Engineering services 8711) business. To do this, DTE Energy must construct a "Line Extension" shown on Attachment A, DTE Energy electrical layout No. 76439653 dated 09/07/2025 (which is part of this Agreement). Under Michigan Public Service Commission rules, DTE Energy is permitted to require payment before constructing the Line Extension.

DTE Energy and Customer agree to the following terms:

See details of this contract under the Terms and Conditions section

Payment Breakdown - There are standard (fixed and variable) costs involved each time construction of a System is planned. DTE Energy calculates standard costs, which are divided into two categories:

A) Non-Refundable Costs and B) Refundable Construction Advance. If required, additional costs for upgrading the system to accomodate the new load of the customer are included as: C) System Work.

A. Non-Refundable Costs

1. 0 trench feet x \$4.30	\$	0.00	
2. 0 transformer kVA x \$7.50	\$	0.00	
3. Acquiring Permits/Rights-of-Way	\$	0.00	
4. Underground vs. Overhead Costs for Perimeter/Offsite Extensions	\$	0.00	
5. Winter Construction Costs 0 feet x \$1.00	\$	0.00	
6. Unusual Construction Costs	\$	0.00	
7. Total Non-Refundable Costs		\$	0.00

B. Refundable Construction Advance

1. Estimated Cost of Construction	\$	6,386.73	
2. Non-Refundable Contribution	\$	(0.00)	
3. Standard Allowance (2 year Distribution Tariff Credit) Version 5 (Note: See Attachment C if this project involves more than one customer to be immediately served upon completion of this extension.)	\$	(1,114.77)	
4. Total Refundable Construction Advance		\$	5,271.96

C. System Work

1. System Modification	\$	0.00	
2. Remaining Standard Allowance	\$	0.00	
3. Total System Work		\$	0.00

Total Payment Due \$ 5,271.96

DTE Energy:(sign) Mary Peters/s Title: Supervisor Date: 9-14-2025
Mary FPeters

Customer:(sign) _____ (print) _____ Date: _____
(sign) _____ (print) _____ Date: _____

1. **MPSC Rules** - This Agreement is subject to the Michigan Public Services Commission ("MPSC") Rules, including but not limited to, Rule C6.1, "Extension of Service", Rule C6.2, "Overhead Extension Policy", Rule C6.3, "Underground Distribution Systems" and if applicable C6.4 "Underground Service Connections" which are incorporated herein by reference.
2. **Underground Installation** - DTE Energy or one of its contractors shall install the underground electric service and, if applicable, the meter and transformer, referred to herein, collectively, as (the "Work"). DTE Energy will only install electric service and is not responsible for any other utility service including, but not limited to, cable television, and telephone or internet service. Customer shall contact those companies responsible for installation of services other than electrical service.
3. **Customer Obligations** - Customer agrees to provide the following on Customer's property:
 - a. all necessary trenching, backfilling, conduits, and manholes, and
 - b. suitable space and necessary foundations for pad-mounted transformers, primary switching equipment and all other above-grade equipment. If a Certificate of Grade is required, then Customer shall not make any changes in the ground surface elevation of more than the limits prescribed in the Certificate of Grade unless DTE Energy has consented in writing.
4. **Customer Staking Requirements**
 - a. Customer shall visually identify, by either exposing or clearly staking through the use of flags or other appropriate identification device, all private underground property, including but not limited to:

a. private electrical lines	i. burial sites of pets
b. sprinkler systems	j. geothermal systems
c. invisible fences	k. private water mains and lines
d. swimming pool hardware	l. solar power equipment
e. septic tanks and fields	m. privately owned gas
f. fiber optic lines	n. propane and petroleum lines
g. security systems	o. any other underground equipment not previously listed.
h. heated sidewalk and driveway equipment	
 - b. If Customer refuses the route suggested by DTE Energy for the Work and requests an alternative route, which is mutually agreed to by Customer and DTE Energy, Customer shall stake the alternative route as provided in paragraph 4(a) above.
 - c. If Customer fails to clearly stake all private underground property, then Customer releases DTE Energy from any and all liability for property damage related to the installation, operation or maintenance of the Work, including, but not limited to, loss of trees, shrubs or other landscape.
5. **Damage to the Work** - If Customer, its contractors, agents, and/or employees cause damage to the Work, then Customer shall reimburse DTE Energy for all costs related to damage to the installation, operation or maintenance of the Work.
6. **Total Payment** - By executing this Agreement, Customer agrees to pay DTE Energy the "Total Payment" calculated on page 1 of this Agreement. Total Payment consists of:
 - a. **Standard Allowance** - The Standard Allowance amount is calculated as follows: two (2) times the estimated annual revenue anticipated to be collected from Customer. This credit is based on a distribution tariff revenue. This is a standard amount that DTE Energy agrees to contribute to the servicing of a customer. This amount is seen as a credit and deducted from the "Estimated Cost of Construction" total as calculated on page 1 of this Agreement.
 - b. **Non-Refundable Costs** - The Customer agrees to contribute a portion of the cost needed to construct the Work. This amount is included in the "Estimated Cost of Construction" total and is calculated on page 1 of this Agreement. The "Non-Refundable Contribution" is calculated separately (in Payment Breakdown) on page 1 of this Agreement and then deducted from the "Refundable Construction Advance".
 - c. **Refundable Construction Advance** - The Customer pays an upfront portion of the cost to construct the Work, a portion of which may be refundable. (Refer to Refunds section.)
7. **Refunds** - At the end of the first complete twelve (12) month period immediately following the date of completion of the Work, DTE Energy will compute the actual revenue provided during the previous twelve (12) months. If the actual annual revenue multiplied by two (2) exceeds DTE Energy's estimated annual revenue, this amount will be refunded to the original Customer. Refunds will also be paid for additional new customers directly connected to the financed Work during the refund period and calculated as follows: the amount of any such Refund shall be equal to two (2) times the actual annual revenue or \$500.00 (whichever is greater) for each customer who is subsequently connected directly to the Work financed by the original Customer. Directly connected commercial and industrial customers are those who do not require payment of a Refundable Construction Advance. The total Refund shall not exceed the total Refundable Construction Advance. DTE Energy will retain any portion of the Refundable Construction Advance that has not been refunded within five (5) years after completion of the Work.

- 8. Easements** - Customer shall provide DTE Energy with a ten (10) foot wide, or wider if required by field conditions, easement for the Work.
- 9. Right-of-Way** - Before DTE Energy constructs the Work, Customer shall provide DTE Energy, at no cost to DTE Energy, all right-of-way and line clearance permits required for the Work. DTE Energy will assist Customer in this process by giving Customer the appropriate forms, owner's names, the right-of-way forms for signatures and a sketch of the proposed Work route. If customer cannot obtain the right-of-way, DTE Energy will determine an alternate route, which may result in additional costs to Customer. If an alternate route is required, this agreement shall be cancelled and DTE Energy and Customer may enter into a new Agreement. Any amounts already paid under this Agreement shall be applied to the new Agreement or refunded, less all reasonable costs incurred by DTE Energy, if a new Agreement is not executed.
- 10. Termination prior to Commencement of Work** - If the Customer fails to complete any obligations under this Agreement within twelve (12) months from the date DTE Energy executes this Agreement, then upon ten (10) days written notice, DTE Energy may cancel this Agreement and a refund may be issued, to the Customer, less all reasonable costs incurred by DTE Energy.
- 11. Failure to Execute Agreement; Changes to Agreement** - If the Customer fails to execute this Agreement and pay the Total payment due to DTE Energy within six (6) months of the date of this Agreement, then this Agreement shall become null and void. Further, Customer shall not make any changes to this Agreement, including but not limited to handwritten changes or striking any language. In the event Customer makes any changes to this Agreement then this Agreement shall become null and void.
- 12. Damages and Limitation on Liability** - If Customer, its contractors, agents, and/or employees cause damage to the Work, then Customer shall reimburse DTE Energy for all costs related to that damage. DTE Energy reserves the right to retain portions of the Refundable Construction Advance to offset such damages.
- DTE Energy's sole liability to Customer, its employees, agents, subcontractors and to all other persons arising out of or related to the performance of the Work, whether in contract, under any claims warranty, in tort, or otherwise shall be limited to either DTE Energy repairing or replacing the Work at its own expense or, at DTE Energy's option, refund the money paid for the Work. The foregoing shall be Customer's sole remedy. In no event will DTE Energy or its contractors be liable under this Agreement or under any cause of action relating to the subject matter of this Agreement, whether based on contract, warranty, tort (including negligence), strict liability, indemnity or otherwise, for any incidental or consequential damages including but not limited to loss of use, interest charges, inability to operate full capacity, lost profits or other similar claims of Customer.
- 13. Set Off** - DTE Energy shall be entitled at any time to set off any sums owing by Customer or any of Customer's affiliated companies with common ownership, to DTE Energy or any of DTE Energy's affiliated companies, against sums payable by DTE Energy.
- 14. Construction Postponement** - Scheduling of construction shall be done on a mutually agreeable basis to DTE Energy and the Customer. However, if DTE Energy believes that all of the customers on which the Standard Allowance is based, will not be prepared to receive electric service on the expected construction completion date, then DTE Energy may notify Customer in writing of the postponement of the construction start date and delay when electric service will be available to Customer. DTE Energy will begin to construct the Work when all of the customers of the project are prepared to receive electric service on the anticipated date of completion of the Work construction.
- 15. Assignment and Notices** - Customer shall not assign this Agreement without DTE Energy's prior written consent. All notices required by this Agreement must be in writing and sent by U.S. mail or delivered in person to the addresses listed on page 1 of this Agreement.
- 16. Saving Clause** - Each term and condition of this Agreement is deemed to have an independent effect and the invalidity of any partial or whole paragraph or section shall not invalidate the remaining paragraphs or sections. The obligation to perform all of the terms and conditions shall remain in effect regardless of the performance of any invalid term by the other party.
- 17. Governing Law and Jurisdiction** - This Agreement shall be construed in accordance with the law of the State of Michigan, without regard to conflict of law principals. The parties agree that any action with respect to this Agreement shall be brought in a court of competent jurisdiction located in the State of Michigan and the parties hereby submit themselves to the exclusive jurisdiction and venue of such court for the purpose of such action.
- 18. Entire Agreement** - This Agreement together with the Electrical Service Installation Guide, the DTE Energy Rate Book on file with the MPSC ("Rate Book") which is available at:

www.dteenergy.com/businessCustomers/buildersContractors/electricService/standards.html

and the Commercial and Industrial Customers Requirements, referred to herein, collectively, as (the "Contract Documents") constitutes the entire Agreement between the parties regarding this transaction. Any agreements, negotiations or understanding of the parties prior to or contemporaneous to the date of the Agreement, whether written or oral, are superseded hereby. In the event of a conflict between the Contract Documents, then the Contract Document shall control in the order stated above.

**Line Extension Agreement for
Commercial or Industrial Customers
No. 1448304847**

"DTE Energy" and "Customer" make this agreement for consideration of the promises in the Agreement.

"DTE Energy" is:

The DTE Energy Company
12080 Dixie
Redford, MI 48239

"Customer" is:

City of Lathrup Village
Mike
27400 Southfield Rd
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DTE Energy:(sign) Mary Peters/s Title: Supervisor Date: 9-14-2025
Mary Peters

Customer:(sign) _____ (print) _____ Date: _____
(sign) _____ (print) _____ Date: 9

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CUSTOMER COPY

- 8. Easements** - Customer shall provide DTE Energy with a ten (10) foot wide, or wider if required by field conditions, easement for the Work.
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- DTE Energy's sole liability to Customer, its employees, agents, subcontractors and to all other persons arising out of or related to the performance of the Work, whether in contract, under any claims warranty, in tort, or otherwise shall be limited to either DTE Energy repairing or replacing the Work at its own expense or, at DTE Energy's option, refund the money paid for the Work. The foregoing shall be Customer's sole remedy. In no event will DTE Energy or its contractors be liable under this Agreement or under any cause of action relating to the subject matter of this Agreement, whether based on contract, warranty, tort (including negligence), strict liability, indemnity or otherwise, for any incidental or consequential damages including but not limited to loss of use, interest charges, inability to operate full capacity, lost profits or other similar claims of Customer.
- 13. Set Off** - DTE Energy shall be entitled at any time to set off any sums owing by Customer or any of Customer's affiliated companies with common ownership, to DTE Energy or any of DTE Energy's affiliated companies, against sums payable by DTE Energy.
- 14. Construction Postponement** - Scheduling of construction shall be done on a mutually agreeable basis to DTE Energy and the Customer. However, if DTE Energy believes that all of the customers on which the Standard Allowance is based, will not be prepared to receive electric service on the expected construction completion date, then DTE Energy may notify Customer in writing of the postponement of the construction start date and delay when electric service will be available to Customer. DTE Energy will begin to construct the Work when all of the customers of the project are prepared to receive electric service on the anticipated date of completion of the Work construction.
- 15. Assignment and Notices** - Customer shall not assign this Agreement without DTE Energy's prior written consent. All notices required by this Agreement must be in writing and sent by U.S. mail or delivered in person to the addresses listed on page 1 of this Agreement.
- 16. Saving Clause** - Each term and condition of this Agreement is deemed to have an independent effect and the invalidity of any partial or whole paragraph or section shall not invalidate the remaining paragraphs or sections. The obligation to perform all of the terms and conditions shall remain in effect regardless of the performance of any invalid term by the other party.
- 17. Governing Law and Jurisdiction** - This Agreement shall be construed in accordance with the law of the State of Michigan, without regard to conflict of law principals. The parties agree that any action with respect to this Agreement shall be brought in a court of competent jurisdiction located in the State of Michigan and the parties hereby submit themselves to the exclusive jurisdiction and venue of such court for the purpose of such action.
- 18. Entire Agreement** - This Agreement together with the Electrical Service Installation Guide, the DTE Energy Rate Book on file with the MPSC ("Rate Book") which is available at:

www.dteenergy.com/businessCustomers/buildersContractors/electricService/standards.html

and the Commercial and Industrial Customers Requirements, referred to herein, collectively, as (the "Contract Documents") constitutes the entire Agreement between the parties regarding this transaction. Any agreements, negotiations or understanding of the parties prior to or contemporaneous to the date of the Agreement, whether written or oral, are superseded hereby. In the event of a conflict between the Contract Documents, then the Contract Document shall control in the order stated above.

CUSTOMER COPY

**Secondary Service Agreement for
Commercial or Industrial Customers
No. 76439653/0**

"DTE Energy" and "Customer" make this agreement for consideration of the promises in the Agreement.

"DTE Energy" is:

The DTE Energy Company
12080 Dixie
Redford, MI 48239

"Customer" is:

City of Lathrup Village
Mike
27400 Southfield Rd
Lathrup Village, MI 48076

Background Statement: Customer requests DTE Energy install a 120/240 volt ac, single phase secondary electric service at 19601 San Jose Lathrup Village, Michigan in Lathrup Village Township, for an Install Service Pole (SIC Code Engineering services 8711) business. To do this, DTE Energy must install underground cables as shown on Attachment A, DTE Energy electrical layout No. 76439653 dated 09/07/2025 (which is part of this Agreement). Under Michigan Public Service Commission rules, DTE Energy is permitted to require payment before constructing the underground secondary service.

DTE Energy and Customer agree to the following terms:

Payment Breakdown - There are standard costs involved each time an underground service is installed.
DTE Energy calculates the standard costs.

A. Costs		
1. 10 Trench Feet x \$10.00	\$100.00	
2. Total Costs		\$100.00
Total Payment Due		\$100.00

DTE Energy:(sign) Mary Peters/s **Title:** Supervisor **Date:** _____
Mary F Peters

Customer:(sign) _____ **Title:** _____ **Date:** _____
(print) _____

**Secondary Service Agreement for
Commercial or Industrial Customers
No. 76439653/0**

"DTE Energy" and "Customer" make this agreement for consideration of the promises in the Agreement.

"DTE Energy" is:

The DTE Energy Company
12080 Dixie
Redford, MI 48239

"Customer" is:

City of Lathrup Village
Mike
27400 Southfield Rd
Lathrup Village, MI 48076

Background Statement: Customer requests DTE Energy install a 120/240 volt ac, single phase secondary electric service at 19601 San Jose Lathrup Village, Michigan in Lathrup Village Township, for an Install Service Pole (SIC Code Engineering services 8711) business. To do this, DTE Energy must install underground cables as shown on Attachment A, DTE Energy electrical layout No. 76439653 dated 09/07/2025 (which is part of this Agreement). Under Michigan Public Service Commission rules, DTE Energy is permitted to require payment before constructing the underground secondary service.

DTE Energy and Customer agree to the following terms:

Payment Breakdown - There are standard costs involved each time an underground service is installed.
DTE Energy calculates the standard costs.

A. Costs		
1. 10 Trench Feet x \$10.00	\$100.00	
2. Total Costs		\$100.00
Total Payment Due		\$100.00

DTE Energy:(sign) Mary Peters/s Title: Supervisor Date: _____
Mary F Peters

Customer:(sign) _____ Title: _____ Date: _____
(print) _____

Attachment C - Additional Customers

Agreement Number 1448304847

[illegible]Planner John Hamilton

W.O. 76439653

Area Leader Mary F Peters

Date Sep 14, 2025

Contribution MIK:	Source Dept. Code	Resource Type	E076439653 Subproject Number	0000000000 Activity Occurrence
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Advance MIK:	<u>Source Dept. Code</u>	<u>Resource Type</u>	<u>1448304847</u>	<u>Standard Activity</u>
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Page _____ of _____

PROPOSAL 25-0898
PROJECT: Lathrup Village SOS Gate

LOCATION: Lathrup Village, MI

DATE: July 9, 2025

SCOPE OF WORK:

SCOPE OF WORK		
QTY	DESCRIPTION	COST
Option 1		
1	Automatically operated double swing chain link gate, 4 feet high x 22 feet wide	\$15,716.00
2	Liftmaster LA500 swing gate operators	
1	Photo eye assembly spanning gate opening to reverse gate if object is detected during close cycle	
1	Siren Operated Sensor to open gate with emergency vehicle yelp siren	
1	Knox key switch for manual opening of gate for emergency responders	
Option 2		
1	Automatically operated double swing ornamental aluminum picket gate, 4 feet high x 22 feet wide	\$22,524.00
2	Liftmaster LA500 swing gate operators	
1	Photo eye assembly spanning gate opening to reverse gate if object is detected during close cycle	
1	Siren Operated Sensor to open gate with emergency vehicle yelp siren	
1	Knox key switch for manual opening of gate for emergency responders	
Option 3		
1	Automatically operated single swing chain link gate, 4 feet high x 14 feet wide	\$15,487.00
1	Liftmaster Elite CSW24UL swing gate operator	
1	Photo eye assembly spanning gate opening to reverse gate if object is detected during close cycle	
1	Safety edge bumper to stop gate upon obstruction during open cycle	
1	Siren Operated Sensor to open gate with emergency vehicle yelp siren	
1	Knox key switch for manual opening of gate for emergency responders	
Option 4		
1	Automatically operated single swing ornamental aluminum picket gate, 4 feet high x 14 feet wide	\$20,082.00
1	Liftmaster Elite CSW24UL swing gate operator	
1	Photo eye assembly spanning gate opening to reverse gate if object is detected during close cycle	
1	Safety edge bumper to stop gate upon obstruction during open cycle	
1	Siren Operated Sensor to open gate with emergency vehicle yelp siren	
1	Knox key switch for manual opening of gate for emergency responders	
MISC		
1	Unit Cost for remote transmitter gate openers	
ADD:		\$30.00 / EA x 10 ea = \$300
* Power and control wire and conduit runs by others. * Existing fence and landscape removal, pavement restoration by others * Budget pricing. Cost subject to change based on final scope NOTE 1% bond excluded. Submittal lead time 1-2 weeks from receipt of contract Material/labor lead time 6-8 weeks after approved submittal Traffic control and devices by others. Removals by others. Posts set prior to flat work. Posts augured through dirt. Hand dig, soft dig, pavement coring extra Clearing and grubbing by others. Union Ironworkers Local 25. No wage requirements included in this proposal Grounding, bonding, and testing by others Site restoration by others. Permit by others Professional survey for layout by others. Due to the volatile nature of the materials market, pricing only good for 10 days		

We propose to furnish material and/or labor, complete in accordance with the plans and specifications, except as noted above, including tax if applicable, for the sum of:

*** AS SHOWN ABOVE ***

ESTIMATOR: Bob Labadie - Estimator/Project Manager

Direct Line 586-825-9108

Email: bobl@futurefencecompany.com

NOTE: This proposal may be withdrawn by us if not accepted within 10 days. Future Fence reserves the right to revise our pricing based on documents not in possession at time of bid. This includes but is not limited to drawings, specifications, addenda and contracts.

CONDITIONS: Unforeseen digging conditions such as, but not limited to: old building foundations, excessive brick or rocks, unstable soil which collapses and hand digging more than 5 holes are subject to additional charges. Future Fence Company is not responsible for damage to private utilities. This includes site electric, irrigation, gas and other private utilities that may be present. Owner to locate private utilities or additional cost upon request.

ACCEPTANCE OF PROPOSAL: The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment Terms: Net 30 days unless otherwise noted.

Signature: _____

Date: _____

Printed Name: _____

MIERZWA PAVING

PROPOSAL AND AGREEMENT

Proposal No.	J25-1325
Date:	Aug 1, 2025
Contractor:	Mierzwa Paving LLC 1001 Cesar E Chavez Avenue Pontiac, Michigan 48340 Estimator: Jon Voice: 248-332-4956
Customer Name: Atten: Address Phone Email	Giffels Webster Scott Ringler 1025 E. Maple, Suite 100, Birmingham, MI 48009 248-852-3100 Sringler@giffelswebster.com
Jobsite:	Lathrup Village Siren Activated Gate

The following Proposal is based on Contractor's review of information provided by Customer and Contractor's inspection of the Jobsite, email, or provided plans. **Once accepted by Customer, this Proposal will comprise the agreement between the parties ("Agreement").**

Scope of Work:			
Description	Quantity/Unit	Unit Price	Total
Split rail fence, remove	24 Lft	\$12.00	\$288.00
Excavation, Earth	(+/- 70 Yd) LS	\$1,000.00	\$1,000.00
Landscape timbers, Rem	LS	\$200.00	\$200.00
Shrub, Rem	(+/- 8 Ea) LS	\$200.00	\$200.00
Aggregate base, 21AA CC, 8"	20 Sy	\$40 Sq	\$800.00
MDOT 5E1	6 Ton	\$300.00	\$1,800.00
Conduit 1.5" (24" bury)	24 LFT	\$10.00	\$240.00
			Customer Initials _____

Subtotal = \$4,528.00

Scope of Work:			
Description	Quantity/Unit	Unit Price	Total
W14-2 (NO OUTLET)	2 EA	\$300.00	\$600.00
W14-1 (DEAD END)	2 EA	\$300.00	\$600.00
R5-1 (DO NOT ENTER) 30"X30"	4 EA	\$300.00	\$1,200.00
R5-11 MOD (EMERGENCY VEHICLES ONLY) 30"X24" 4 EA		\$500.00	\$2,000.00
Post, Steel, 3LB	84 Ft	\$10 Ft	\$840.00
			Customer Initials_____

Subtotal = \$5,240.00

TOTAL = \$9,768.00

Stone Base and Undercutting: If additional stone base is needed over any specified tons/yards noted above there will be an additional charge of \$55.00 per ton/yard of 21AA crushed concrete or \$85.00 per ton/yard of 1x3 crushed concrete. Pricing includes removal of thicker existing pavement removal. If undercutting is needed due to finding unstable base for new pavement there will be an additional charge of \$25.00 per ton/yard of material excavated out plus the additional stone base cost.

Payment Schedule:

1/3 deposit due upon contract signing

Final payment due upon completion

The Proposal is subject to the following unless otherwise noted in the project details:

PROPERTY LINES: Customer is responsible for providing Contractor with confirmation of the boundaries of the Jobsite by survey, flags, markings, or other manner acceptable to Contractor. Customer will be responsible for any expenses or damages to adjoining property resulting from errors in the property lines designated. **SOIL**

CONDITIONS: Contractor assumes no responsibility for any unusual soil conditions encountered that are not specifically referred to in this Proposal. Also, Contractor assumes no responsibility for the excavation, removal or disposal of any contaminated soils encountered during any excavation. The Customer will pay any extra cost necessitated thereby.

TREE ROOTS: Contractor shall not be responsible for any damage to trees or tree roots resulting from preparing the Jobsite.

UNDERGROUND STRUCTURES: It is the Customer's responsibility to document to Contractor the existence and location of all underground structures such as sewers, water lines, gas lines, etc., which might be encountered by Contractor. Contractor shall be deemed to have notice of the existence of only those structures and their locations specifically referred to in this Proposal. If the nature or location of any underground structure varies from the specifications, or if any object not already identified is encountered, any cost incurred for necessary actions including without limitation, moving, protecting or covering same shall be borne by the Customer.

SUBGRADES: A suitable subgrade is a condition precedent to the requirement of performance of this contract. No material shall be placed on a wet, unstable or frozen subgrade.

MINIMUM GRADE: Contractor reserves the right to refuse to construct a pavement unless minimum grades of 1% are possible for surface drainage. If construction is performed with less than a minimum grade of 1%, it is understood that waterponding may occur and that there is no warranty attached to the work as to satisfactory surface drainage. Depressions over ¾" can be filled.

THICKNESS OF ASPHALT PAVEMENT: All descriptions of pavement in this Proposal refer to average thickness. Variations in subgrade and technical limitations may result in variations from the average. Contractor warrants that sufficient material will be used on the project as to result in the average thickness named. **ESTIMATED OR APPROXIMATE QUANTITIES:** Quantities and areas in this Proposal are approximate, arrived at for estimating purposes only. In addition, it is understood that payment is to be made on actual quantities of work completed and actual areas covered unless otherwise indicated.

COSTS: This Proposal does not include any costs and expenses relating to permits, traffic control, bonds, fees, inspection, layouts, or any other action required by local ordinance. Such costs will be the responsibility of the Customer.

EXCLUSIONS: Contractor provides no guaranty against cracking, tire marks, ponding, damage to invisible dog fence, or damage to irrigation, and will not be responsible for any damage to surfaces, soils, utilities, or any other area that must be crossed or surrounding work area to complete the Services as defined in the Agreement Terms and Conditions.

PRICE: The price quoted is based on work being completed within the 2025 paving season. Additional charges will apply to any work held over to 2026 or beyond. This Proposal must be accepted within 45 days of the above date. Any payments made by credit card are subject to a 4% processing fee.

Paving Agreement Terms and Conditions:

1. SERVICES; SCOPE OF WORK. The Services to be performed by Contractor under this Agreement are described in the Proposal. Contractor shall furnish the necessary labor, materials, tools, and equipment to complete the Services at Customer's designated location. This Agreement does not cover unforeseen conditions, including but not limited to subgrade instability, underground obstructions, or soil conditions requiring remediation. Any additional work required due to unforeseen conditions is subject to an approved change order with additional costs.

2. PRICE AND PAYMENT. The payment schedule is set forth in the Proposal. Any unpaid sums shall bear interest at 1.5% per month until paid in full. If final payment is not received, the Contractor reserves the right to file a mechanic's lien against the property until full payment is made. Customer is responsible for all legal and collection fees incurred in enforcing payment.

3. COMMENCEMENT OF SERVICES. Upon execution of this Agreement by the Customer, Contractor shall apply for and obtain all necessary permits for the Services. The cost of permits will be at Customer's expense. Contractor will commence work as soon as practicable after the issuance of the permits. Project scheduling is subject to weather conditions, material availability, and Jobsite readiness. Contractor shall not be liable for delays caused by circumstances beyond its control, including but not limited to weather, labor shortages, equipment failure, material delays, or regulatory approvals. Work will be rescheduled at Contractor's discretion based on conditions.

4. CUSTOMER RESPONSIBILITIES. Customer shall remove all vehicles, obstructions, and debris from the Jobsite before the scheduled start date, and will keep the Jobsite clear of anything that may interfere with Contractor's work.

5. MATERIAL SPECIFICATIONS & PERFORMANCE. Contractor will install asphalt pavement according to industry standards and specifications as outlined in the Proposal. Pavement settlement, cracking, or damage caused by subgrade movement, excessive loads, improper maintenance, or natural deterioration is not the responsibility of the Contractor. No warranties, express or implied, are offered or provided.

6. SUPERVISION OF WORK. The direction and supervision of Contractor's workforce, including subcontractors, if any, rests exclusively with Contractor. Customer shall not give direction to or interfere with the employees or subcontractors engaged by Contractor for the Services. Customer is further prohibited from negotiating additional work or separate terms with Contractor's employees or subcontractors. Any violation of this provision may result in delays and additional charges with respect to the Services.

7. INSURANCE. Contractor shall maintain general liability insurance and workers' compensation insurance for Contractor's employees and shall ensure that subcontractors, if any, maintain adequate insurance. Contractor is solely responsible for Social Security and any other employee-related taxes. Contractor shall provide a certificate of insurance to Customer upon request.

8. UNAVOIDABLE CONSEQUENCES (FORCE MAJEURE). Contractor shall not be liable for any delay in performance, damage, loss, increased cost, expense, or required modification impacting the overall price of the project that results from a fire, flood, act of God, revolution, riot, civil disorder, vandalism, act of terrorism, labor or union disputes, pandemic or global virus wherein the government requires businesses to shut down or any act of sovereign nations or political subdivision, including all agencies, bureaus, departments, and representatives, or acts or omissions of Customer, or any other cause not within the control of Contractor that cannot be avoided by the exercise of reasonable care.

9. JURISDICTION AND VENUE. Customer irrevocably submits to the nonexclusive jurisdiction of any Federal or state court sitting in Oakland County, Michigan, over any suit, action or proceeding arising out of or relating to this Agreement. Customer irrevocably waives, to the fullest extent it may effectively do so under applicable law, any objection it may now or hereafter have to the laying of the venue of any such suit, action or proceeding brought in any such court and any claim that the same has been brought in an inconvenient forum. Customer hereby consents to any and all process which may be served in any such suit, action or proceeding, (i) by mailing a copy thereof by registered and certified mail, postage prepaid, return receipt requested, to Customer's address shown in this Agreement or as notified to Contractor and (ii) by serving the same upon Customer in any other manner otherwise permitted by law, and agrees that such service shall in every respect be deemed effective service upon Customer.

10. JURY WAIVER. CUSTOMER AND CONTRACTOR EACH HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY, AND AFTER AN OPPORTUNITY TO CONSULT WITH LEGAL COUNSEL, (A) WAIVE ANY AND ALL RIGHTS TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING IN CONNECTION WITH THIS AGREEMENT AND ANY ADDITIONAL DOCUMENTS EXECUTED IN CONNECTION HERewith AND (B) AGREE NOT TO SEEK TO CONSOLIDATE ANY SUCH ACTION WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE, OR HAS NOT BEEN, WAIVED.

11. COSTS AND EXPENSES. Customer shall reimburse Contractor for any and all costs and expenses (including,

without limitation, reasonable attorneys' fees and disbursements, court costs, litigation and other expenses) incurred or paid by Contractor in establishing, maintaining, protecting or enforcing any of Contractor's rights hereunder, including, without limitation, any and all such costs and expenses incurred or paid by Contractor in collecting or attempting to collect or enforcing or attempting to enforce payment hereunder, including in connection with post-judgment collection efforts, if any.

12. ENTIRE AGREEMENT. This Agreement contains the entire agreement of the parties concerning the Services. There are no agreements, restrictions, promises, warranties, covenants, or other undertakings other than those expressly set forth in this Agreement. All modifications to this Agreement and all waivers of any of the provisions of this Agreement, to be effective, will be in writing and signed by both parties. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

13. BINDING EFFECT. This Agreement shall bind and benefit the parties and their successors, heirs, representatives, and permitted assigns.

Proposal accepted on _____

By: _____

Title: _____

Acknowledged by Contractor on _____

MIERZWA PAVING LLC

By: _____

Title: _____

**Lighthouse Electrical Service**

Tel. 888-915-4448

1439 E Eleven Mile Rd

Madison Heights, MI 48071

office@lighthouseelectricalservice.com

Item A.

CUSTOMER QUOTATION NO. 13804

Martha Bobcean
27400 Southfield Road
Lathrup Village MI
48076

Quote No: 13804
Site: 19601 San Jose Boulevard
Site Contact: Scott rngler
Site Phone:
Valid For: 30 Day(s)

Description

Lighthouse electrical is pleased to provide the following quote

Scope of Work (Gate Power)**1. Supply & Install Galvanized Strut Stand**

Provide and install a heavy-duty galvanized strut stand, 1-½" deep, designed to support the new meter and disconnect. The stand will be securely anchored, weather-resistant, and built to code requirements to ensure long-term durability.

2. Supply & Install 200A Underground Meter

Furnish and install a 200-amp underground meter enclosure to accommodate incoming utility service. Installation will follow all DTE specifications and NEC code requirements, providing a safe and reliable metering point.

3. Supply & Install 200A Underground Sweep

Provide and install a 200-amp underground sweep with 2" PVC conduit to allow proper transition and access for DTE utility connections. This will ensure smooth wire pulling, protect conductors, and facilitate long-term maintenance.

4. Supply & Install 100A Weather-Rated Panel

Provide and install a 100-amp weather-resistant outdoor-rated electrical panel with a main disconnect. The panel will serve as the distribution point for the gate power circuit and any future expansion needs, offering both convenience and safety.

5. Supply & Install Dedicated Gate Power Circuit

Install one dedicated electrical circuit designed specifically to power the automated gate system. Circuit will include all necessary protection devices and be sized appropriately for the gate's electrical load.

6. Supply & Install Underground Wiring

Install underground electrical wiring in PVC conduit, running from the meter enclosure or panel to the gate junction box. Wiring will include pull string for future upgrades or repairs, ensuring system flexibility. All conduit will be properly sealed and routed per code.

7. Supply & Install Power at Both Ends

Provide all terminations and connections at both the source (meter/panel) and the destination (gate junction box). This will ensure the gate receives continuous, reliable power.

8. Provide GFI Protection

Install GFI-protected outlets or breakers as required by electrical code for outdoor installations. This will protect against ground faults, ensuring personnel and equipment safety.

9. Provide Trenching & Backfill

Perform trenching as required to install underground conduit and wiring. Trenches will be dug to appropriate depth,



Lighthouse Electrical Service
 Tel. 888-915-4448
 1439 E Eleven Mile Rd
 Madison Heights, MI 48071
 office@lighthouseelectricalservice.com

Item A.

CUSTOMER QUOTATION NO. 13804

conduit installed, and soil backfilled and compacted to restore the area to its original grade.

10. Grounding Requirements

Provide ground rods at each pole location with correct bonding equipment to ensure proper grounding and lightning protection. At the panel location, supply and install two ground rods tied into the system to establish a reliable grounding network in accordance with NEC requirements.

11. Provide City-Required Permits & Inspections

Obtain all city-required permits prior to beginning work. Coordinate and schedule inspections with the local authority having jurisdiction to ensure the project is completed in full compliance with municipal and electrical codes.

Exclusions & Notes

- Gate installation to be performed by a separate contractor.
- Telephone pole and utility wire underground drop to meter to be completed by utility company.
- Miss Dig (or local utility locating service) must be contacted and clearance obtained prior to any excavation.
- Placement of meter enclosure and stand must be approved by owner or authority having jurisdiction prior to installation.
- Siren-activated gate mechanism to be provided and installed by gate company.
- Piping or boring across roadway to be completed by separate contractor.
- If city requires bollards, fencing, landscaping, or shrubbery to conceal electrical equipment, this will be an additional charge.
- Work must be performed before ground is frozen or conditions prevent proper trenching/backfill.
- Pricing does not include rock removal, dewatering, or excavation through unforeseen obstructions. Additional charges will apply if encountered.
- Restoration of landscaping, sod, asphalt, or decorative surfaces beyond trench backfill is not included.
- Electrical utility coordination, scheduling delays, or utility-imposed changes are outside contractor's control.
- All equipment locations are subject to approval by utility company and local authority. Any changes required after approval may result in additional costs.
- Owner is responsible for providing and maintaining adequate access for equipment, materials, and vehicles to the work area.
- Contractor is not responsible for damages to unmarked underground private utilities, irrigation, or low-voltage systems.
- Any additional city, county, or subdivision requirements not specified at time of quote will be considered change order work.

Commercial

Item	Quantity	Unit Price	Total
Material and labor	1.00	\$5670.00	\$5670.00

Thank you.

Sub-Total ex Tax	\$5670.00
Tax	\$0.00
Total inc Tax	\$5670.00

Terms and Conditions

Item A.

1. Lighthouse Electrical Service shall begin work under this agreement and continue the work until completion within a reasonable time, subject to such delays as are permissible under this contract.
2. No payment under this contract shall be construed as an acceptance of any work done up to the time of such payment.
3. Unless otherwise specified, the contract price is based upon the Owner's representation that there are no conditions that will prevent Lighthouse Electrical Service from performing the job for which it has contracted.
4. Owner agrees that, unless specified, he/she will relocate furniture, move plants, move trees, move wood piles, or move any other items interfering with the work that is required to be performed by Lighthouse Electrical Service pursuant to this contract.
5. Owner will provide an adequate place for storage of equipment and products, if any, during the job.
6. Owner agrees to pay Lighthouse Electrical Service normal selling price for any additions, alterations, or deviations. No additional work will be done without prior written authorization of the Owner. Where such additional work is added to this contract, it is agreed that all terms and conditions of this contract shall apply equally to such additional work.
7. The time that Lighthouse Electrical Service is delayed in their work by (a) acts of Owner preventing work from being executed; (b) Acts of God; (c) inclement weather which delays work; (d) work stoppages or slowdowns; (e) labor strikes; (f) terrorism and; (g) extra work requested by Owner, shall cause time to be added to the time estimated to complete work.
8. Lighthouse Electrical Service will carry liability insurance. Owner agrees to procure at his/her own expense, prior to commencement of any work, fire insurance, all physical loss and vandalism and malicious mischief clauses attached in a sum equal to the cost of improvements.
9. Lighthouse Electrical Service is not liable for any Owner supplied products or manufacturer's products installed or used by Lighthouse Electrical Service.
10. Any controversy or claim arising out of or relating to this contract, shall be settled by binding arbitration in Oakland County, Michigan in accordance with the rules of the American Arbitration Association. The parties may enforce the arbitration award by obtaining a judgment on such award in any court or competent jurisdiction.
11. Should Lighthouse Electrical Service bring suit in court to enforce the terms of this agreement, or is otherwise sued in connection with this contract, and Lighthouse Electrical Service is the prevailing party in the lawsuit, the Owner agree to pay Lighthouse Electrical Service actual court cost, reasonable attorney fees, and interest at the highest rate allowed by law, but not less than seven (7%) percent per annum.
12. The Owner is responsible for providing water, electric, and refuse removal service at the job site as may be required by Lighthouse Electrical Service to carry out this contract.
13. On completion of the work, Lighthouse Electrical Service shall be entitled to immediate payment in full, Lighthouse Electrical Service is not obligated to do any work or perform any service except as expressly provided in this agreement. If, after Lighthouse Electrical Service has declared, in its sole and exclusive discretion, that the work is complete, and the Owner claims the work remains unfinished, as a precondition to completion of the work, the Owner shall pay all amounts owed to Lighthouse Electrical Service as of that time, less any agreed amount set aside for this work to be completed.
14. Lighthouse Electrical Service shall have no liability for correcting any existing defect that is recognized during the course of work.
15. Lighthouse Electrical Service shall have the right to stop work and keep job idle if payments are not made when due. If any payments are not made to Lighthouse Electrical Service when due, the Owner shall also pay Lighthouse Electrical Service a late fee in the amount of ten (10%) percent the amount of such payment.
16. Within 10 days of execution of this contract, Lighthouse Electrical Service shall have the right to cancel this contract should they determine that there are uncertainty that payments due under this contract will be made when due or that an error has been made in computing the cost of completing work.
17. The price quote for completion of Lighthouse Electrical Services work is subject to change to the extent of any difference in the cost of labor and materials as of this date and the actual cost to Lighthouse Electrical Service at the time materials are purchased and work is done.
18. Lighthouse Electrical Service is not liable for customer injuries while on the job site.
19. Lighthouse Electrical Service is not liable for errors or omissions in design by others, nor inadequacies of materials and equipment specified or supplied by others.
20. Lighthouse Electrical Service is not liable for repairing damages or warranty work caused by others.
21. Lighthouse Electrical Service is not liable for any and all work not indicated on project plans or work requested to be removed as noted.
22. Lighthouse Electrical Service is not liable for bonding and or special insurance requirements
23. Lighthouse Electrical Service is not liable for unforeseen or concealed sited conditions.
24. Lighthouse Electrical Service is not liable for independent electrical testing if required.
25. Lighthouse Electrical Service is not liable for any additional requests from the city due to inspectors.
26. Any and all DTE costs including piping to the Edison pole will be an additional cost.
27. Lighthouse Electrical Service is not liable for cutting. All cutting of concrete, wood grains, hard surfaces, or other materials will be done by others at Contractors expense.
28. Lighthouse Electrical Service is not liable for earth moving. Any and all interior or exterior excavation will be done by others at Contractors expense, or priced separately.
29. All references herein to "Lighthouse Electrical Service " includes its owners, officers, directors, employees, and agents.
30. Federal Pacific electrical panels are considered unsafe. Lighthouse Electrical Service recommends that all Federal Pacific electrical panels be replaced. The Contractor hereby agrees to hold harmless and indemnify Lighthouse Electrical Service for any and all repairs, troubleshooting, or parts replacements on Federal Pacific electrical panels requested by Contractor.
31. This agreement constitutes the entire contract between the parties. There are no oral or written agreements, statements, representations, promises, or understandings that are not included within this contract. All modifications to this contract must be in writing and signed by the party to be changed. LIGHHOUSE ELECTRICAL SERVICE DISCLAIMS ALL WARRANTIES IN CONNECTION WITH ANY GOODS AND SERVICES COVERED BY THIS AGREEMENT, EXPRESS OF IMPLIED, AT TO PERFORMANCE, SPECIFICATIONS, CONDITIONS, MERCHANTABILITY, AND FITNESS FOR ANY PARTICULAR PURPOSE, EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT
32. Payment terms for contract net 20
33. Lighthouse shall not be liable for any repairs, including but not limited to scratches or damages to flooring of any type, that may result from the relocation of appliances or furniture requested by the client.
34. All time spent retrieving materials from suppliers, traveling between job sites, and conducting administrative duties as specified in your contract shall be considered billable hours.
35. In the event that the scope of work is substantially modified beyond the original agreement, this contract will convert to a time and materials basis. Labor will be billed per hour per person, plus all costs for additional materials and required permits.
36. By signing this contract, you are authorizing that any verbal change orders requested by Builder, Designer, or Homeowner will be executed on a time and material basis with no additional signatures required.

The customer listed on the front of this contract has a legal right under Federal Law to cancel this transaction without penalty or obligation within three business days from the date stated on the front of this contract. If you cancel this transaction, then any and all provisions of this agreement are void. If you decide to cancel this transaction, you must do so by notifying Lighthouse Electrical Service no later than three business days from the date on the front of this agreement.

Customer Signature: _____ Date: _____

City of Lathrup Village

Joint Meeting – Master Plan Visioning

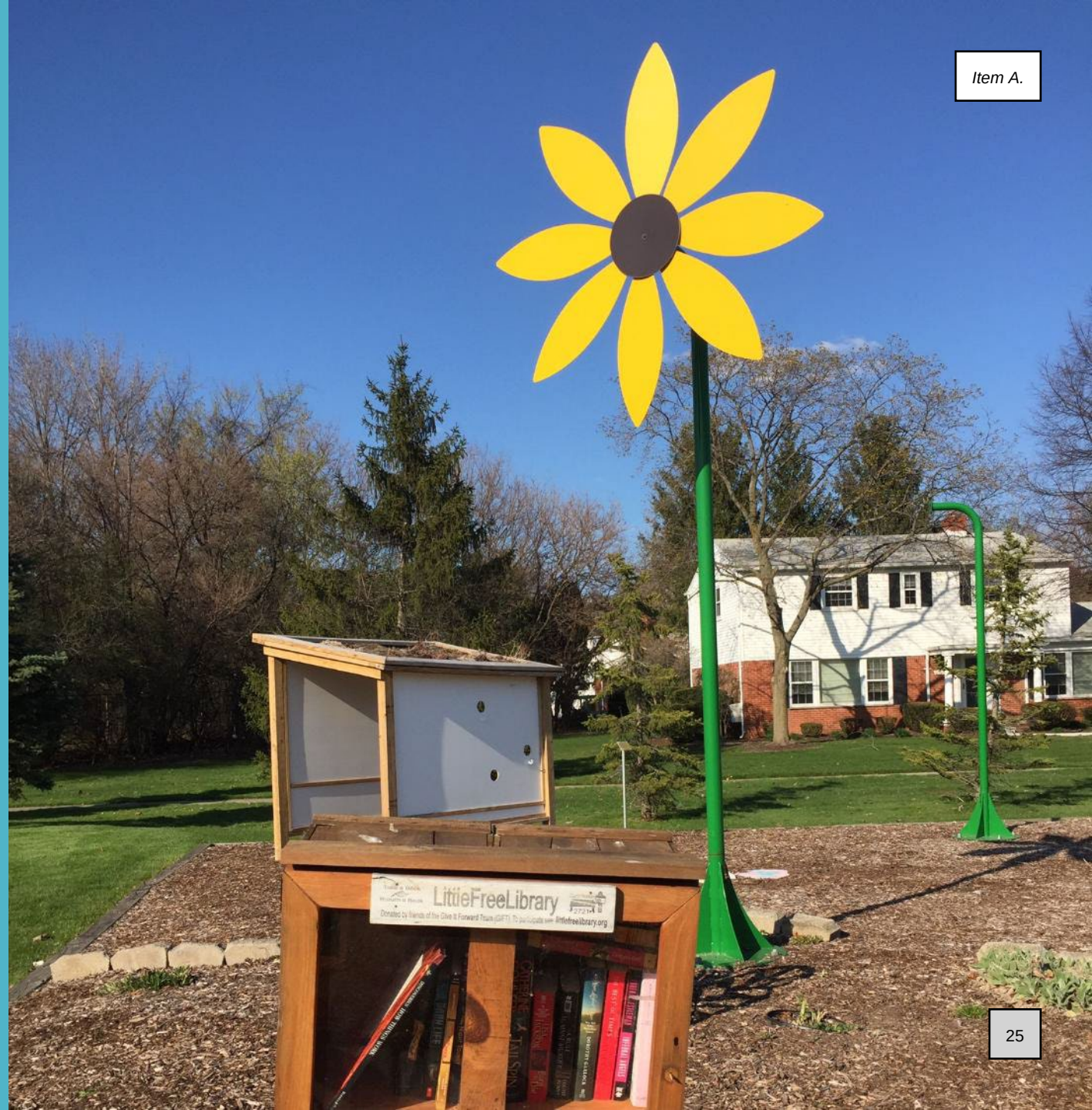
Monday, October 6, 2025

6:00 P.M.

1. Welcome/Introductions/Purpose of the Workshop (5 min)
2. Overview of Master Plan Purpose/Process (15 min)
3. SWOT Analysis (Strengths, Weaknesses, Opportunities, & Threats)
 - a. Small Group Discussion (Strengths & Weaknesses: (20 min)
 - b. Report out: (10 min)
 - c. Small Group Discussion: (Opportunities & Threats): (20 min)
 - d. Report out: (10 min)
4. Closing and next steps (10 min)

City of Lathrup Village Comprehensive Plan - Update

Kick Off Meeting
October 6, 2025



Item A.

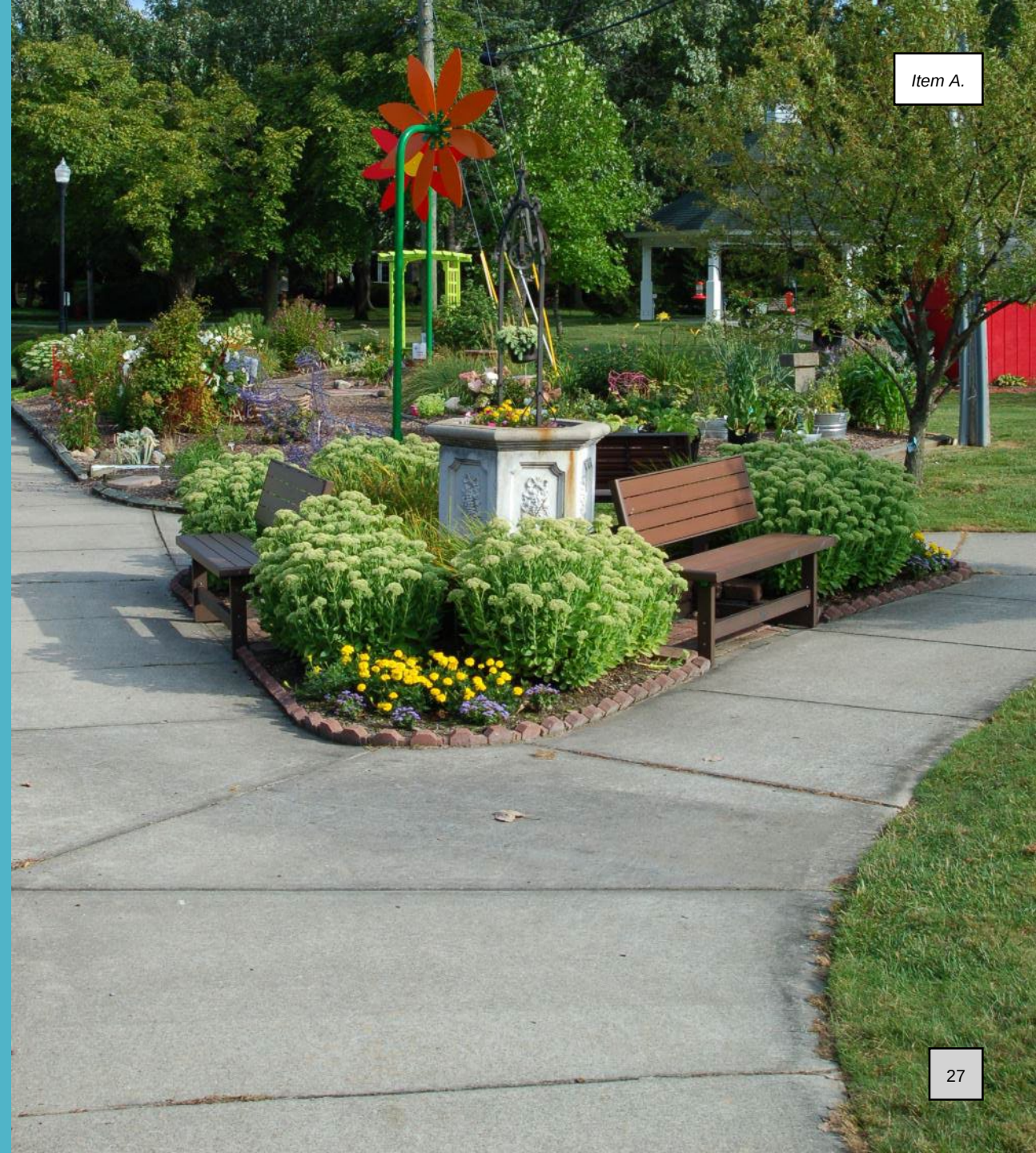
Our Best Practices

- **Act Fairly.** Make decisions that benefit everyone.
- **Include.** Ensure all voices have a place in the process.
- **Listen.** Pay attention and value different perspectives.
- **Be Open.** Stay receptive to new ideas and viewpoints.
- **Engage.** Use varied tools to involve the community.
- **Rely on Evidence.** Base choices on reliable information.
- **Adapt.** Apply best practices while fitting local needs.



1

Introduction



What is a Comprehensive Plan?



A Comprehensive Plan is a long-range vision for the future of the community.



It will serve as a guide for how the city can become the place it strives to be.



Provides a framework in making big-picture decisions



Directs development in different areas of the community



Promotes and strengthens valued community assets, and encourages new partnerships and opportunities

Elements of the Community

- Built Environment
- Local Economy
- Infrastructure and Mobility
- Natural Environment
- Social and Cultural Fabric
- The things that make up our community



Guiding Principles and Plan Outcomes

- Guiding principles act as the filters and guideposts for planning.
- They capture what the community values and what it wants this plan to achieve.
- As strategies are considered for community elements, these principles serve as the measures by which choices are tested and refined.
- In short: If community elements describe “what makes up our town,” guiding principles explain “how we want to shape them for the future.”

Vision

- The vision describes the long-term future: what the community wishes to be, see, and experience.
- Lathrup Village seeks to be a vibrant, new urban destination that is characterized by walkability, economic sustainability, and business diversity to augment its sterling reputation as a historic residential community. (“Choose Lathrup”)



Goals

- What does our vision **look like**?
- If we think of the vision as the long-term future of the community, what does that actually look like in terms of policy?
- Goals set the community up for making land use decisions, allocating resources, and providing leadership in land use and community development.

Goals

2021 Comprehensive Plan Goals

What do we want?

An authentic positive identity for the city that is reflected in residential neighborhoods as well as along commercial corridors that focuses on a mixed use, multiple story, walkable downtown for the City.



Why?

- A positive identity for the city provides a sense of community and belonging for residents and businesses.
- A positive image and identity for the city helps support local businesses and attract new businesses.

Where? Throughout the city

Potential obstacles/related considerations?

- Physical improvements to the appearance of the city requires public and private investment.
- Outside perception of the city takes time to change.

Community Character Planning Objectives:

1. Redevelop properties in the Village Center - the historic center of the city.
2. Improve communication between residents, the City and businesses.
3. Promote the city's positive identity in the region.
4. Promote the use of quality building design and materials to enhance the appearance and long-term maintenance of new development.
5. Protect established neighborhoods and business districts from the potentially negative impacts of development, including noise, traffic, waste, odor, and other nuisances through effective and thoughtful site and building design.

Goals

2021 Comprehensive Plan Goals

What do we want?

Attractive, safe, quiet and well-maintained neighborhoods; a diversified range of housing for people of all ages and abilities; and active neighborhoods that promote community connectedness.



Why?

- Safe housing in walkable environments allows older residents to “age in community.”
- Attractive, walkable neighborhoods close to destinations appeals to younger residents and families.
- Ensure sufficient equitable housing for lower income residents.

Where? Throughout the city

Potential obstacles/related considerations?

- All housing should be safe and well-maintained.
- Residents looking for larger, “move-up” housing may not find it in the city.
- Zoning regulations should support housing types desired by current and future residents.

Housing Objectives:

1. Encourage maintenance of and reinvestment in existing neighborhoods.
2. Ensure that infill and redeveloped residential properties are compatible with the surrounding area and adjacent parcels.
3. Provide a diverse range of housing options that meet the affordability, maintenance, and lifestyle needs of current and future residents.
4. Support neighborhoods by improving walkability and access to goods and services.

Goals

2021 Comprehensive Plan Goals

What do we want?

Thriving local businesses and an employed workforce; a convenient selection of goods and services; and a diverse tax base with a resilient economy.



Item A.

Why?

- Provide meaningful, well-paying jobs for residents.
- Provide entry-level jobs for younger residents.
- Offer access to local goods and services for residents.

Where? Throughout the city

- Local goods and services should be accessible locally.
- Regional employment should be accessible to regional transportation facilities.

Potential obstacles/related considerations?

- Outdated commercial buildings may not meet the needs of current and future businesses.
- Transportation options may limit the ability for workers to reach businesses.
- Economic activity should be compatible with residential areas in terms of noise, traffic, lights, upkeep, and other nuisances.

Commercial & Industrial Development Objectives:

1. Encourage entrepreneurship and growth for diverse businesses of all sizes to promote a balanced local economy.
2. Provide incentives and flexible zoning mechanisms for commercial property owners and tenants to upgrade existing commercial and industrial sites.
3. Promote the mix of commercial and office uses in a way that fosters collaboration and business growth, while creating a desirable environment for the local workforce.
4. Promote walkability by ensuring sufficient local destinations for goods and services.

Goals

2021 Comprehensive Plan Goals

What Do We Want?

Recreation facilities and programming that meet the needs of and are accessible to all residents; well-maintained infrastructure that meets the needs of current and future residents, businesses and visitors; and excellent public services that meet the health, safety and welfare needs of the community.



Why?

- Provide access to recreation facilities and programming that is essential to building a socially and physically healthy community.
- Plan for and budget resources for infrastructure expenditures that are likely to grow over time as neighborhoods age.
- To provide a high level of service to city residents, including responsive, well-equipped emergency services

Where? Throughout the city

Potential obstacles/related considerations?

- Increasing costs of repair and replacement of infrastructure
- Additional resources will be needed to maintain aging parks and recreation facilities, while potentially adding and/or expanding facilities, amenities and programs

Public Services & Facilities Objectives:

1. Expand the range of recreational opportunities and facilities in Lathrup Village in accordance with residents' needs and abilities.
2. Continue to seek opportunities to share facilities with other public and quasi-public agencies such as the school districts and non-profit organizations and institutions.
3. Replace aging infrastructure as necessary, with technologically advanced, state-of-the-art infrastructure and materials.
4. Continue to cooperate with surrounding communities and the County to provide public services.
5. Keep recreation and capital improvement plans up to date.

Goals

2021 Comprehensive Plan Goals

What Do We Want?

An efficient and safe multi-modal transportation network that offers mobility options to residents of all ages and abilities.



Why?

- To improve traffic safety
- To reduce traffic congestion by offering non-motorized options for local travel
- To appeal to residents and businesses looking for a community with a variety of transportation options
- To provide transportation choices that improve independence for residents of all ages and abilities
- To improve community health by encouraging non-motorized travel

Where? Throughout the city

Potential obstacles/related considerations?

- Current land use pattern dictates motorized travel
- Current road design supports motorized travel



Transportation Objectives:

1. Promote the use of accepted traffic calming and access management techniques that make all travel safe and efficient.
2. Provide a safe, efficient non-motorized pathway system that provides links to various land uses throughout the city that gives residents choices about their modes of travel.
3. Promote public education about roadway planning and decision making to help residents and property owners understand the short- and long-term goals of transportation projects.
4. Require transportation infrastructure decisions that support the land use recommendations of the Master Land Use Plan.
5. Explore innovative traffic designs and flexible engineering standards to improve the safety and efficiency of travel for motorized and non-motorized travel.
6. Explore opportunities for alternative transportation methods for those who don't have access to a car.
7. Monitor and plan for future trends in transportation in terms of autonomous/connected vehicles.

Objectives

- Objectives are the stepping stones on the path to achieving plan goals.
- They describe the general direction or focus for action but are still broad enough to allow flexibility.
- **Good objectives are:**
 - Clear
 - Focused
 - Achievable
 - Measurable

Objectives don't prescribe exact solutions, but rather outline key areas or approaches that will guide specific strategies and actions developed as part of the plan.

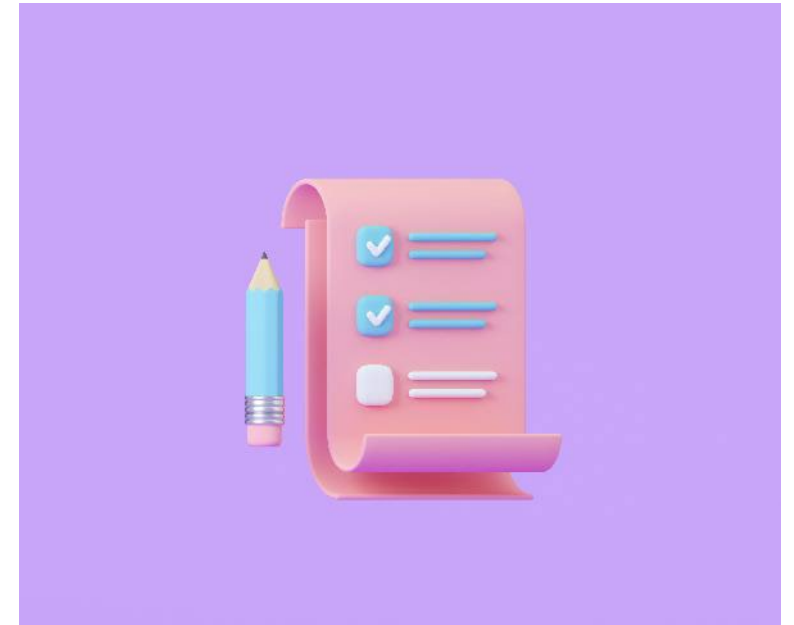
Metrics

- Metrics will help the community gauge progress: it is unlikely that the vision will be fully achieved, but there should be regular planned opportunities to evaluate the action strategies and see if they have advanced the goals.
- Some metrics will be readily available (Census data) and some tools may need to be created (community surveys).



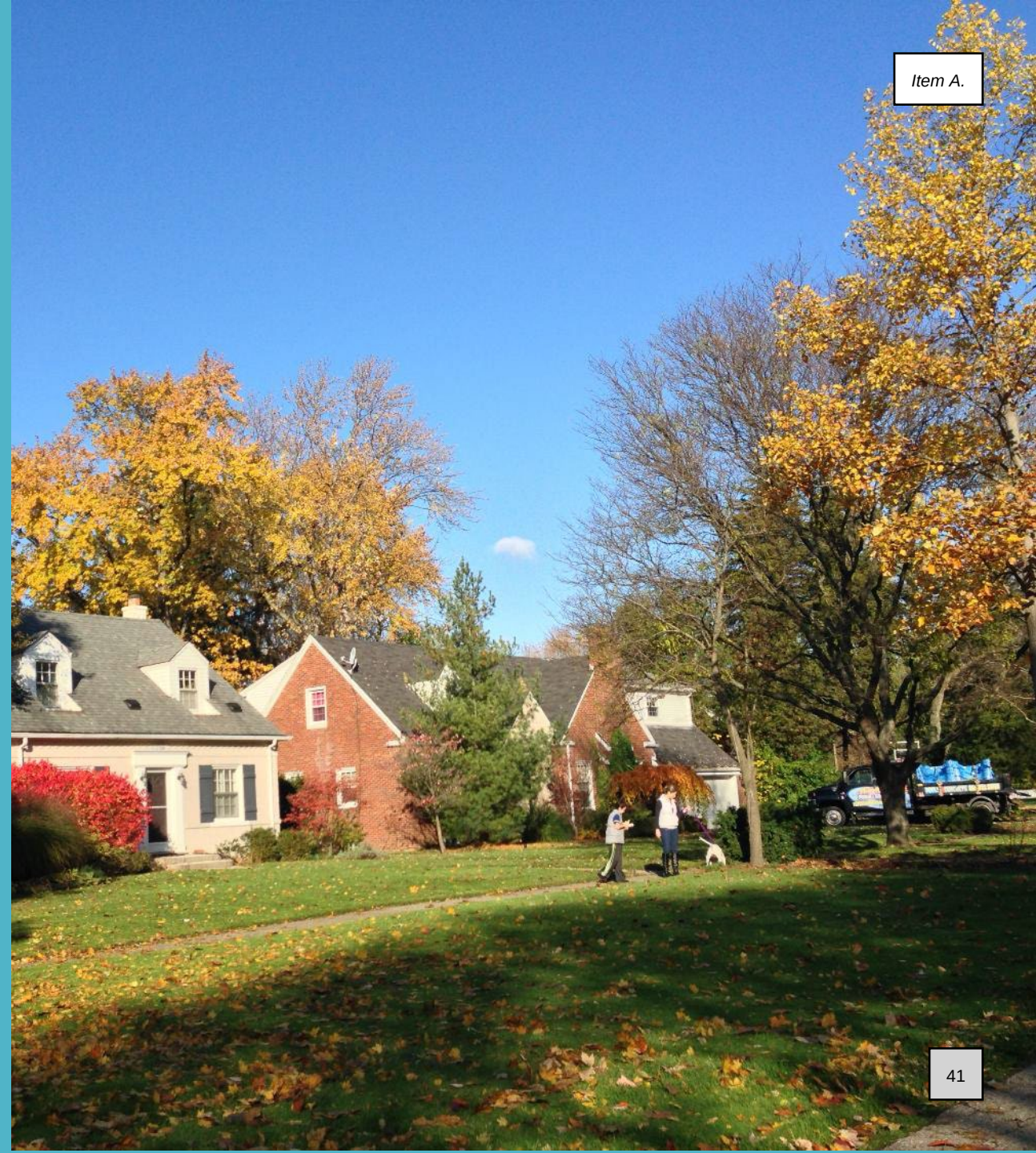
Actions

- Actions are the specific tasks, projects, and initiatives that need to be done to achieve the objectives and, ultimately, the goals.
- They are practical, tangible steps that translate broad ideas into real-world results.
- Each action is a step in meeting objectives.
- Actions should align with the community's vision and guiding principles, ensuring consistency and focus throughout the plan's implementation.
- Actions describe who will do what and when.



2

Scope of Work



Item A.

Task 1: Kick-off, base maps, notices, and meeting

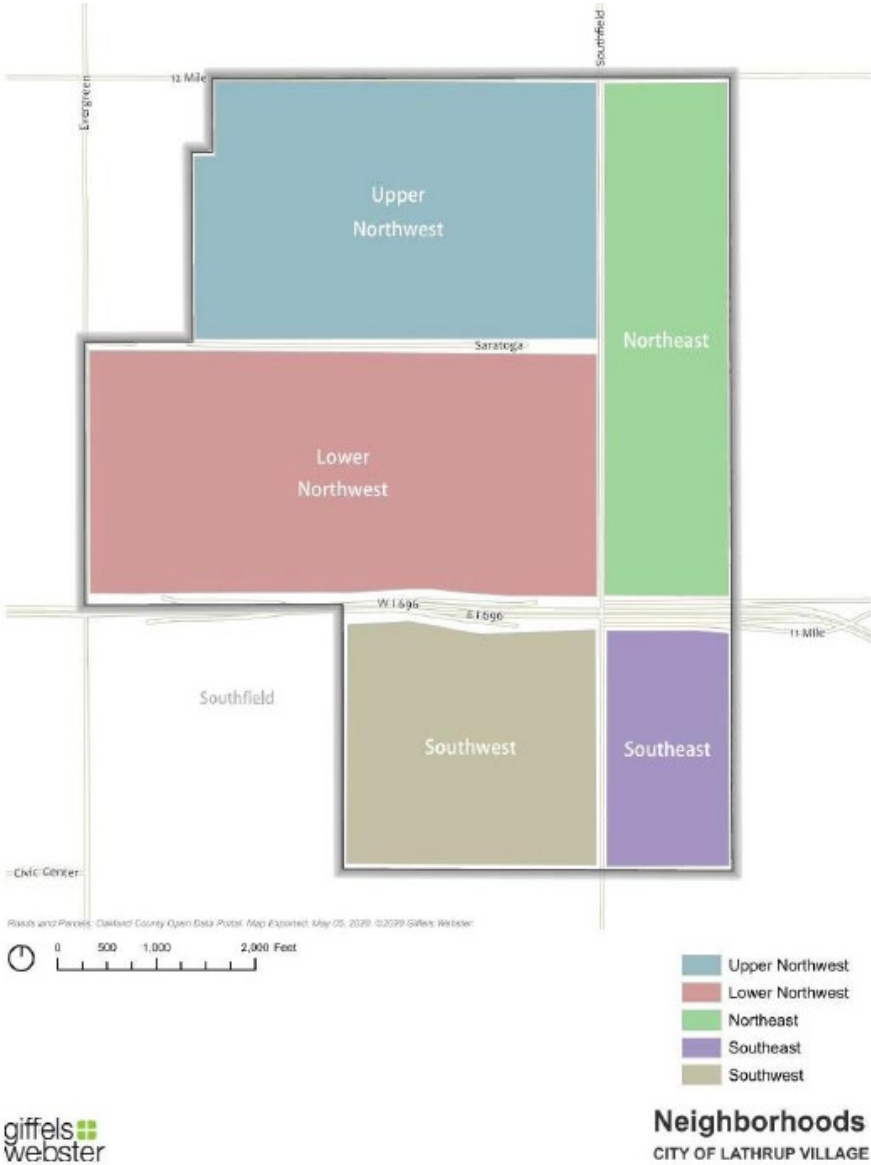
October 2025

- A. **Kickoff meeting.** Meet with city staff to refine the scope as needed and establish meeting dates. Create social media plan. Discuss how to use the neighborhood.
- B. **Plan Preparation Notices.** Coordinate with city staff to prepare and distribute public notices of the City's intent to update the Master Plan as required by State law.
- C. **Public Input Website.** Create an online platform to gather input from the community about the land use, potential redevelopment sites, recreation needs and wants, and ways to improve the image of Lathrup Village.
 - 1. Recreation Survey
 - 2. Business Survey
- D. **Data collection & Inventory.** Compile data and images of the following, to be analyzed in following task elements:
 - 1. Update and assess demographic data
 - 2. Update maps

Task 1: Kick-off, base maps, notices, and meeting October 2025

Neighborhood Engagement

2021 Comprehensive Plan identified five “planning neighborhoods” and we propose keeping it and using the framework to strive for broad community engagement



Task 2: Market Analysis

Update the 2019 Market Analysis to help guide and support the land use map, master plan, and economic development strategies. This updated analysis will:

- A. Assess the trade area population & spending potential
- B. Assess the regional commercial and housing trends.
- C. Incorporate the findings of public participation.
- D. Look at property trends, including sale price and other factors.
- E. Assess research and development and emerging technology arenas.
- F. Assess the goods and services market.
- G. Assess the city's residential market.
- H. Identify marketable opportunities.

Task 3: Plan Preparation

Our team proposes to incorporate the following chapters and sub-chapters into one consolidated document:

A. Comprehensive Master Plan. The Comprehensive Master Plan Update will include the following:

- A. Goals & Objectives.
- B. Future Land Use Plan Map
- C. Implementation Strategies.
 - 1. Action Items Summary Table
 - 2. Zoning Plan

B. Parks and Recreation Plan.

- 1. Community Description
- 2. Administrative Structure
- 3. Inventory of Existing Parks, Natural Areas, and Recreation Facilities
- 4. Description of the Planning and Public Input Process
- 5. Goals and Objectives
- 6. Action Program

Task 4: Public Hearing and Adoption

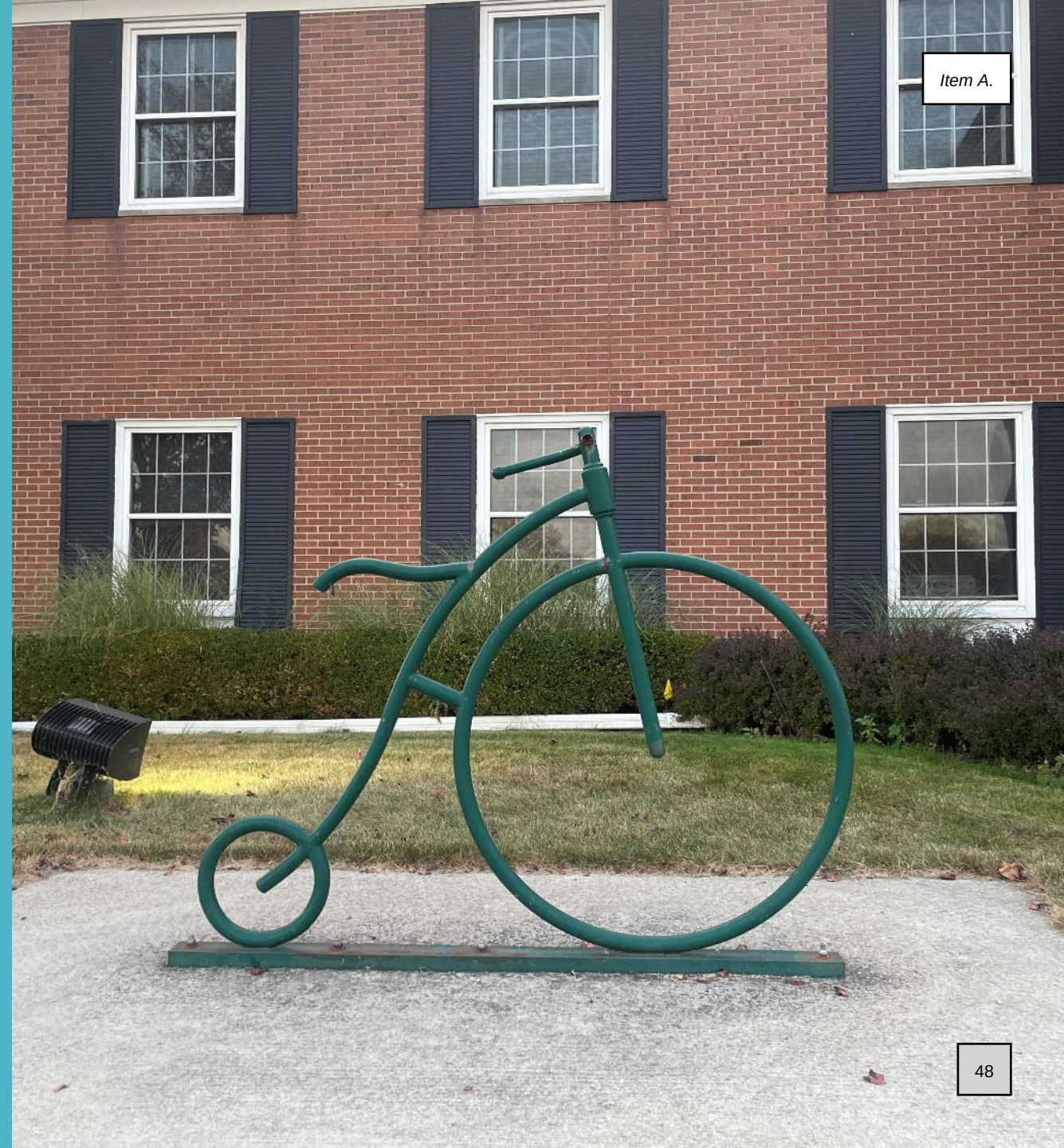
- A. Assist in preparing for the distribution of the draft plans to surrounding communities and designated agencies and utilities.
- B. Prepare notice of public hearing in accordance with the Michigan Planning Enabling Act and the Michigan DNR requirements.
- C. Present each draft Plan at the public hearing (two if the Master Plan update takes longer than the Recreation Plan, which should be submitted by February 1, 2026). Prepare Resolutions of Adoption.
- D. Assist Planning Commission and City Council with final adoption procedures.

Task 5: Plan Prep and Printing

- A. **Final draft:** Prepare document for printing and/or electronic copies to be distributed by a digital link. Print complete document for distribution.
- B. **Transmit Adopted Plan:** Transmit the Plans as electronic documents in PDF format. Coordinate with city staff to ensure the adopted Plan is distributed in accordance with State law.

3

Work in
Progress

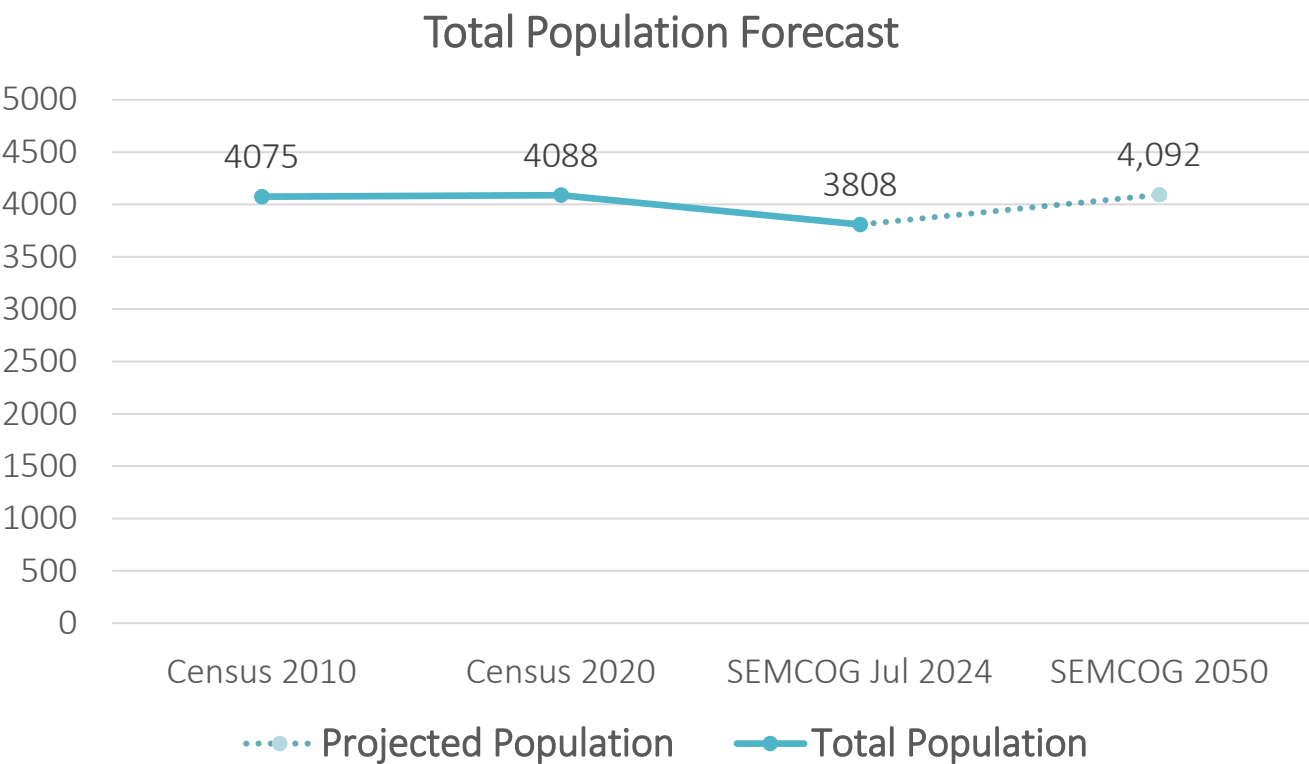


Item A.

Existing Conditions

Existing Conditions - Population

- 3,808 residents estimated in 2024, with a projected increase to 4,092 by 2025.



SOURCE: SEMCOG Community Profile

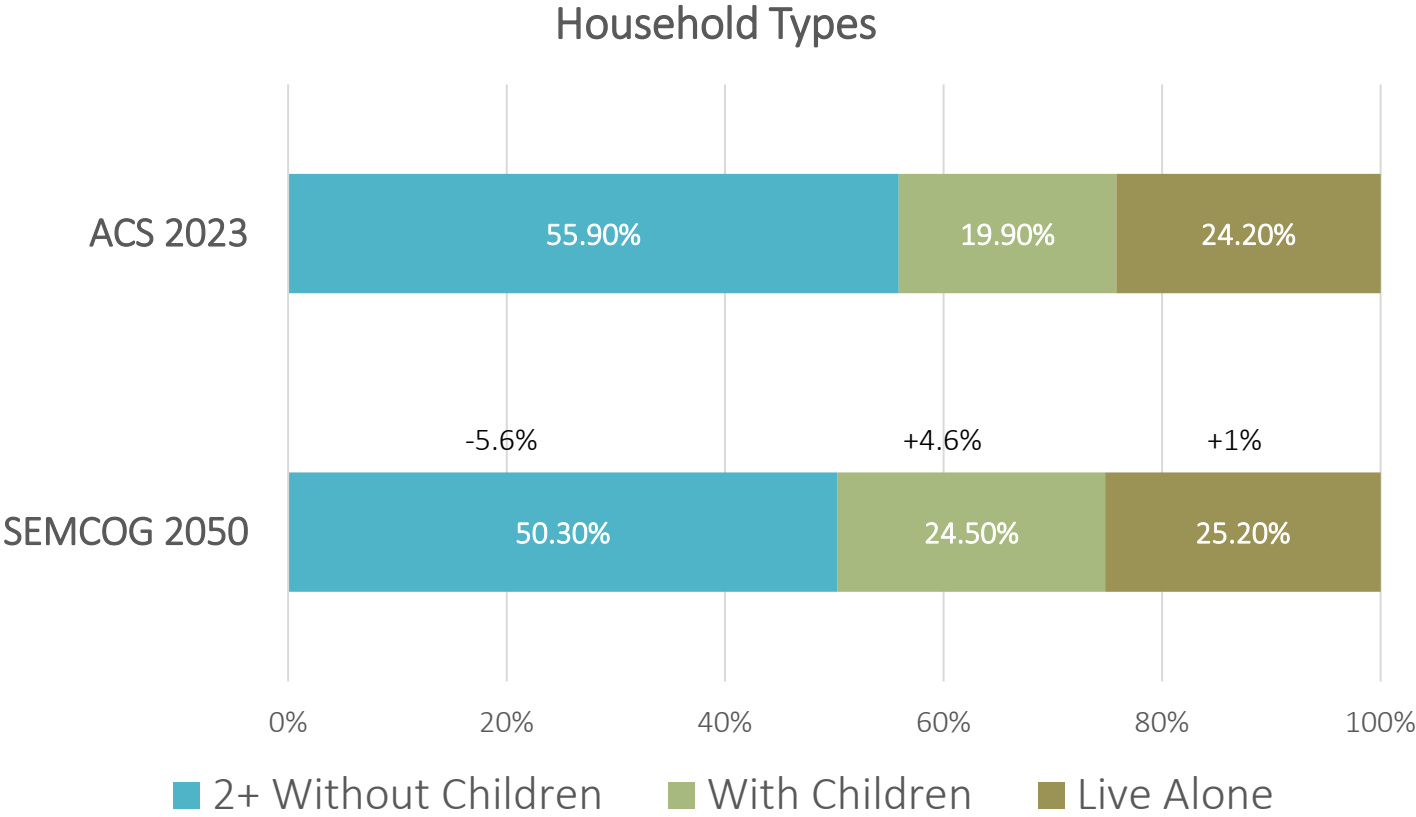
Existing Conditions - Age

- The City’s population is older than the state of Michigan overall. This trend is consistent with trends across the state and the US.

	<u>Median Age 2010</u>		<u>Median Age 2023</u>
City of Lathrup Village	45.8	»	47.1
Michigan	38.9	»	40.1

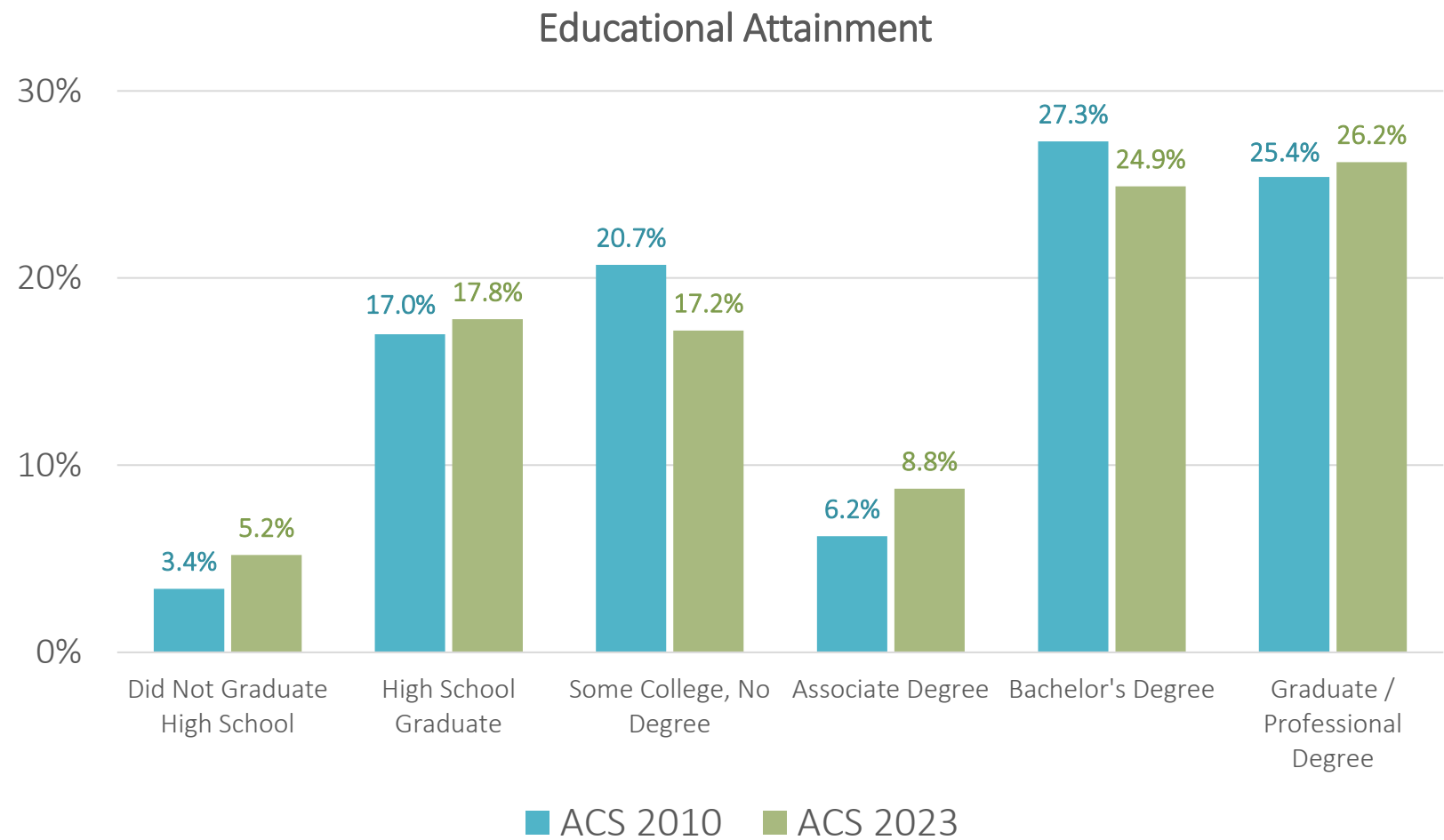
Source: 2010 Decennial Census, 2023 American Community Survey 5-Year Estimate

Existing Conditions – Household Dynamics



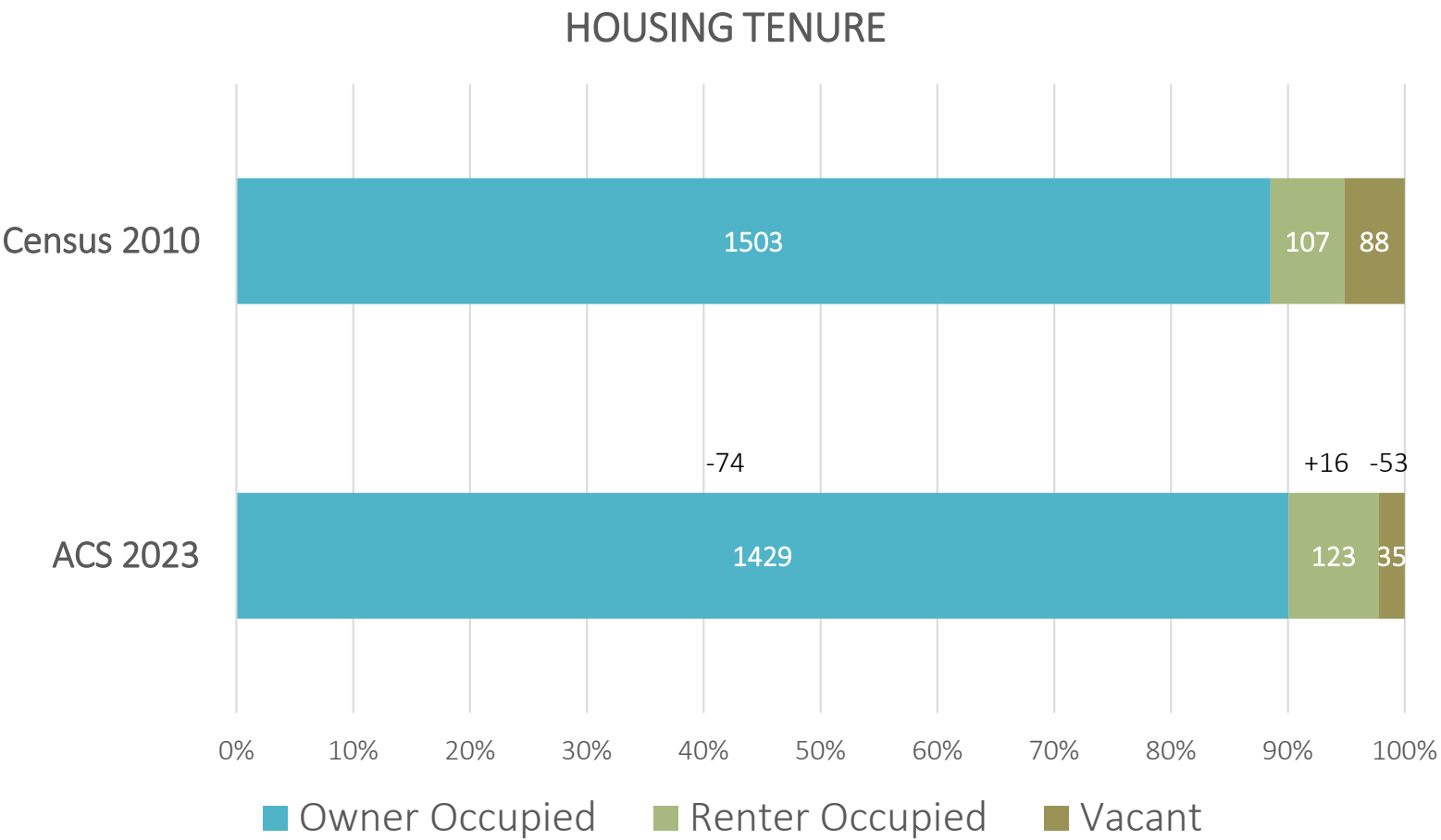
SOURCE: SEMCOG Community Profile

Existing Conditions – Educational Attainment



SOURCE: SEMCOG Community Profile

Existing Conditions – Housing



SOURCE: SEMCOG Community Profile

Next Steps

Over the next few months...

- Gather public input
- Continue analysis
- Regular meetings with Planning Commission (starting in November)
- Meetings with the DDA
- Meetings with the Recreation Committee
- Public open house

Exercises

Guiding Principles (20 min)

Guiding Principles

- Guiding principles serve as the measures by which choices are tested and refined.
- Together, we will develop a concise set of six to seven guiding principles will be the standards through which all the plan's strategies are evaluated.
- They should be:

Truly core to the community's identity and future

Broad enough to guide many decisions without overlap

Actionable or meaningful as filters for planning choices

Guiding Principles

- Think about your experiences here—what core values or beliefs should guide this community's future? Take five dots and place them on the principles or values that align best with Lathrup Village.

Which principles, if lost, would most harm the community's future?

Which principles do we see as foundational, without which the plan wouldn't succeed?

Are any principles “nice to have” but less essential?

Guiding Principles

- Small Group Discussion

Can some be combined or reworded for clarity or breadth?

Does each principle feel distinct and valuable?

What principles might be redundant or less critical?

Strengths and Weaknesses (20 min)

SWOT - A two-parter

- SWOT helps provide a clear, structured assessment of where a community or organization stands relative to its strengths, weaknesses, opportunities, and threats.
- SWOT helps ground discussions and set strategic directions, ensuring that objectives and actions are informed by both **internal realities (strengths and weaknesses)** and the broader **external environment (opportunities and threats)**.
- **Today – we're doing the SW portion.** At their next meeting, the Planning Commission will explore the Opportunities and Threats, using tonight's feedback and the results from 2019 visioning.



STRENGTHS

Write 5 things you think are best about Lathrup Village



WEAKNESSES

Write 5 things you think are missing or you would change about Lathrup Village

40

Thank you!

Stay involved and engaged!

Encourage your friends and neighbors to engage and participate!

Updated information will be available at the City's website:
LathrupVillage.org