



CITY OF MADISON HEIGHTS
CITY HALL - COUNCIL CHAMBERS, 300 W. 13 MILE RD.
CITY COUNCIL REGULAR MEETING AGENDA
MARCH 09, 2026 AT 6:30 PM

CALL TO ORDER

ROLL CALL

INVOCATION and PLEDGE OF ALLEGIANCE - COUNCILOR WRIGHT

APPOINTMENT OF ACTING CITY CLERK

APPROVAL OF THE AGENDA:

- [1.](#) Additions/Deletions

PRESENTATIONS

PUBLIC HEARINGS:

MEETING OPEN TO THE PUBLIC:

CONSENT AGENDA:

- [2.](#) City Manager - Confirmation of Human Resources Director/Purchasing Director
- [3.](#) Director of Public Services - 2026 Fireworks Display Permit Approval
- [4.](#) City Council Regular Meeting Minutes of February 23, 2026

COMMUNICATIONS:

REPORTS:

- [5.](#) City Planner - Special Land Use Request PSP #26-01 - 32371 Dequindre Road - Minor Auto Repair and Service
- [6.](#) City Manager - Water and Sewer Rates FY 2027

ITEMS FOR FUTURE PUBLIC HEARINGS:

BID AWARDS/PURCHASES:

- [7.](#) Director of Public Services - 2026 R-3 Road Construction
- [8.](#) Director of Public Services - 2026 Major & Local Road Construction
- [9.](#) Director of Public Services - Contract Extension - DuAll Cleaning
- [10.](#) Director of Public Services - Contract Extension - Sunde Building

ORDINANCES:

UNFINISHED BUSINESS:

EXECUTIVE SESSION:

ADJOURNMENT

NOTICE: Persons with disabilities needing accommodations for effective participation through electronic means in this meeting should contact the City Clerk at (248) 583-0826 or by email: clerks@madison-

heights.org at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

DATE: March 4, 2026
TO: City Council
FROM: Melissa R. Marsh, City Manager
SUBJECT: Agenda Comments Regular Council Meeting of Monday, March 9, 2026

CONSENT AGENDA:

CITY MANAGER - CONFIRMATION OF HUMAN RESOURCES/PURCHASING DIRECTOR

In accordance with section 2-6 Personnel Director and 2-4 Purchasing Director these positions shall be appointed by the city manager with the approval of the city council. Staff recommends that City Council approve the city manager's appointment of Christina McCaskey to Human Resources Director/Purchasing Coordinator effective March 9, 2026.

DIRECTOR OF PUBLIC SERVICES - 2026 FIREWORKS DISPLAY PERMIT APPROVAL

Presented for consideration is the annual permit approval for the 2026 Festival in the Park fireworks display. The permit application process for a commercial or public fireworks display in the State of Michigan requires approval of the legislative body. Staff recommends that Council approve the permit for the 2026 Festival in the Park Fireworks Display from Pyrotechnico Fireworks, and authorize the Mayor to sign on the City's behalf.

REPORTS:

CITY PLANNER - SPECIAL LAND USE REQUEST PSP #26-01 - 32371 DEQUINDRE ROAD - MINOR AUTO REPAIR AND SERVICE

The applicant, Imad Potres, on behalf of business owner Steve Saka and property owner Sergio Basmajian, requests Special Land Use approval from the Planning Commission and City Council under Section 15.05 of the Madison Heights Zoning Ordinance to operate a Minor Auto Repair and Service use at 32371 Dequindre Road, zoned M-1, Light Industrial. The property is located on the west side of Dequindre Road, north of Avis Drive.

The subject property is 1.4 acres in size in size and is currently improved with an 11,844 square-foot light industrial building and asphalt parking area at the rear of the building. The building has been vacant for a few years but was most recently occupied by engineering and industrial offices. Per the project narrative and concept plan, the applicant intends to repurpose the building and site into an automotive repair use with six (6) service bays. Proposed services include oil change, brakes, and engine repair, collectively classified as "Minor Auto Repair" in the Zoning Ordinance; Minor Auto Repair requires Special Land Use approval in the M-1 zoning district.

Minor Auto Repair and Service Facilities, including those that offer engine repair, wheel alignment, brake servicing, tire repair and replacement, and oil change services, require Special Land Use approval in the M-1, Light Industrial district. These facilities are also subject to the use-specific zoning standards set forth in Section 7.03.2 of the Zoning Ordinance.

A public hearing was held at the February 17th, 2026 Planning Commission meeting. Following the public hearing, the Planning Commission recommended City Council approve the Special Land Use based upon the findings and with the following conditions:

1. The Major Site Plan, when submitted, shall be substantially consistent with the concept plan approved with this Special Land Use submittal. However, the site plan shall be modified, as needed, to denote the following:
 - a. Provide a site demolition plan, including locations of asphalt removal and replacement. Given the state of disrepair, complete milling and repaving and new stormwater quality structures may be required; and
 - b. Include details of new concrete curbs and gutters; and
 - c. Add the required concrete dumpster pad; and
 - d. Revise the landscape plan for the bio-retention area to include plant species tolerant of periodic inundation, road salt exposure and summer drought conditions so that the stormwater feature maintains long term infiltration performance subject to the approval of the City Planner and engineer.
2. Given the adjacent industrial land uses and minimal buffer widths, the minimum perimeter parking lot landscaping requirements of Section 11.06.3 may be reduced along the northern, western and southern property lines as part of Major Site Plan review.
3. The final site plan and use shall satisfy the use-specific standards for auto repair and service facilities contained in Section 7.03.2 and attached to the staff report. The use-specific operating conditions shall be listed on the final Certificate of Occupancy.

Should Council concur with the Planning Commission's recommendation, a motion to approve the Special Land Use PSP 26-01 for a minor auto repair facility at 32371 Dequindre Road based upon the findings in the staff report and including the Planning Commission's conditions would be appropriate.

CITY MANAGER - WATER AND SEWER RATES FY 2027

Reliable drinking water delivery and effective wastewater treatment are core public health services and among the most infrastructure intensive responsibilities of local government. The City's utility system must consistently meet regulatory standards, maintain system integrity, and ensure dependable service availability. While rate increases are never desirable, the proposed adjustment is necessary to preserve the long-term financial and operational sustainability of the system.

The City of Madison Heights relies on the Great Lakes Water authority (GLWA) and Oakland County Drain Commission for Water services and Wastewater treatment. Both of these entities are passing on rates increases to the City. It is important to note that City Council did pass a resolution opposing these rate increase and that it has been forwarded to these vendors as well as our State Representatives.

Staff proposes bringing the water and sewer rate adjustment to City Council in early March rather than with the May budget adoption. This schedule allows staff time to provide advanced notice to all customers prior to implementation. The new rates would take effect for bills issued on or after July 1, 2026, which cover utilization from April–June for residential customers and mid-May–mid-June usage for commercial customers. The proposed FY 2027 Water and Sewer Fund budget totals \$15.4 million. Rates to support this budget are \$5.01 for Water (5.7% increase) and \$7.29 for Wastewater (4.74% increase) for bills processed on or after July 1, 2026.

The recommended rate adjustment aligns revenue with unavoidable wholesale cost increases and necessary infrastructure reinvestment. Without this action, the City would risk declining system reliability, higher emergency repair costs, and long-term financial imbalance. The proposal maintains affordability while ensuring continued delivery of safe drinking water and dependable wastewater treatment services.

Staff recommends that City Council approve a resolution to adopt water and wastewater rates effective for bills processed on or after July 1, 2026 for \$5.01 per unit of water and \$7.29 per unit of wastewater.

BID AWARD/PURCHASES:

DIRECTOR OF PUBLIC SERVICES - 2026 R-3 ROAD CONSTRUCTION

The 2026 R-3 projects are modified sectional replacements, as opposed to full reconstructs. Because of this, the successful bidder for the 2025 projects, DiLisio Contracting, was unable to offer a contract extension due to a variety of distinct and missing pay items between the two construction approaches, requiring the project to be bid. Three sealed bids were received by the deadline. Upon review, and as identified in the recommendation letter and bid tabulation from Nowak and Fraus, our Consulting City Engineers, DiLisio Contracting, of Clinton Township was the low bidder.

Staff concurs with the recommendation of our City Engineer, and recommends that City Council award the bid for the 2026 R-3 Residential Road Projects to the lowest responsible bidder, DiLisio Contracting, Inc., of Clinton Township, in the total project amount of \$1,669,954.50. Funding is programmed in the upcoming 2026-27 Budget.

DIRECTOR OF PUBLIC SERVICES - 2026 MAJOR & LOCAL ROAD CONSTRUCTION

Due to ongoing fluctuations in the price of concrete, materials, and labor, the Major and Local Sectional Concrete program is typically bid on an annual basis. Three sealed bids were received by

the deadline. Upon review, and as identified in the recommendation letter from Nowak and Fraus, our Consulting City Engineers, DiLisio Contracting, of Clinton Township, Michigan, was the low bid.

Staff concurs with the recommendation of our City Engineer, and recommends that City Council award the bid for the 2026 Major and Local Sectional Concrete Repairs to the lowest responsible bidder, DiLisio Contracting, Inc., of Clinton Township, Michigan, for the total project amount of \$625,583.90. Funding is programmed in the 2026-27 budget.

DIRECTOR OF PUBLIC SERVICES - CONTRACT EXTENSION - DUALL CLEANING

As part of the annual budget process, expiring service contracts are analyzed at the beginning of the year, and when it is determined to be in the best interest of the City, staff reaches out to vendors to see if they are amenable to a contract extension. DuAll Cleaning is the City's custodial contractor. Their service has been satisfactory, and they have been a responsive contractor to work with, promptly addressing any concerns which are brought forward. They are amenable to a contract extension, which has been prepared for consideration.

Staff recommends that Council approve the contract extension as presented with DuAll Cleaning, of Sterling Heights, and authorize the Mayor to sign on behalf of the City.

DIRECTOR OF PUBLIC SERVICES - CONTRACT EXTENSION - SUNDE BUILDING

As noted in the previous agenda item, part of the annual budget process involves reaching out to vendors when it is determined to be in the best interest of the City, to see if they are interested in a contract extension. Sunde Building is the City's long-time water and sewer contractor, and is once again amenable to a contract extension, which has been prepared for consideration.

Staff recommends that Council approve the contract extension as presented with Sunde Building, of Royal Oak and authorize the Mayor to sign on behalf of the City.



AGENDA ITEM SUMMARY FORM

MEETING DATE: 03/09/26

PREPARED BY: Melissa Marsh, City Manager

AGENDA ITEM CONTENT: Confirmation of Human Resources Director/Purchasing Coordinator

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT: \$

FUNDS REQUESTED: \$

FUND:

EXECUTIVE SUMMARY:

In accordance with section 2-6 Personnel Director and 2-4 Purchasing Director these positions shall be appointed by the city manager with the approval of the city council.

RECOMMENDATION:

Staff recommends that City Council approve the city manager's appointment of Christina McCaskey to Human Resources Director/Purchasing Coordinator effective March 9, 2026.



AGENDA ITEM SUMMARY FORM

MEETING DATE: 3/9-26

PREPARED BY: Sean P. Ballantine, Director of Public Services

AGENDA ITEM CONTENT: Director of Public Services - 2026 Fireworks Display Permit Approval

AGENDA ITEM SECTION: Consent Agenda

BUDGETED AMOUNT:

FUNDS REQUESTED:

FUND:

EXECUTIVE SUMMARY:

The permit application process for a commercial or public fireworks display in the State of Michigan requires approval of the legislative body.

RECOMMENDATION:

Staff recommends that Council approve the permit for the 2026 Festival in the Park Fireworks Display from Pyrotechnico Fireworks, and authorize the Mayor to sign on the City's behalf.

MEMORANDUM

DATE: March 3, 2026
TO: Melissa R. Marsh, City Manager
FROM: Sean P. Ballantine, Director of Public Services
SUBJECT: 2026 Fireworks Display Permit Approval

Presented for consideration is the annual permit approval for the 2026 Festival in the Park fireworks display. The permit application process for a commercial or public fireworks display in the State of Michigan requires approval of the legislative body.

Related to this topic, the request was made to research the possibility of a drone show as an alternate option to fireworks during Strategic Planning, and I wanted to provide an update on this effort. Recreation has researched this as part of our planning in the months leading up to Festival, with findings indicating that a show of comparable intensity and duration would be cost-prohibitive based on the current budget. Additionally, due to this year marking the nation’s 250th anniversary, we were required to lock in our order with our current vendor, Pyrotechnico, months ahead of time in order to ensure a display for our event.

Staff plans to continue working out the logistics for possible drone events in conjunction with other City functions, as part of our ongoing efforts to enhance our Recreation offerings and events for our residents.

Staff recommends that Council approve the permit for the 2026 Festival in the Park Fireworks Display from Pyrotechnico Fireworks, and authorize the Mayor to sign on the City's behalf.

City of Madison Heights
Department of Public Services
801 Ajax Drive
Madison Heights, Michigan 48071

Bureau of Fire Services
P.O. Box 30700
Lansing, MI 48909
(517) 241-8847

Authority: 1988 PA 358 Compliance: Voluntary Penalty: Permit will not be issued	The Department of Energy, Labor & Economic Growth will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, material status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the American with Disabilities Act, you may make your needs known to this agency.
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This permit is not transferable. It authorizes the resident wholesale dealer or jobber named below to have in his or her possession fireworks of any type, for sale only to holders of permits for public display or agriculture control.

Issued To Pyrotecnico Fireworks, Inc.		Age (18 or over) Yes
Address 4369 E Summit Woods Dr NE, Rockford, MI 49341		
Name of Organization, Group, Firm, or Corporation City of Madison Heights, MI		
Address 300 W 13 Mile Road, Madison Heights MI 48071		
Number and Types of Fireworks Approximately 1200 aerial display shells ranging in size from 1 ¼ inches to 6 inches in diameter.		
Exact Location of Display Civic Center Park, 360 W 13 Mile Rd., Madison Heights MI 48071		
City, Village, Township City of Madison Heights, MI	Date June 28, 2026	Time Approx 10:10 pm
Bond or Insurance Filed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Amount \$10,000,000.00	

Issued by action of the Legislative Body of the

City Village Township of _____ on the _____ day of _____, 2026
(Name of City, Village, Township)

(Signature and Title of Legislative Body Representative)

Instructions for Application for Fireworks Other Than Consumer or Low Impact

Applications shall be submitted to the legislative body of a city, village or township board. A permit may be issued as a result of official action by the legislative body. A permit shall be valid only for use within the limits of the jurisdiction of the legislative body of a city, village or township board.

1. Type of Permit – check all boxes that may apply to the type of permit needed. You may select several permit types depending on your fireworks display. You may check with your legislative body of a city, village or township board for assistance when making your selection. Please review the following definitions to determine which type of permit to select:
 - Agricultural or Wildlife Fireworks – devices distributed to farmers, ranchers, and growers through a wildlife management program administered by the US Department of Interior or Michigan DNR.
 - Articles Pyrotechnic – 1.4G fireworks for professional use only that is classified as UN0431 or UN0432.
 - Display Fireworks – 1.3G fireworks for professional use only
 - Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes – devices with a combination of chemical elements or compounds capable of burning independently of the oxygen of the atmosphere and designed and intended to produce an audible, visual, mechanical or thermal effect for pest or animal control.
 - Public Display – a fireworks display that is open to all persons for viewing.
 - Private Display – a fireworks display that is not open to the general public for viewing.
2. Name of applicant – list the name of the applicant. The applicant may be a person representing an organization, group, firm or corporation, or self. If the applicant is also the operator, enter the same name in the operator's section.
3. Address of applicant – complete the address of the applicant; include the street address, city, state and zip code.
4. Name of person or resident agent representing corporation, LLC, DBA or other – list the name of the person or resident agent that represents the corporation, LLC, DBA or other.
5. Address of person or resident agent that represents the corporation, LLC, DBA or other – list the address of the person or resident agent representing the corporation, LLC, DBA or other.
6. Non-resident applicant – list the name of the non-resident applicant. A non-resident applicant shall appoint a Michigan attorney or Michigan resident agent in writing to be the applicant's legal representative upon whom all service of process in any action or proceeding may be served.
7. Name of pyrotechnic operator – list the name of the pyrotechnic operator. The pyrotechnic operator is the person in charge of the display. The legislative body of a city, village or township board shall rule on the competency and qualifications of the operator before granting a permit and may require an affidavit from the applicant as to the operator's experience, former pyrotechnic accidents, criminal record, sobriety, etc.
8. Address of pyrotechnic operator – list the address of the pyrotechnic operator; include the street address, city, state and zip code.
9. Age of the pyrotechnic operator – list the age of the pyrotechnic operator; the operator must be 18 years of age or older.
10. Name of assistant – list the name of the assistant to the pyrotechnic operator;
11. Address of assistant – list the address of the assistant; include the street address, city, state and zip code. If there is more than one assistant, please list additional assistants on a separate sheet and include the address and age of those additional assistants.
12. Age of assistant – list the age of the assistant to the pyrotechnic operator; the assistant must be 18 years or older.
13. Name of other assistant – list the name of other assistant to the pyrotechnic operator.
14. Age of other assistant – list the age of the assistant to the pyrotechnic operator; the assistant must be 18 years or older.
15. Exact location of proposed display – list the address of the exact location of the proposed fireworks display.
16. Date of proposed display – indicate the date of the proposed fireworks display; only one display date can be used per application.
17. Time of proposed display – indicate the time of the proposed fireworks display.
18. Manner and place of storage - indicate the manner and place of storage within the legislative body of a city, village or township board of fireworks that are ready for display, just prior to the display in the area of exhibition. The legislative body of a city, village or township board shall obtain approval from the local fire authorities of the manner and place of storage before any permit is issued.

19. Amount of bond or insurance - the issuing legislative body of a city, village or township board shall set the amount of and proof of bond or insurance for the protection of the public to satisfy claims for damages to property or personal injuries arising out of any act or omission on the part of the person, firm or corporation, or any agent or employee of the applicant. The applicant shall assure the bond or insurance required is provided.
20. Name of bonding corporation or insurance company – provide the name of the bonding corporation or insurance company for which the bond was issued through.
21. Address of bonding corporation or insurance company – list the address of the bonding corporation or insurance company; include the street address, city, state and zip code.
22. Number of fireworks and kind of fireworks to be displayed– indicate the total amount of fireworks proposed for the display or use and a description of the type of fireworks for display; such as 10 aerial bombs, 30 aerial rocket bursts, etc.
23. The application is valid for the calendar year in which the application was received and permit was issued.
24. Permit fees shall be established by the legislative body of a city, village or township board and shall be submitted to and retained by legislative body of a city, village or township board.
25. Permitting will be in compliance with the [Michigan Fireworks Safety Act, PA 256 of 2011](#), [MCL 28.466, Section 16](#).
26. **Mail the application to the legislative body of a city, village or township board within the location jurisdiction of the display.** DO NOT mail the application to the Bureau of Fire Services (BFS). If mailed to the BFS, it will be returned to the sender.



AGENDA ITEM SUMMARY FORM

MEETING DATE: 3/9/26

PREPARED BY: Matt Lonnerstater, AICP

AGENDA ITEM CONTENT: Special Land Use Request PSP 26-01 – 32371 Dequindre – Minor Auto Repair and Service

AGENDA ITEM SECTION: Reports

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The applicant, Imad Potres, on behalf of business owner Steve Saka and property owner Sergio Basmajian, requests Special Land Use approval from the Planning Commission and City Council under Section 15.05 of the Madison Heights Zoning Ordinance to operate a Minor Auto Repair and Service use at 32371 Dequindre Road, zoned M-1, Light Industrial; tax parcel # 44-25-01-226-021. The property is located on the west side of Dequindre Road, north of Avis Drive.

RECOMMENDATION:

Planning Commission Recommendation: Approval with conditions

Refer to staff report, including "Planning Commission Action and Findings" on page 1 and "Template Motion, Findings and Conditions" section on page 10,



MEMORANDUM

Date: March 2nd, 2026
 To: City of Madison Heights City Council (March 9th, 2026 Meeting)
 From: Matt Lonnerstater, AICP – City Planner
 Subject: Special Approval Request PSP 26-01– 32371 Dequindre Road – Minor Auto Repair and Service

TEMPLATE MOTIONS AND FINDINGS INCLUDED ON PAGE 10

Introduction

The applicant, Imad Potres, on behalf of business owner Steve Saka, requests Special Land Use approval from the Planning Commission and City Council under **Section 15.05** of the Madison Heights Zoning Ordinance to operate a Minor Auto Repair and Service use at 32371 Dequindre Road, zoned M-1, Light Industrial; tax parcel # 44-25-01-226-021. The property is located on the west side of Dequindre Road, north of Avis Drive.

Planning Commission Action and Findings.

Per the Zoning Ordinance adopted in 2024, Special Land Use requests begin at the Planning Commission for a public hearing, with a recommendation made to City Council for final action. A public hearing was held at the February 17th, 2026 Planning Commission meeting. No members of the public spoke regarding the application. Following the public hearing, the Planning Commission approved the following motion pertaining to the proposed Special Land Use request:

MOTION BY COMMISSIONER OLSON, SECONDED BY COMMISSIONER OGLESBY, THAT, FOLLOWING THE REQUIRED PUBLIC HEARING, THE PLANNING COMMISSION HEREBY **RECOMMENDS THAT CITY COUNCIL APPROVE** SPECIAL LAND USE REQUEST NUMBER PSP 26-01 FOR A MINOR AUTO REPAIR AND SERVICE FACILITY AT 32371 DEQUINDRE ROAD BASED UPON THE FOLLOWING FINDINGS:

1. The applicant requests Special Land Use approval for a Minor Auto Repair and Service facility at 32371 Dequindre Road as permitted by Section 3.17 of the Zoning Ordinance, *M-1 Light Industrial District*.
2. The Planning Commission held a public hearing for PSP 26-01 at their February 17, 2026 meeting.
3. The proposed Minor Auto Repair and Service use is consistent with the special land use review standards and criteria set forth in Section 15.05.3. In particular:
 - a. The use is designed, located, and proposed to be operated in a way that protects the public health, safety and welfare.
 - b. The use will not involve activities that will be detrimental to adjacent industrial land uses.

- c. The use is designed and located so that it is compatible with the principal uses permitted in the M-1, Light Industrial district.
 - d. The use is designed and located so that it is compatible with the Madison Heights Master Plan and the Industrial future land use designation.
4. With modifications required as conditions of approval, the use satisfies the use-specific standards for Major Auto Repair and Service facilities as contained in 7.03.2 of the Madison Heights Zoning Ordinance and is in general compliance with site design standards contained within the Zoning Ordinance.

APPROVAL IS GRANTED WITH THE FOLLOWING CONDITIONS:

1. The Major Site Plan, when submitted, shall be substantially consistent with the concept plan approved with this Special Land Use submittal. However, the site plan shall be modified, as needed, to denote the following:
 - a. Provide a site demolition plan, including locations of asphalt removal and replacement. Given the state of disrepair, complete milling and repaving and new stormwater quality structures may be required; and
 - b. Include details of new concrete curbs and gutters; and
 - c. Add the required concrete dumpster pad; and
 - d. Revise the landscape plan for the bio-retention area to include plant species tolerant of periodic inundation, road salt exposure and summer drought conditions so that the stormwater feature maintains long term infiltration performance subject to the approval of the City Planner and engineer.
2. Given the adjacent industrial land uses and minimal buffer widths, the minimum perimeter parking lot landscaping requirements of Section 11.06.3 may be reduced along the northern, western and southern property lines as part of Major Site Plan review.
3. The final site plan and use shall satisfy the use-specific standards for auto repair and service facilities contained in Section 7.03.2 and attached to the staff report. The use-specific operating conditions shall be listed on the final Certificate of Occupancy.

YEA: Chair Champagne, Commissioner Fox, Commissioner Graettinger, Commissioner Oglesby, Commissioner Olson

NAY: Commissioner Fleming, Commissioner Marsh

ABSENT: Mayor Haines, Commissioner Sylvester

MOTION CARRIES

Project Details

The subject property is 1.4 acres in size and is currently improved with an 11,844 square-foot light industrial building and asphalt parking area at the rear of the building. The building has been vacant for a few years but was most recently occupied by engineering and industrial offices. Per the project narrative and concept plan, the applicant intends to repurpose the building and site into an automotive repair use with six (6) service bays. Proposed services include oil change, brakes, and engine repair, collectively classified as “Minor Auto Repair” in the Zoning Ordinance; Minor Auto Repair requires Special Land Use approval in the M-1 zoning district. The applicant has not indicated hours of operation or total employees.

436 E. 14 Mile Rd. – Aerial Image – Existing Conditions (Red Outline)



Streetview from Dequindre Road



Site and Use History

Historic aerial imagery and city permitting records indicate that the principal building and parking lot were constructed in the early 1960s as drafting offices for Vertstand Engineering, with a rear building addition constructed in 1969.

It appears that the previous property owner had an unrecorded shared parking agreement with the gun range to the north which allowed gun range customers/employees to park in the rear portion of the parking lot; this is demonstrated by the parking bumper blocks that were installed along the north edge of the drive aisle and within the parking lot sometime between 2006 and 2008. The bumper blocks, which are still in place, restrict access to the rear portion of the parking lot from the subject parcel; access is only available through the drive aisle on the gun range property. The applicant notes that this unrecorded parking agreement will not be carried forward if the proposed auto repair use is approved. The site plan indicates that the rear bumper blocks in the parking lot will be removed.

Current Location of Parking Bumper Blocks



Use-Specific Standards for Auto Repair and Service Facilities (Minor and Major)

Minor Auto Repair and Service Facilities, including those that offer engine repair, wheel alignment, brake servicing, tire repair and replacement, and oil change services, require Special Land Use approval in the M-1, Light Industrial district. These facilities are also subject to the use-specific zoning standards set forth in **Section 7.03.2**; the full list of standards is attached to this report. The applicant has provided a preliminary site plan and a copy of the proposed floor plan. Staff notes the following use-specific standards which will need to be confirmed by the applicant and confirmed on the formal site plan application, when submitted:

- **Location Repair and Servicing:** *All repair and servicing operations shall be conducted entirely within an enclosed building. All equipment used in the servicing and repair of vehicles shall be located within an enclosed building.*
- **Outside Storage Prohibited:** *Outside storage or parking of disabled, wrecked, inoperable, or partially dismantled vehicles shall not be permitted with the exception of those areas specifically designated for said purpose on an approved site plan. Such areas shall be screened in accordance*

with Section 8.03(6) (Accessory Outdoor Storage). Outdoor storage of materials, such as tires, barrels, or other materials used or sold on the premises, shall not be permitted with the exception of those areas specifically designated for said purpose on an approved site plan. Such areas shall be screened in accordance with Section 8.03(6) (Accessory Outdoor Storage).

- **Hours of Operation:** No auto repair or maintenance services shall be performed before 7 a.m. or after 9 p.m.

Should the Planning Commission move to recommend approval of the Special Land use, staff advises that all of the use-specific standards of Section 7.03.2, including those listed above, be incorporated as a condition of approval.

Site Analysis

Existing Zoning and Land Use

The table below denotes existing adjacent land uses and zoning designations.

	Existing Land Use	Existing Zoning
Site	Vacant (previous engineering offices)	M-1, Light Industrial
North	Gun Range	M-1, Light Industrial
South	Vacant (former auto sales)	M-1, Light Industrial
East (across Dequindre)	Light Industrial	M-2, Medium Light Industrial (City of Warren)
West	Storage/Light Manufacturing	M-1, Light Industrial

The site is surrounded by light industrial zoning, including across Dequindre in Warren, with land uses typically characterized by industrial elements. Uses permitted by right in the M-1 district primarily consist of light industrial, manufacturing, warehousing, wholesale, distribution, and research facilities. However, commercial uses such as auto sales, restaurants, financial institutions, business schools, and tool and equipment sales are also permitted by right.

There are several existing auto-related uses along this stretch of Dequindre Road, including Detroit Hot Wheel City in Madison Heights and Tek 2 Auto Repair and Ray’s Auto Sales in Warren. The property immediately to the south recently operated as a used auto sales business but has since been vacated.

Per the Madison Heights Zoning Ordinance, the M-1 zoning district is *“designed so as to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affects in a detrimental way any of the surrounding districts.”*

Future Land Use and Master Plan

The table below denotes adjacent future land use designations as contained within the 2021 Madison Heights Master Plan.

	Future Land Use
Site	Industrial
North	Industrial
South	Industrial
East (across Dequindre Road)	Industrial Commercial Corridor (Warren)
West	Industrial

The future land use designation of the subject site is *Industrial*. Per the Master Plan, the Industrial designation is intended to accommodate manufacturing, processing, warehousing, storage of raw materials and intermediate and finished products, industrial service providers, industrial parks, and industrial research activities. The Master Plan/Future Land Use Plan does not break down the Industrial designation into different levels or intensities of industrial uses.

The Planning Commission should consider the following Goals & Objectives of the 2021 Madison Heights Master Plan as part of this Special Approval request:

Community Character

- *Enhance the city’s commercial corridors to support walkability and improve community identity.*
- *Promote the city’s positive identity in the region.*
- *Promote the use of quality building design and materials to enhance the appearance and long-term maintenance of new development.*
- *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.*

Commercial & Industrial Development

- *Promote incentives and flexible zoning mechanisms for commercial and industrial property owners and tenants to upgrade existing commercial and industrial sites.*
- *Promote the mix of commercial, office, and industrial uses in a way that fosters collaboration and business growth while creating a desirable environment for the local workforce.*
- *Promote walkability by ensuring sufficient local destinations for goods and services.*

Transportation

Dequindre Road is under the jurisdiction of the Macomb County Departments of Roads (MCDR) and is classified as a Principal Arterial Road which is intended to carry long-distance, through-travel movements. Per SEMCOG, this portion of Dequindre Road handles an average volume of approximately 31,000 vehicles per day.

Special Land Use Criteria

Requests for Special Land Use approval are subject to processes and review standards contained in Section 15.05. A public hearing is required in front of the Planning Commission, after which the Planning Commission may make a recommendation to City Council. After receiving a recommendation from the Planning Commission, City Council has the authority to take final action on Special Land Use requests.

In making a recommendation to City Council, the Planning Commission and City Council shall consider the Special Land Use review standards contained in Section 15.05.3 and incorporate them into any motion of approval or denial:

- A. The use is so designed, located and proposed to be operated in a way that protects the public health, safety and welfare.

- B. The use is designed in a way that considers the natural environment and helps conserve natural resources and energy.
- C. The special land use will not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- D. The use shall be designed and located so that it is compatible with the surrounding properties, neighborhood, and vicinity. At a minimum, this shall include:
 - (1) Location of use(s) on site;
 - (2) Height of all improvements and structures;
 - (3) Adjacent conforming land uses;
 - (4) Conformance with the Master Plan and future land use map for the area as adopted by the Planning Commission;
 - (5) Compatibility with the permitted principal uses allowed in the zoning district where the Special Land Use is requested, and consistency with the intent of the zoning district.
- E. Ingress/egress to the use shall be controlled to assure maximum vehicular, pedestrian and non-motorized safety, convenience and minimum traffic impact on adjacent roads, drives and uses including, but not limited to:
 - (1) Reduction in the number of ingress/egress points through elimination, minimization, and/or consolidation of drives and/or curb cuts;
 - (2) Proximity and relation to intersections, specifically with regard to distance from drive(s) to intersection(s);
 - (3) Reduction/elimination of pedestrian/vehicular traffic conflicts;
 - (4) Adequacy of sight distances;
 - (5) Location and access of off-street parking;
 - (6) Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.
- F. The use is consistent with the intent and purpose of the zoning district in which it is proposed.

In granting Special Land Use approval, City Council may impose conditions that it deems necessary to fulfill the spirit and purpose of the Zoning Ordinance. The conditions may include those necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.

Staff Analysis and Concept Plan Review

In deliberating the proposed Special Land Use, staff believes that the Planning Commission and City Council should focus on the compatibility of the proposed auto repair use with the use-specific criteria and general site requirements of the Zoning Ordinance, the compatibility of the auto-related use with the uses permitted within the M-1 zoning district and existing adjacent land uses, and the goals and objectives of the Industrial future land use designation. While vehicle repair is sometimes classified as more of a

commercial use than industrial for zoning purposes, the external impacts of auto repair (e.g. noise, storage, fumes, etc.) do have similarities to other industrial uses permitted by right.

Staff notes the following pertaining to the proposed conceptual site plan:

General Site Layout, Circulation and Parking

Overhead doors and the primary building entrance are proposed at the rear of the building facing the parking lot. Within the building, six (6) service bays are proposed. With the exception of a new overhead door at the rear of the building, no modifications are proposed to the building façade.

The applicant proposes to bring the rear parking area more into compliance with Zoning Ordinance standards, including the addition of required landscape islands, ADA spaces, and a loading zone. The two (2) parallel parking spaces located in front of the building are proposed to be removed and replaced with a flared curb extension. As previously noted, the parking bumper blocks that run north-south within the parking lot will be removed. New bumper blocks are proposed along the north edge of the drive aisle to separate the subject property from the shooting range to the north.

A note on the site plan states, *“property owner to fix/repair existing asphalt pavement where required.”* Aerial photographs show that portions of the existing parking lot – especially the rear portion – is in disrepair. The site plan, when submitted, will need to include a site demolition plan indicating which portions of the asphalt parking lot will be repaved. It is possible that the entire parking lot will need to be milled and repaved, which will require the addition of stormwater quality control structures (confirmed upon engineering submittal).

Landscaping

A conceptual landscape plan has been provided. Curbed landscape islands are proposed within the rear parking lot, as required per the Zoning Ordinance. A rain garden with rain garden plantings, trees and shrubs is proposed within the front yard area in front of the building. Bioswale details, including a cross-section and planting information, shall be provided upon site plan submittal.

While perimeter parking lot landscaping is required per the Zoning Ordinance adjacent to the north, south, and west property lines, Section 11.11 of the Zoning Ordinance allows the approving body to reduce or waive landscaping requirements where site design minimizes negative impacts of the use on adjacent properties. Given adjacent industrial land uses and the minimal width of the buffer strips, staff believes that a perimeter landscaping waiver or reduction is appropriate along the northern, western and southern property lines in this case.

Exterior Lighting

A photometric and lighting plan has been provided. Three (3) new light poles are proposed at a height of twenty feet (20’), meeting the standards of Section 8.04.

Dumpster Enclosure

A new dumpster enclosure is proposed at the southwest corner of the building. A concrete pad will need to be provided within and immediately in front of the enclosure; this shall be provided upon site plan submittal.

Use-Specific Standards

Should City Council move to recommend approval of the Special Land Use to City Council, the use-specific standards for auto repair and service facilities (Section 7.03.2), attached to this report, should be incorporated as a condition of approval.

Suggested Conditions

The Planning Commission included the following conditions of approval within their motion. As such, if City Council moves to approve the Special Land Use, staff recommends that the following conditions be included in the motion. Additional conditions may be imposed that are deemed necessary to fulfill the spirit and purpose of the Zoning Ordinance.

1. The Major Site Plan, when submitted, shall be substantially consistent with the concept plan approved with this Special Land Use submittal. However, the site plan shall be modified, as needed, to denote the following:
 - a. Provide a site demolition plan, including locations of asphalt removal and replacement. Given the state of disrepair, complete milling and repaving and new stormwater quality structures may be required; and
 - b. Include details of new concrete curbs and gutters; and
 - c. Add the required concrete dumpster pad; and
 - d. Revise the landscape plan for the bio-retention area to include plant species tolerant of periodic inundation, road salt exposure and summer drought conditions so that the stormwater feature maintains long term infiltration performance subject to the approval of the City Planner and engineer.
2. Given the adjacent industrial land uses and minimal buffer widths, the minimum perimeter parking lot landscaping requirements of Section 11.06.3 may be reduced along the northern, western and southern property lines as part of Major Site Plan review.
3. The final site plan and use shall satisfy the use-specific standards for auto repair and service facilities contained in Section 7.03.2 and attached to the staff report. The use-specific operating conditions shall be listed on the final Certificate of Occupancy.

Next Step

After discussion, City Council may take action on the requested Special Land Use. Any motion shall include concise findings based upon the Special Approval review standards and criteria, Section 15.03.3. Per Section 15.05, City Council alternatively may postpone action on a Special Land Use request to allow verification, compilation, or submission of additional or supplemental information or to address other concerns or issues.

Template motions for approval and denial are provided on the following page.

Attachments

- **Special Land Use Application - PSP #26-01**
- **Concept Site Plan and Floor Plan– PSP #26-01**
- **Associated Maps**
- **Section 3.17 – M-1, Light Industrial District**
- **Section 7.03.2 – Use-Specific Standards for Auto Repair and Service Facilities**
- **Section 15.05 – Special Land Use Review**
- **Draft Planning Commission minutes – February 17th, 2026 Meeting**

Template Motion, Findings and Conditions

Staff offers the following motions as a suggested template and guide for City Council’s consideration. City Council may provide additional detailed findings, as needed, to substantiate any motion for approval or denial.

APPROVAL

MOTION BY _____, SECONDED BY _____, THAT **CITY COUNCIL HEREBY APPROVES** SPECIAL LAND USE REQUEST NUMBER PSP 26-01 FOR A MINOR AUTO REPAIR AND SERVICE FACILITY AT 32371 DEQUINDRE ROAD BASED UPON THE FOLLOWING FINDINGS:

1. The applicant requests Special Land Use approval for a Minor Auto Repair and Service facility at 32371 Dequindre Road as permitted by Section 3.17 of the Zoning Ordinance, *M-1 Light Industrial District*
2. The Planning Commission held a public hearing for PSP 26-01 at their February 17th, 2026 meeting. Following the public hearing, the Planning Commission recommended approval of the Special Land Use request, with conditions to City Council. The conditions recommended by the Planning Commission are incorporated herein.
3. The proposed Minor Auto Repair and Service use is consistent with the special land use review standards and criteria set forth in Section 15.05.3. In particular:
 - a. The use is designed, located, and proposed to be operated in a way that protects the public health, safety and welfare.
 - b. The use will not involve activities that will be detrimental to adjacent industrial land uses.
 - c. The use is designed and located so that it is compatible with the principal uses permitted in the M-1, Light Industrial district.
 - d. The use is designed and located so that it is compatible with the Madison Heights Master Plan and the Industrial future land use designation.
4. With modifications required as conditions of approval, the use satisfies the use-specific standards for Major Auto Repair and Service facilities as contained in 7.03.2 of the Madison Heights Zoning Ordinance and is in general compliance with site design standards contained within the Zoning Ordinance.

APPROVAL IS GRANTED WITH THE **FOLLOWING CONDITIONS**

1. The Major Site Plan, when submitted, shall be substantially consistent with the concept plan approved with this Special Land Use submittal. However, the site plan shall be modified, as needed, to denote the following:
 - a. Provide a site demolition plan, including locations of asphalt removal and replacement. Given the state of disrepair, complete milling and repaving and new stormwater quality structures may be required; and
 - b. Include details of new concrete curbs and gutters; and
 - c. Add the required concrete dumpster pad; and
 - d. Revise the landscape plan for the bio-retention area to include plant species tolerant of periodic inundation, road salt exposure and summer drought conditions so that the

stormwater feature maintains long term infiltration performance subject to the approval of the City Planner and engineer.

2. Given the adjacent industrial land uses and minimal buffer widths, the minimum perimeter parking lot landscaping requirements of Section 11.06.3 may be reduced along the northern, western and southern property lines as part of Major Site Plan review.
3. The final site plan and use shall satisfy the use-specific standards for auto repair and service facilities contained in Section 7.03.2 and attached to the staff report. The use-specific operating conditions shall be listed on the final Certificate of Occupancy.

DENIAL

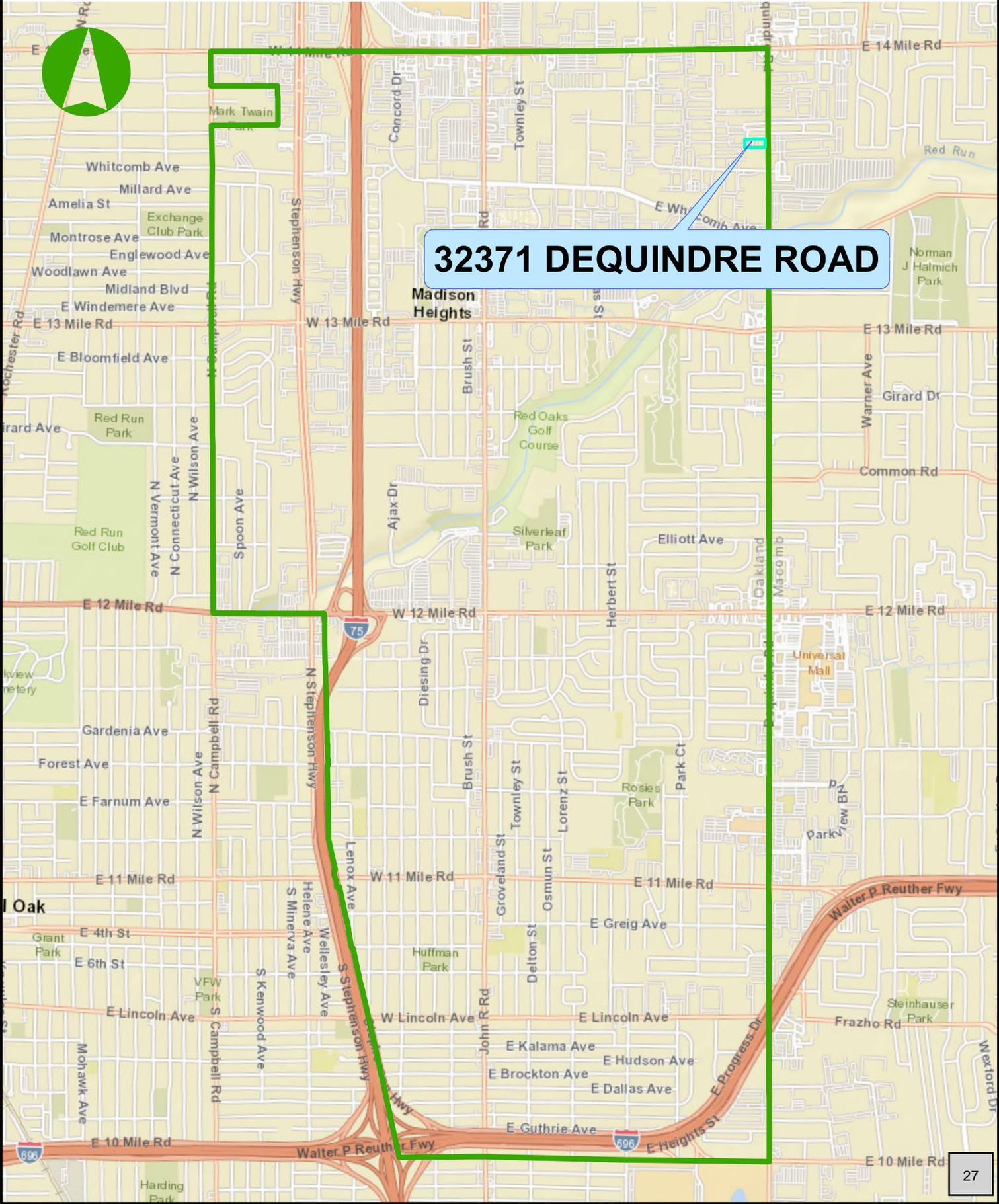
MOTION BY _____, SECONDED BY _____, THAT **CITY COUNCIL HEREBY DENIES** SPECIAL LAND USE REQUEST NUMBER PSP 26-01 FOR A MINOR AUTO REPAIR AND SERVICE FACILITY AT 32371 DEQUINDRE ROAD BASED UPON THE FOLLOWING FINDINGS

1. The applicant requests Special Land Use approval for a Minor Auto Repair and Service facility at 32371 Dequindre Road as permitted by Section 3.17 of the Zoning Ordinance, *M-1 Light Industrial District*
2. The Planning Commission held a public hearing for PSP 26-01 at their February 17th, 2026 meeting.
3. The proposed Minor Auto Repair and Service use is not consistent with the special land use review standards and criteria set forth in Section 15.05.3. In particular **(PROVIDE SPECIFIC DETAILS AS TO WHY THE CRITERIA IS NOT MET; NOT ALL CRITERIA NEED TO BE REFERENCED)**:
 - a. The use is not designed, located and proposed to be operated in a way that protects the public health, safety and welfare.
 - b. The use is not designed in a way that considers the natural environment and helps conserve natural resources and energy.
 - c. The special land use will involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
 - d. The use is not designed and located so that it is compatible with the surrounding properties, neighborhood, and vicinity. At a minimum, this shall include:
 - 1) Location of use(s) on site;
 - 2) Height of all improvements and structures;
 - 3) Adjacent conforming land uses;
 - 4) Conformance with the Master Plan and future land use map for the area as adopted by the Planning Commission;
 - 5) Compatibility with the permitted principal uses allowed in the zoning district where the Special Land Use is requested, and consistency with the intent of the zoning district.
 - e. Ingress/egress to the use is not controlled to assure maximum vehicular, pedestrian and non-motorized safety, convenience and minimum traffic impact on adjacent roads, drives and uses including, but not limited to:
 - 1) Reduction in the number of ingress/egress points through elimination, minimization, and/or consolidation of drives and/or curb cuts;

- 2) Proximity and relation to intersections, specifically with regard to distance from drive(s) to intersection(s);
 - 3) Reduction/elimination of pedestrian/vehicular traffic conflicts;
 - 4) Adequacy of sight distances;
 - 5) Location and access of off-street parking;
 - 6) Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.
- f. The use is not consistent with the intent and purpose of the M-1 zoning district in which it is proposed.

PSP 26-01: 32371 DEQUINDRE ROAD

Item 5.



Site Address: 32371 Dequindre Road



Click for map

Aerial



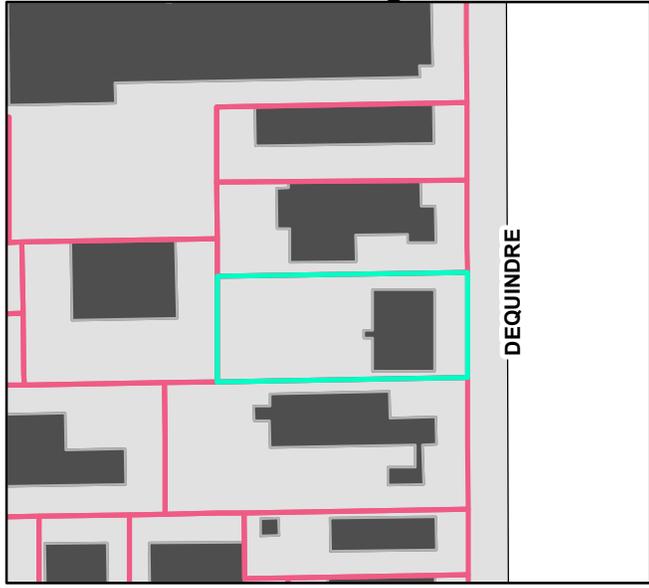
 32371 Dequindre Rd  Parcels

Existing Land Use



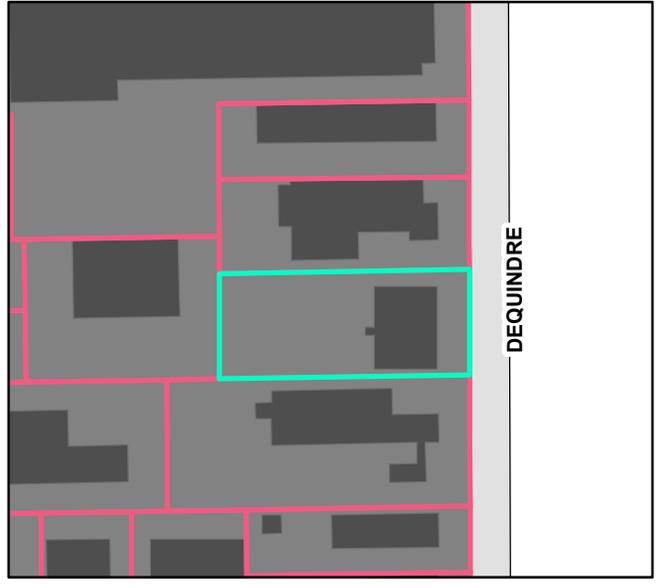
 32371 Dequindre Rd  Commercial
 Industrial

Zoning



 32371 Dequindre Rd  M-1 Light Industrial

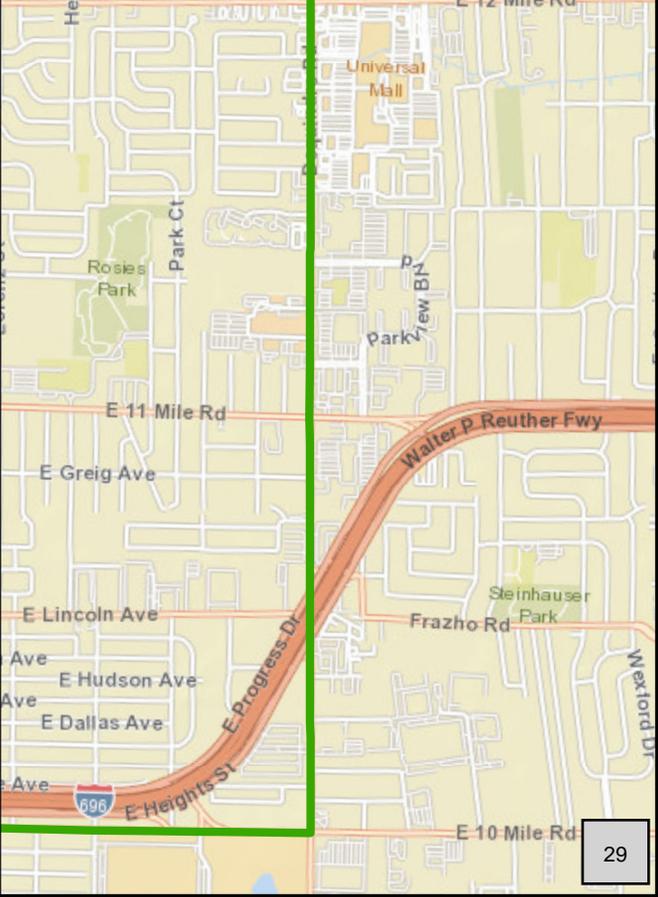
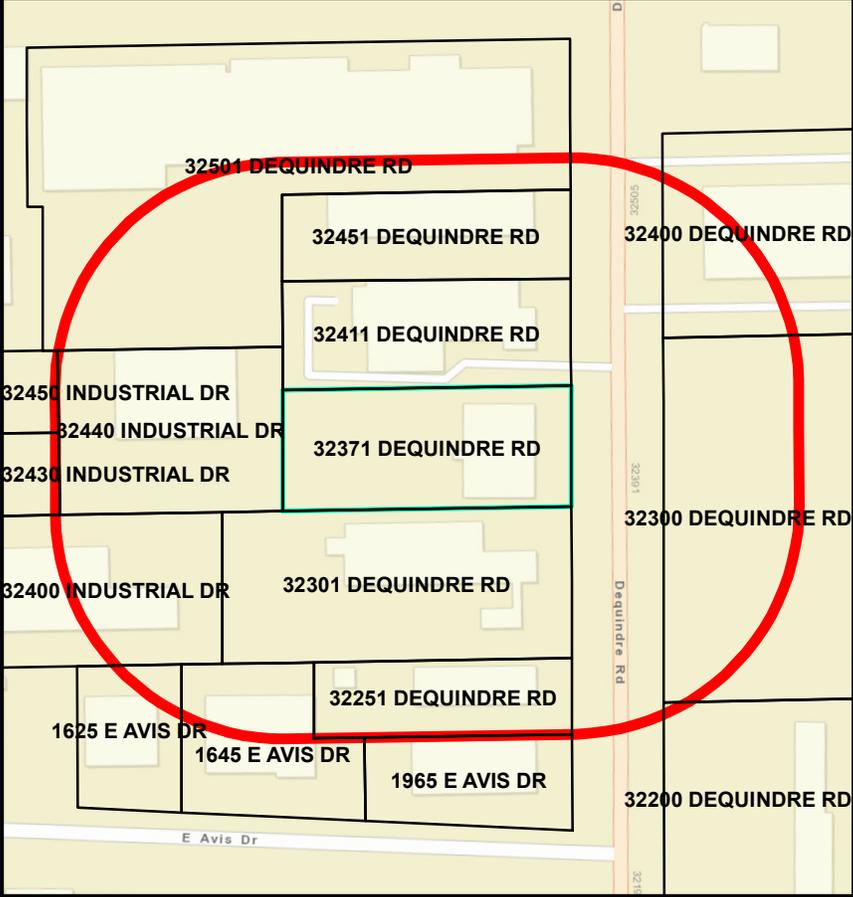
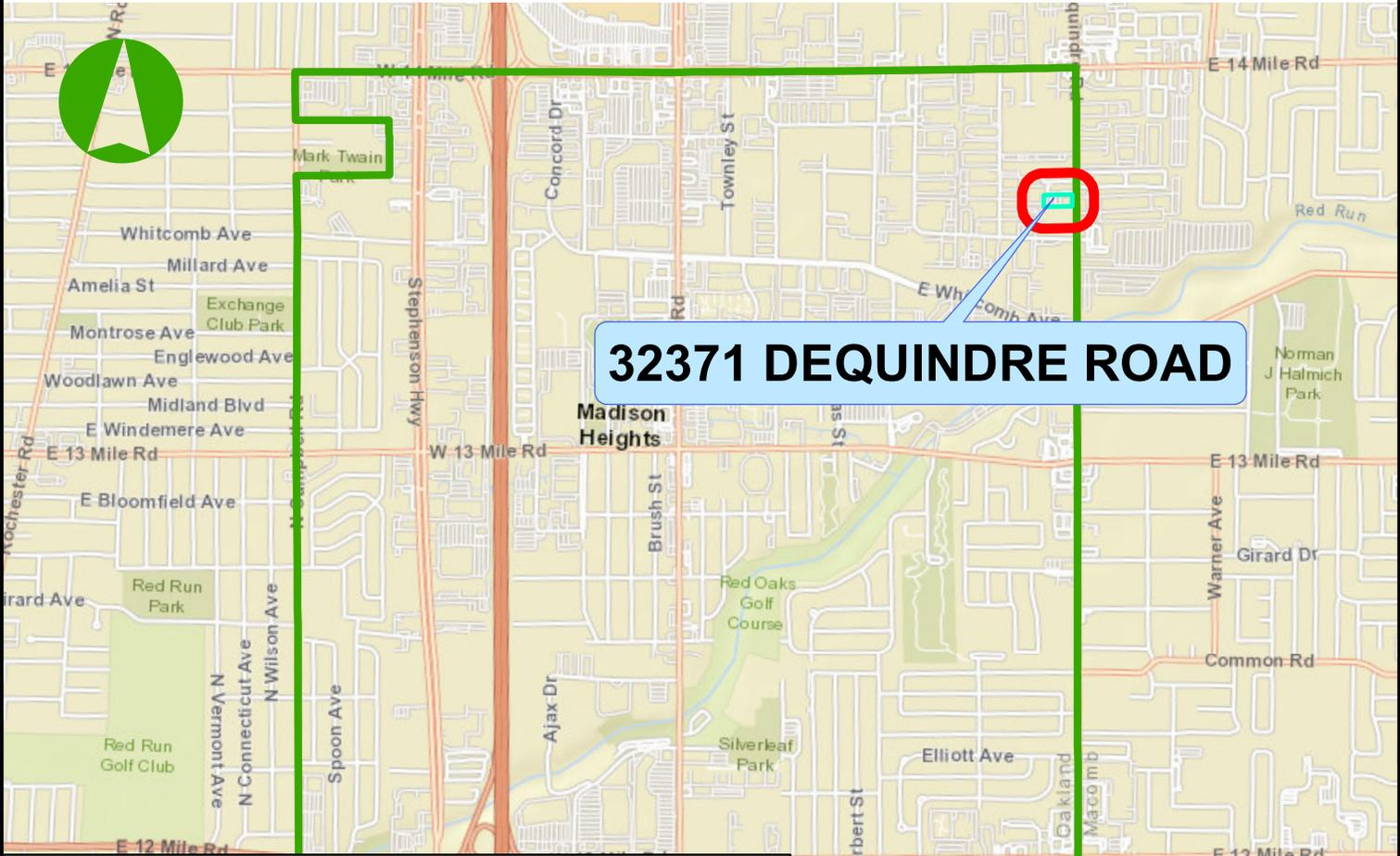
Future Land Use



 32371 Dequindre Rd  Industrial

PSP 26-01: 32371 DEQUINDRE ROAD BUFFER: 300 FT

Item 5.





CITY OF MADISON HEIGHTS
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
SPECIAL LAND USE APPLICATION

I. APPLICANT INFORMATION

Applicant Imad Potres
Applicant Address [Redacted]
City St [Redacted]
Interest in Property (owner, tenant, option, etc.) Design Professional
Contact Person Imad Potres
Telephone Number [Redacted] Email Address [Redacted]

II. PROPERTY INFORMATION

Property Address 32371 Deguindre Road
Tax ID 25-01-226-021 Zoning District M-1
Owner Name (if different than applicant) Steve Saka
Address [Redacted]
City [Redacted] State MI Zip [Redacted]
Telephone Number [Redacted] Email Address [Redacted]

III. CONSULTANT INFORMATION (IF APPLICABLE)

Name [Redacted] Company [Redacted]
Address [Redacted]
City [Redacted]
Telephone Number [Redacted] Email Address [Redacted]

SPECIAL LAND USE APPLICATION

IV. PROJECT NAME

Madison Auto Repair

V. PROJECT DESCRIPTION AND SCOPE OF WORK

Brief Description of Proposed Special Land Use:

Auto repair facility. To allow Auto repair (mechanic shop) in M-1 District

Required Attachments:

- Project Narrative:** Written description of the nature of the proposed use(s), including: products or services to be provided; activities to be conducted inside and outside the building; types of equipment to be used; hours of operation; number of employees; expected levels/ types of vehicular traffic coming to and from the site; other information.
- Conceptual Site Plan and Floor Plan:** Conceptual plans containing minimum information listed in Section 15.05 of Zoning Ordinance (refer to checklist, attached)
- Review Standards Response Form** (attached)

VI. APPLICANT CERTIFICATION

I (we) the undersigned do hereby apply to the City of Madison Heights for review and approval of the above-described Special Land Use application. Applicant(s) and the property owner(s) do hereby consent to city staff to assess the property for purposes of evaluating the site for requested action(s).

Printed Name Steve Saka Signature [Signature] Date 12-30-

VII. PROPERTY OWNER CERTIFICATION

IF YOU ARE NOT THE PROPERTY OWNER, YOU MUST HAVE THE PROPERTY OWNER PROVIDE A NOTARIZED SIGNATURE, BELOW, OR PROVIDE A NOTARIZED LETTER OF AUTHORIZATION OR NOTARIZED POWER OF ATTORNEY AUTHORIZING YOU TO ACT ON THEIR BEHALF.

Printed Name Serouj Rasmayn Signature [Signature] Date 1-6-26

Notary for Property Owner:

Subscribed and sworn before me, this 6th day of Jan, 2026.

A Notary Public in and for Oakland County, Michigan.

Notary Name (Print): Paul Brakenen

Notary Signature: [Signature]

My Commission Expires: March 30 2030

Notary Stamp

PAUL BRAKEMAN
 NOTARY PUBLIC - STATE OF MICHIGAN
 COUNTY OF OAKLAND
 My Commission Expires March 30, 2030
 Acting in the County of Oakland

STAFF USE ONLY
[DO NOT ACCEPT INCOMPLETE APPLICATIONS]

FILING FEE (\$750): _____ SPECIAL LAND USE NO.: PSP # 26-01
 DATE APPLICATION RECEIVED: 1/13/26 RECEIVED BY: _____

SPECIAL LAND USE APPLICATION

SPECIAL LAND USE: REVIEW STANDARDS RESPONSE FORM

Section 15.05(3) of the Zoning Ordinance contains Special Land Use review standards and criteria. Please provide responses to the following review standards for consideration by staff, the Planning Commission, and City Council. (Provide additional separate sheets, if necessary).

- A. Describe how the proposed use will be designed, located, and operated in a way that protects the public health, safety and welfare.

The Proposed Auto Repair Shop is located within Light Industrial Zone and surrounded by Industrial Buildings. The Site improvements and Building Interior are designed in accordance w/ the City Ordinance taking all safety measures.

- B. Describe how the use will be designed in a way that considers the natural environment and helps conserve natural resources and energy.

The Site to use all existing Natural resources and adding enhanced Landscaping in the front (Rain Garden) with interior Landscape islands. Proposed Bioswale for drainage to conserve all natural resources on site.

- C. Will the Special Land Use will involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. If so, describe in detail.

All Repair operations (oil change, Brakes, Engine repair...etc) will take place inside the building. No repairs on Site at any time. All noise, odor, glare...etc. to be contained.

- D. Describe how the proposed land use will be designed and located so that it is compatible with surrounding properties, neighborhood, and vicinity. At a minimum, this shall include: 1) Location of use(s) on site; 2) Height of all improvements and structures; 3) Adjacent conforming land uses; 4) Conformance with the Master Plan and future land use map for the area as adopted by the Planning Commission; and 5) Compatibility with the permitted principal uses allowed in the zoning district where the Special Land Use is requested, and consistency with the intent of the zoning district.

Auto Repair shop is compatible with the surrounding Industrial uses (Zoned M-1). Property is not abutting any Residential Area. The impact of the project is positive.

SPECIAL LAND USE APPLICATION

- E. Describe how ingress/egress to the use will be controlled to assure maximum vehicular, pedestrian and non-motorized safety, convenience and minimum traffic impact on adjacent roads, drives and uses including, but not limited to:
1. Reduction in the number of ingress/egress points through elimination, minimization and/or consolidation of drives and/or curb cuts;
 2. Proximity and relation to intersections, specifically with regard to distance from drive(s) to intersection(s);
 3. Reduction/elimination of pedestrian/vehicular traffic conflicts;
 4. Adequacy of sight distances;
 5. Location and access of off-street parking; and
 6. Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.

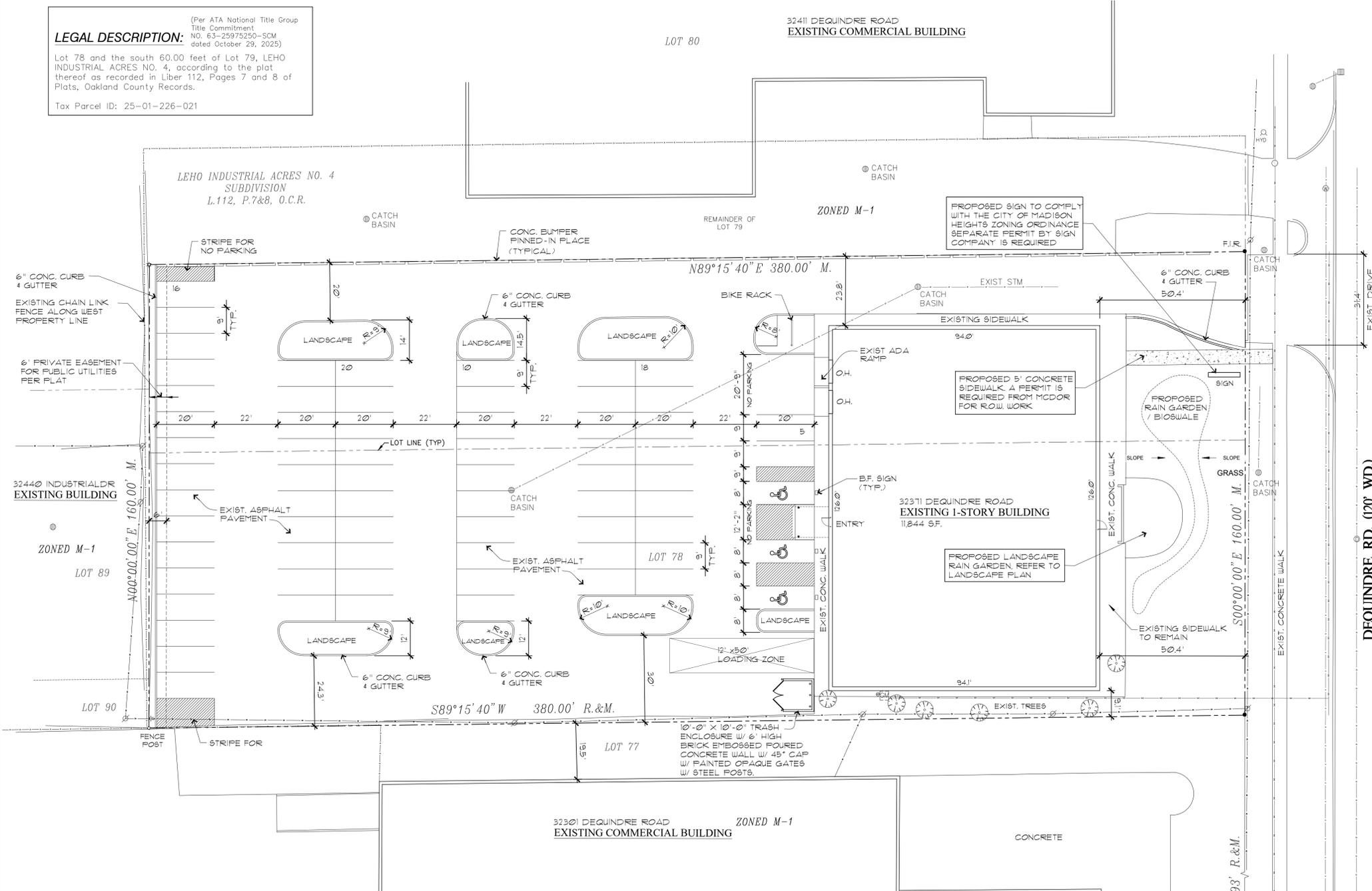
One Concrete approach exists at the property for in and out traffic. Pedestrian walk to be connected to the Building sidewalk. All Parking Spaces with ADA

spaces designed for this purpose. Parking spaces exceed the required

- F. Describe how the proposed use will be consistent with the intent and purpose of the zoning for this use. district in which it is proposed

M-1 District permits Auto Repair Shop use based on Special Land Use Approval by City of Madison Heights. The Proposed use meets all the requirements of the Zoning Ordinance for the said District.

LEGAL DESCRIPTION:
 (Per ATA National Title Group Title Commitment NO. 63-25975250-SCM dated October 29, 2025)
 Lot 78 and the south 60.00 feet of Lot 79, LEHO INDUSTRIAL ACRES NO. 4, according to the plat thereof as recorded in Liber 112, Pages 7 and 8 of Plats, Oakland County Records.
 Tax Parcel ID: 25-01-226-021



CK CONSTRUCTION
 37525 HACKER DR
 STERLING HEIGHTS, MI 48310
 PH: (588) 707-0088
 FAX: (248) 998-3822
 E-mail: imadheriz@gmail.com
 DESIGNED BY:
Imad Potres

PROPOSED AUTO REPAIR

BUILDING CODE INFORMATION

GOVERNING CODE: (SECTION 105.1)
 MICHIGAN BUILDING CODE 2015(2) & CITY OF MADISON HEIGHTS ZONING ORDINANCE
 MICHIGAN BARRIER FREE - ICC/ANSI A117.1-2017
 STATE OF MICHIGAN ELECTRICAL CODE NEC-2023
 MICHIGAN MECHANICAL CODE (MMC-2021), MICHIGAN PLUMBING CODE (MPC-2021)
 INTERNATIONAL FIRE CODE - 2024 (IFC-2024)

BUILDING USE 4 OCCUPANCY CLASSIFICATION (PER CHAPT. 03)
 EXISTING USE: VACANT PROPERTY (OFFICE BUILDING), B' BUSINESS
 PROPOSED USE: AUTO REPAIR SHOP, 5-1' (STORAGE USE OCCUPANCY)
 TENANT SPACE TO COMPLY WITH SECTION 302.1

EXISTING ZONING: M-1 (LIGHT INDUSTRIAL DISTRICT)
 EXISTING BUILDING FLOOR AREA: 11,844 SF.
 EXISTING BUILDING HEIGHT: 15'-4"
 PROPOSED USE: AUTO REPAIR SERVICE SHOP W/ 6 SERVICE BAYS

SPECIAL LAND USE REQUIRED FROM CITY OF MADISON HEIGHTS PLANNING COMMISSION PER SECTION 306 OF THE ZONING ORDINANCE

SITE DATA:

EXISTING ZONING: M-1 (LIGHT INDUSTRIAL DISTRICT)
 SITE AREA: 60,800 SF. = 1.4 ACRES
 EXISTING USE: WAREHOUSE (OFFICE BUILDING)
 PROPOSED USE: AUTO REPAIR SHOP
 EXISTING BUILDING FLOOR AREA: 11,844 SF.
 EXISTING BUILDING HEIGHT: VARIES (MAX. 24'-0")
 LOT COVERAGE: 19.4%

BUILDING HEIGHT & SETBACKS: REQUIRED PROVIDED

FRONT SETBACK: (DEQUINDRE ROAD)	50'	50.5'
REAR SETBACK:	35'	235.5'
SIDE YARD SETBACK	20'	238' & 9.1'
MAXIMUM HEIGHT:	40'	15'-4"

PARKING REQUIREMENTS:
 1 PER 300 SQ. FT. OF USABLE FLOOR AREA PLUS 2 PER EACH SERVICE BAY

TOTAL BUILDING AREA = 11,844 SF.
 USABLE FLOOR AREA = 5,600 SF.
 TOTAL SERVICE BAYS = 6

REQUIRED PARKING SPACES: 3,600 / 300 + 2 x 6 = 31 SPACES
 PARKING SPACES PROVIDED: 63 SPACES (INCLUDING (2) BARRIER FREE SPACES & (1) VAN ACCESSIBLE SPACE)
 LOADING ZONE REQUIRED = 1
 LOADING ZONE PROVIDED: 12'x50' SPACE

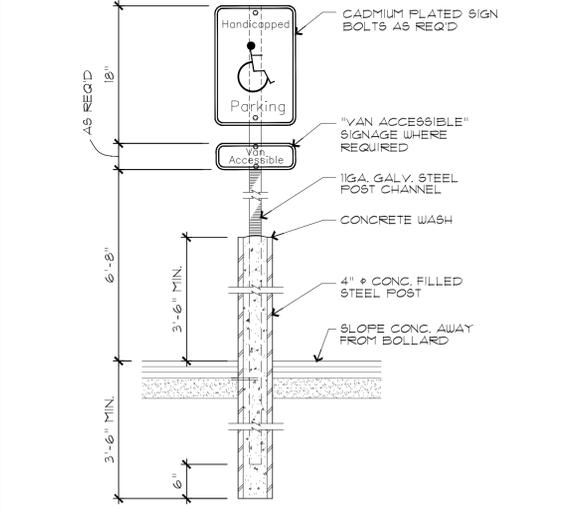
REVISIONS:

1-	SITE PLAN	12/30/25
2-		
3-		
4-		
5-		
6-		
7-		

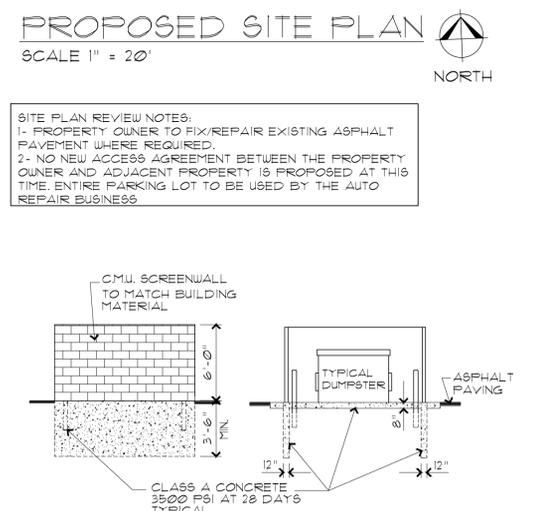
PROPOSED AUTO REPAIR
 32371 DEQUINDRE ROAD
 MADISON HEIGHTS, MI 48071

SEAL / SIGNATURE

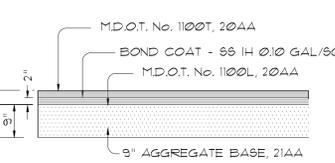
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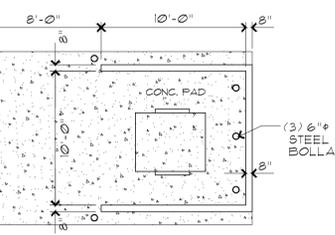
BARRIER FREE PARKING SIGN
 SCALE: NONE



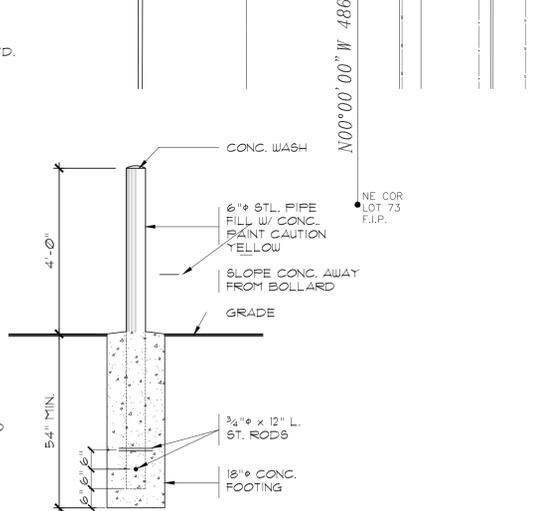
DUMPSTER ENCLOSURE DETAILS
 SCALE: NONE



**4\"/>
 SCALE: NONE**



BOLLARD DETAIL
 NO SCALE



BOLLARD DETAIL
 NO SCALE

SITE PLAN GENERAL NOTES

- MAINTAIN EXISTING DRIVE ON DEQUINDRE ROAD.
- ALL EXISTING AND NEW LANDSCAPE MATERIALS TO BE MAINTAINED BY OWNER OF PROPERTY. ALL LANDSCAPED AREA SHALL BE IRRIGATED.
- ALL LANDSCAPE AREAS SHALL BE AUTOMATICALLY IRRIGATED.
- ALL SITE LIGHTING AND EXTERIOR BUILDING LIGHTING SHALL NOT SHINE ON THE RIGHT OF WAY & SHALL NOT ENCROACH UPON ADJUTING PROPERTIES. THE LIGHT POLES SHALL BE NO HIGHER THAN 20 FT. ALL GLARE SHALL BE ELIMINATED FROM ALL LIGHT FIXTURES.
- ALL STORM SEWER & DRAIN SYSTEM ON SITE ARE EXISTING AND TO BE MAINTAINED BY OWNER. NO ADDITIONAL SITE DISCHARGE IS PROPOSED.
- OPEN STORAGE OF MATERIALS SHALL NOT BE PERMITTED ON SITE.
- MAINTAIN EXISTING CONCRETE BUMPERS ON NORTH PROPERTY LINE. PROVIDE NEW CONCRETE BUMPERS FINNED-IN PLACE AS INDICATED TO CLOSE THE ACCESS BETWEEN THE EXISTING PROPERTY AND THE PROPERTY TO THE NORTH.
- RE-STRIPE PARKING PER THE PROPOSED SITE PLAN.
- SAW CUT ASPHALT PAVEMENT FOR NEW LANDSCAPE ISLANDS AS INDICATED. PATCH AND REPAIR ADJACENT AREA AS REQUIRED. GRADING TO MATCH EXISTING.
- CONSTRUCT NEW 10'-0" X 10'-0" TRASH ENCLOSURE W/ 6' HIGH BRICK EMBOSSED POURED CONCRETE WALL W/ 45' CAP W/ PAINTED OPAQUE GATES W/ STEEL POSTS.
- PROPOSED RAIN GARDEN / BIOSWALE PER THE CITY OF MADISON HEIGHTS ZONING ORDINANCE. REFER TO LANDSCAPE PLAN, SHEET LP-1.
- PROVIDE BIKE RACK TO COMPLY W/ CITY OF MADISON HEIGHTS ZONING ORDINANCE.
- EACH SUBCONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE CLEANUP OF DEBRIS AND CUTTING MATERIALS DAILY.

SITE PLAN

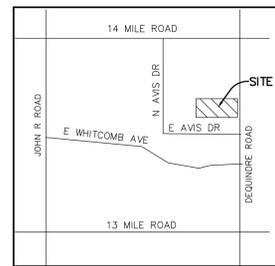
DRAWING TITLE: **SITE PLAN**

FILE NAME: **AUTO REPAIR**

PROJECT NO.: **025-11**

DRAWN BY: **IMAD**
 CHECKED BY: **IMAD**
 DATE: **11/29/2025**

SHEET NO.: **SP-1**



LOCATION MAP
NOT TO SCALE

ORDER NO.	25-083
FIELD BOOK	31/17
REF. #	
DRAWING FILE NO.	

REVISIONS	
DATE	
BY	

SURVEY BY	A.T.
DRAWN BY	A.T.
CHECKED BY	
APPROVED BY	

LEGEND:

- R. RECORD
- M. MEASURED
- F.I.R. FOUND IRON ROD
- F.I.P. FOUND IRON PIPE
- F.I.P.
- 12D 12" DECIDUOUS TREE
- 4C 4" CONIFER TREE
- SAN. SEWER MANHOLE
- STORM SEWER MANHOLE
- CATCH BASIN
- CLEAN OUT
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- GATE VALVE & WELL
- X — FENCE LINE
- DH — OVERHEAD UTILITY LINES
- ST — STORM SEWER LINE
- W — WATER LINE
- SAN — SANITARY SEWER LINE
- GAS — GAS LINE

SITE INFORMATION:

- ADDRESS: 32251 DEQUINDRE ROAD
- PARCEL ID NO.: 25-01-226-030
- ZONING: M-1 (LIGHT INDUSTRIAL)
- AREA OF PARCEL: 60797 S.F.
- MAXIMUM LOT COVERAGE: 30%
- MAXIMUM BUILDING HEIGHT: 40 FEET
- MINIMUM SETBACKS:
 - FRONT: 50.0 FEET
 - REAR: 25.0 FEET
 - SIDE: 20 FEET EACH SIDE

NOTE: ZONING INFORMATION ARE FROM CITY OF MADISON HEIGHTS WEB SITE, PLEASE VERIFY INFORMATION WITH CITY ZONING DEPARTMENT PRIOR TO DESIGN WORK.

BENCHMARK DATA, NAVD-88 DATUM:

- BENCHMARK #1
ARROW ON HYDRANT WEST SIDE OF N. DEQUINDRE ROAD IN FRONT OF BUILDING #32411.
ELEVATION 631.65
- BENCHMARK #2
SET PK NAIL IN EAST FACE OF UTILITY POLE WEST SIDE OF DEQUINDRE ROAD BY PROPERTY SOUTHEAST CORNER.
ELEVATION 630.19
- BENCHMARK #3
NORTHEAST BOLT ON LIGHT POLE BY PROPERTY SOUTHWEST CORNER.
ELEVATION 633.36
- BENCHMARK #4
NORTHEAST BOLT ON LIGHT POLE BY PROPERTY NORTHWEST CORNER.
ELEVATION 633.66

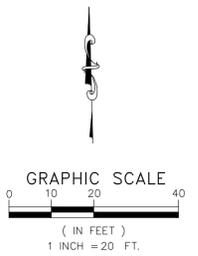
LEGAL DESCRIPTION:

Lot 78 and the south 60.00 feet of Lot 79, LEHO INDUSTRIAL ACRES NO. 4, according to the plat thereof as recorded in Liber 112, Pages 7 and 8 of Plats, Oakland County Records.

Tax Parcel ID: 25-01-226-021

SURVEYOR'S CERTIFICATION

I HEREBY STATE THAT I HAVE SURVEYED THE LAND HEREIN DESCRIBED AND THAT THIS MAP REPRESENT THE RESULTS OF THE SURVEY.



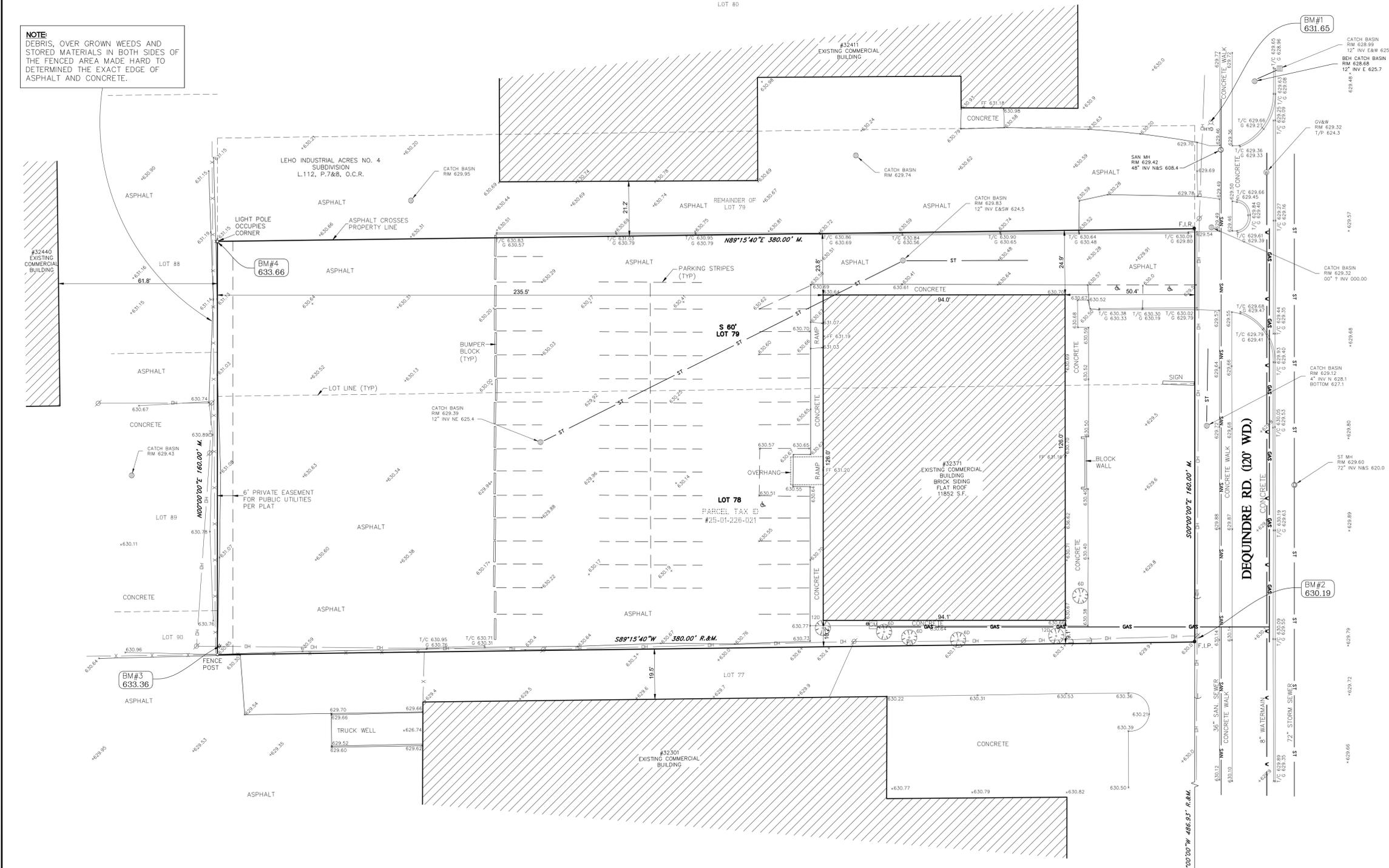
LAND SPECIALISTS
LAND SURVEYORS
14084 LAKESIDE BLVD. N.
SCALE: 1"=20'

FOR: STEVE SAKA

DATE: 11-23-2025

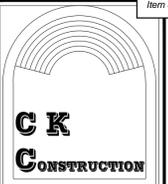
14084 LAKESIDE BLVD. N.
SUITE 100
MADISON HEIGHTS, MI 48071
(586) 703-1794
www.land-specialists.com

NOTE
DEBRIS, OVER GROWN WEEDS AND STORED MATERIALS IN BOTH SIDES OF THE FENCED AREA MADE HARD TO DETERMINE THE EXACT EDGE OF ASPHALT AND CONCRETE.



UTILITY NOTE:
ALL WATER MAIN, STORM SEWER, SANITARY SEWER AND PUBLIC LIGHTING UTILITIES AS SHOWN HEREON ARE TAKEN FROM THE BEST AVAILABLE RECORDS AS DISCLOSED BY THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES. NO GUARANTEE CAN BE GIVEN BY US AS TO THE ACCURACY OR COMPLETENESS THEREOF.

MISS DIG TICKET: 2025112000429-000



37525 HACKER DR
STERLING HEIGHTS, MI 48310
PH: (588) 707-0880
FAX: (248) 398-3822
E-mail: imad@ckmfg.com

DESIGNED BY:
Imad Potres

REVISIONS:

1-	SITE PLAN	12/30/25
2-		
3-		
4-		
5-		
6-		
7-		

PROPOSED AUTO REPAIR
 32371 DEQUINDRE ROAD
 MADISON HEIGHTS, MI 48071



DATE: _____

DRAWING TITLE:
LANDSCAPE PLAN
 FILE NAME: AUTO REPAIR
 PROJECT NO.: 025-11

DRAWN BY: IMAD
CHECKED BY: IMAD
DATE: 11/29/2025

SHEET NO:

LP-1

GENERAL LANDSCAPING NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTING AND RELATED WORK, CONTACT OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES: GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
- ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY MADISON HEIGHTS AND DESIGNER.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
- PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARDWOOD MULCH.
- DIG SHRUB PITS 1FT LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2FT LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
- NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4IN THICK BARK MULCH FOR TREES IN 4FT DIA. CIRCLE WITH 3IN PULLED AWAY FROM TRUNK. 4IN THICK BARK MULCH FOR SHRUBS AND 4IN THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
 - A. SHADE TREES _____ 5FT
 - B. ORNAMENTAL AND EVERGREEN TREES _____ 10FT
 - C. SHRUBS THAT ARE LESS THAN 1FT TALL _____ 2FT
 - D. _____
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
- ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
- ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDINGS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 18" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4IN OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.
- WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.

PLANTING LANDSCAPE NOTES:

INTERIOR LANDSCAPING PLANTING REQUIREMENTS TO BE PROVIDED ALONG PARKING LOT

ASIDE FROM THE STORM WATER RETENTION VEGETATION, EXISTING NON-INVASIVE TREES TO BE SAVED TO BE HARMONIOUS WITH THE SITE.

A BIKE RACK IS TO BE INSTALLED IN THE REAR OF THE BUILDING IN A DESIGNATED AREA.

ALL LANDSCAPING TO COMPLY WITH ZONING ORDINANCE AND WILL BE SPECIFIED IN FILL PERMIT DOCUMENTS

LAWN AREA:

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDROSEEDING WITH LOW-GROW LAWN SEE MIX, AT A RATE OF 5LB / 1,000 SF. IN AREAS SUBJECT TO EROSION, SEEDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED.

SEED AVAILABLE FROM: NATIVESCAPES, LLC

- MIX IS COMPRISED OF:
- 22.8% PENN LAWN RED RESCUE
 - 22.5% CREEPING RED FESCUE
 - 21.7% CHEWINGS FESCUE
 - 11.8% VICTORY II CHEWINGS FESCUE
 - 9.8% SPARTAN HEAD FESCUE
 - 9.9% AZAY SHEEPS FESCUE

LANDSCAPING CALCULATIONS:
PER CITY OF MADISON HEIGHTS ZONING ORDINANCE ARTICLE 11

FRONTAGE LANDSCAPING:
PER SECTION 11.06

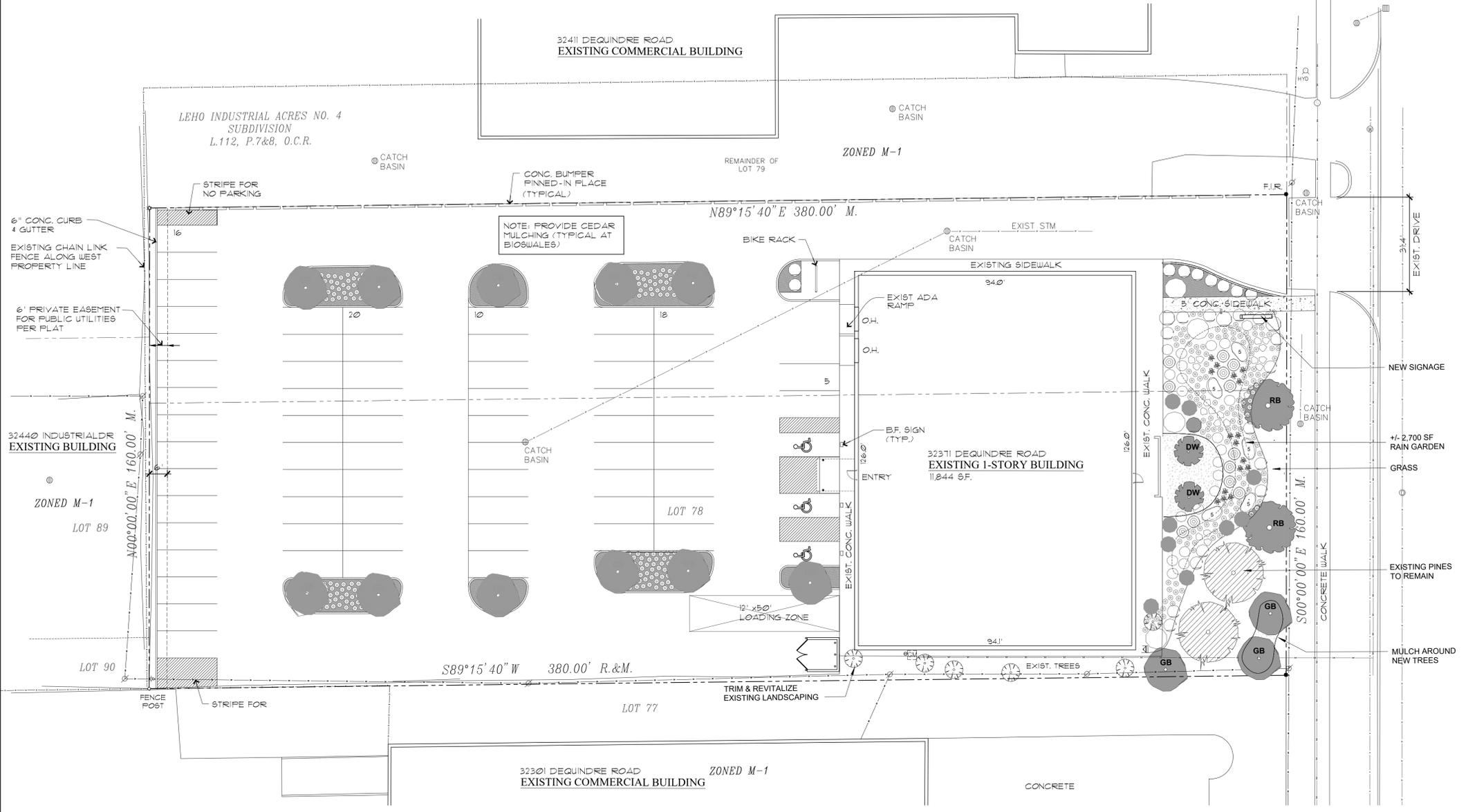
REQUIRED	PROPOSED
DECIDUOUS OR EVERGREEN TREE = 1/40 LF OF ROAD FRONTAGE	= 130 LF / 40 = 4 TREES
ORNAMENTAL TREE (FLOWERING) = 1/100 LF OF ROAD FRONTAGE	= 130 LF / 100 = 2 TREES
SHRUBS = 1/5 LF OF ROAD FRONTAGE	= 130 LF / 5 = 26 SHRUBS

PARKING LOT LANDSCAPING:
PER SECTION 11.06

REQUIRED LANDSCAPING = (77 SPACES) 5 SF = 385 SF	= 2,132 SF
DECIDUOUS CANOPY TREES = 1 / 100SF of required parking lot landscaping area	= 3

INTERIOR LANDSCAPING:

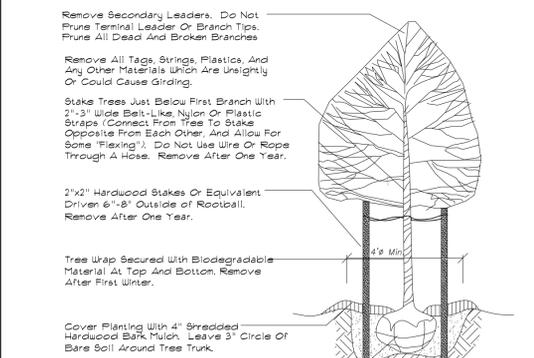
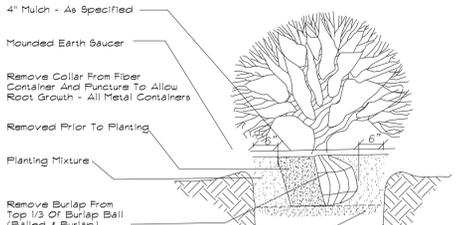
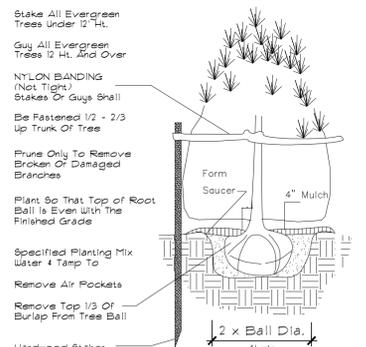
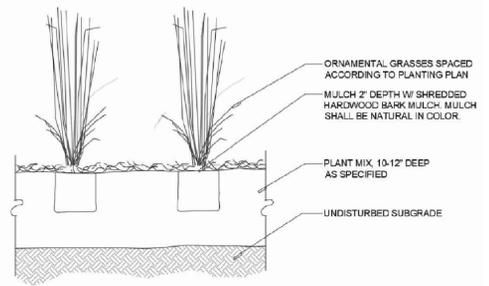
MIN INTERIOR LANDSCAPING AREA = 5% of total impervious area	= 10,456.17 SF
BUILDING AREA = 12,050 SF	
PARKING + DRIVE = 37,845 SF	
SIDEWALKS = 2,360 SF	
SEALANT = 52,064 SF	
REQUIRED INTERIOR LANDSCAPING AREA = 52,064 SF / 0.05 = 2,082,560 SF	
DECIDUOUS TREES = 1 - 1/4000 SF of required interior landscaping area	= 1 + 7 = 8 TREES
SHRUBS = 2 - 2/400 SF of required interior landscaping area	= 2 + 14 = 16 SHRUBS



LANDSCAPE PLAN
SCALE 1" = 20'
NORTH

PLANT LEGEND

KEY	QTY.	BOTANICAL NAME	SIZE:	NOTES:
(Green circle)	13	Forsythia 'Happy Centennial'	HEIGHT: 2' - 3' SPREAD: 3' - 5'	
(White circle)	23	Betula x platifolia 'Dwarf Birch - Cesky Gok'	HEIGHT: 2' - 4' SPREAD: 18' - 3'	
(Green circle with dot)	12	Cornus sericea 'Farrow' 'Arctic Fire Red Dogwood'	HEIGHT: 3' - 4' SPREAD: 3' - 4'	
(Green circle with dot)	5	Diervilla lonicera 'Bush Honeysuckle'	HEIGHT: 2' - 3' SPREAD: 2' - 4'	
(Green circle with dot)	16	Asclepias incarnata 'Swamp Milkweed'	HEIGHT: 3' - 4' SPREAD: 2' - 3'	
(Green circle with dot)	5	Iris versicolor 'Blue Flag Iris'	HEIGHT: 2' - 2.5' SPREAD: 2' - 2.5'	Clusters of 5 plants
(Green circle with dot)	--	Carex vulpinoidea 'Fox Sedge'	HEIGHT: 1' - 3' SPREAD: 6' - 2'	Grid planting - infill throughout low basin of bioswale
(Green circle with dot)	--	Eragrostis spectabilis 'Purple Love Grass'	HEIGHT: 1' - 2' SPREAD: 1' - 2'	Grid planting - infill along high banks of bioswale
(Green circle with dot)	16	Panicum virgatum 'Switchgrass'	HEIGHT: 3' - 6' SPREAD: 2' - 3'	
(Green circle with dot)	18	Rudbeckia fulgida 'Black-Eyed Susan'	HEIGHT: 2' - 3' SPREAD: 2' - 2.5'	
RB	2	Betula nigra 'River Birch'	HEIGHT: 40' - 70' SPREAD: 40' - 60'	
GB	11	Ginkgo biloba	HEIGHT: 50' - 80' SPREAD: 30' - 40'	Ornamental Tree
DW	3	Cornus alternifolia 'Pagoda Dogwood'	HEIGHT: 15' - 25' SPREAD: 20' - 32'	Ornamental Tree



Remove Secondary Leaders. Do Not Prune Terminal Leader Or Branch Tips. Prune All Dead And Broken Branches.

Remove All Tags, Strings, Plastics, And Any Other Materials Which Are Unightly Or Could Cause Girdling.

Stake Trees Just Below First Branch With 1 1/2" Wide Belt-Like Nylon Or Plastic Straps (Connect From Tree To Stake Opposite From Each Other, And Allow For Some Flexing). Do Not Use Wire Or Rope Through A Hose. Remove After One Year.

2"x2" Hardwood Stakes Or Equivalent Driven 6"-8" Outside of Rootball. Remove After One Year.

Tree Wrap Secured With Biodegradable Material At Top And Bottom. Remove After First Winter.

Cover Planting With 4" Shredded Hardwood Bark Mulch. Leave 3" Circle Of Bare Soil Around Tree Trunk.

Remove All Non-Biodegradable Materials From The Rootball. Fold Down All Burlap From 1/3rd From The Top Of The Rootball. Amend Soil Per Site Conditions And Requirements Of The Tree.

Stake All Evergreen Trees Under 12' Ht.

Guy All Evergreen Trees 12' Ht. And Over

NYLON BANDING (Not Ties) Stakes Or Guys Shall Be Fastened 1/2 - 2/3 Up Trunk Of Tree

Prune Only To Remove Broken Or Damaged Branches

Plant So That Top Of Root Ball Is Even With The Finished Grade

Remove Air Pockets

Remove Top 1/3 Of Burlap From Tree Ball

Hardwood Stakes 1-3 Stakes 2" x 2" Driven (Min. 18") Firmly Into Sub Grade Prior To Backfilling

Note: Shrub Shall Bear Same Relation To Finish Grade As It Did To Previously Existing Grade

4" Mulch - As Specified

Mounded Earth Saucer

Remove Collar From Fiber Container And Puncture To Allow Root Growth - All Metal Containers

Removed Prior To Planting

Planting Mixture

Remove Burlap From Top 1/3 Of Burlap Ball (Balled 4 Burlap)

Scarify To 3' Depth



37525 HACKER DR
STERLING HEIGHTS, MI 48310
PH: (584) 707-0980
FAX: (248) 298-3822
E-mail: imadpotres@gmail.com

DESIGNED BY:
Imad Potres

REVISIONS:

1-	SITE PLAN	01/11/26
2-		
3-		
4-		
5-		
6-		
7-		

PROPOSED AUTO REPAIR
32371 DEQUINDRE ROAD
MADISON HEIGHTS, MI 48071

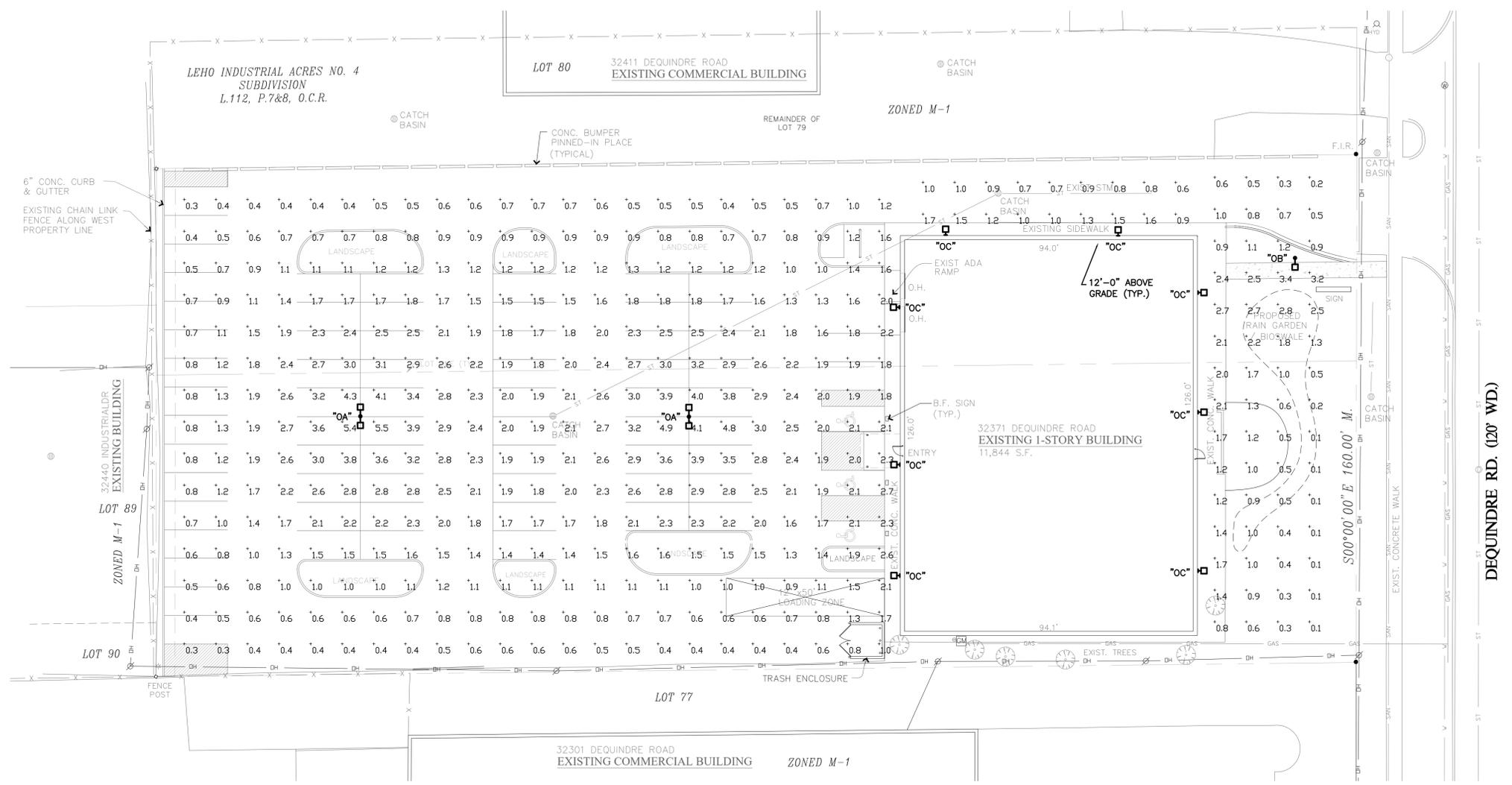


DATE

DRAWING TITLE:
SITE PLAN - LIGHTING PHOTOMETRIC
PROJECT NO.: 025-11

DRAWN BY: S.D.
CHECKED BY: S.D.
DATE: 01/11/26

SHEET NO:
ES-1



SITE PLAN-LIGHTING PHOTOMETRIC
SCALE 1" = 20'

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BEHIND BUILDING	+	1.1 fc	3.4 fc	0.1 fc	34.0:1	11.0:1
NORTH SIDE OF BUILDING	+	1.1 fc	1.7 fc	0.6 fc	2.8:1	1.8:1
PARKING LOT & SITE	+	1.6 fc	5.5 fc	0.3 fc	18.3:1	5.3:1

Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
+	"OA"	2	DSX0 LED P6 50K T5V-MVOLT	DSX0 LED P6 50K T5V MVOLT	LED	2	16675	0.89	268
+	"OB"	1	DSX0 LED P1 50K T4M-MVOLT	DSX0 LED P1 50K T4M MVOLT	LED	1	4670	0.89	38
+	"OC"	8	WDGE2 LED P2 50K 80CRI T3M	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 5000K, 80CRI, TYPE 3 MEDIUM OPTIC	LED	1	2038	0.89	18.9

ELECTRICAL SHEET INDEX	
SHEET NUMBER	DESCRIPTION
ES-1	SITE PLAN - LIGHTING PHOTOMETRICS
ES-2	LIGHTING CUT SHEETS



37525 HACKER DR
STERLING HEIGHTS, MI 48310
PH: (584) 707-0880
FAX: (248) 398-3822
E-mail: info@hermiz@gmail.com

DESIGNED BY:
Imad Potres

REVISIONS:

1-	SITE PLAN	01/11/26
2-		
3-		
4-		
5-		
6-		
7-		

PROPOSED AUTO REPAIR
32371 DEQUINDE ROAD
MADISON HEIGHTS, MI 48071

REAL / SIGNATURE
STATE OF MICHIGAN
ARTHUR E. KALAJIAN
LICENSE
No. 1301027775
LITHONIA LIGHTING, INC.

DRAWING TITLE:
LIGHTING CUT SHEETS
PROJECT NO.: 025-11
FILE NAME: AUTO REPAIR

DRAWN BY: S.D.
CHECKED BY: S.D.
DATE: 01/11/26

SHEET NO:
ES-2

WDGE2 LED Architectural Wall Sconce Visual Comfort Optic

Specifications
Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs (without options)

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. See ordering tree for details.

WDGE LED Family Overview

Luminaire	Optic	Standard DALI 0-10V	Cold DM, 20°C	Series	Approximate Lumens (600K, 80°C)							
					P0	P1	P2	P3	P4	P5	P6	
WDGE1 LED	Visual Comfort	4W	18W	Standalone / all light	750	1,200	2,000	---	---	---	---	---
WDGE2 LED	Visual Comfort	10W	18W	Standalone / all light	1,200	2,000	3,000	4,500	6,000	---	---	
WDGE3 LED	Precision Refractive	15W	18W	Standalone / all light	6,000	7,500	8,500	10,000	12,000	---	---	
WDGE4 LED	Precision Refractive	15W	18W	Standalone / all light	---	12,000	16,000	18,000	20,000	22,000	25,000	

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF 60VOLT SRM DDBXD

Series	Package	Color Temperature	EMI	Distribution	Voltage	Mounting	Shipped included	Shipped separately
WDGE2 LED	P1	P1SW	27K / 2700K	80CRI	VF	Visual comfort forward throw	SRM	Surface-mounting bracket
	P2	P2SW	30K / 3000K	90CRI	VF	Visual comfort forward throw	SRM	Surface-mounting bracket
	P3	P3SW	35K / 3500K	90CRI	VF	Visual comfort wide	SRM	Surface-mounting bracket
	P6	P6SW	50K / 5000K	90CRI	VF	Visual comfort wide	SRM	Surface-mounting bracket

Options

Series	Options	Series	Options
E4WH	Emergency battery backup, Certified in CA Title 20 (MALS) (4W, 0°C min)	DBXD	Dark bronze finish
E1WH	Emergency battery backup, Certified in CA Title 20 (MALS) (10W, 0°C min)	DLBD	Dark bronze/black
E2WH	Emergency battery backup, Certified in CA Title 20 (MALS) (15W, -20°C min)	DNXD	Natural aluminum finish
FE	Photo-cell, Motion Sense	DHWD	White finish
DS	Dual inductors, lumens with 2.0 dimming and 2 light engines (range 1-10 dimming)	DRBD	Dark bronze/black
DWG	5-MV dimming wires pulled outside fixture for use with dimmer (range 1-10 dimming)	DNWD	Natural aluminum finish
RZE	Remote control entry for task area (RZEM), 5000 ft entry range	DHBD	White finish
DDLE	Dual Switching (1 Drive, 2 Light Engines)	DWBD	White finish
CE	Clear enclosure	DSXD	Dark bronze/black

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-765-SEV (3738) • www.lithonia.com
© 2015-2025 Acuity Brands Lighting, Inc. All rights reserved. WDGE2 LED Rev. 04/22/25

D-Series Size 0 LED Area Luminaire

Specifications
EPA: 0.95 ft (0.29m)
Length: 26" (661mm)
Width: 13" (330mm)
Height: 7" (178mm)
Weight (max): 16 lbs (7.2kg)

Capable Luminaire
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability!
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

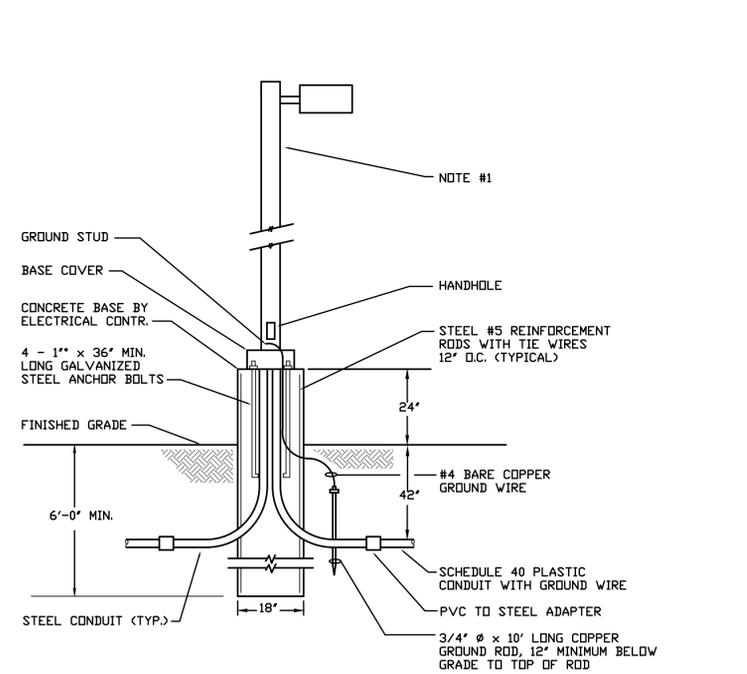
- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to ROAM; Link to DTL DLL

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting	Shipped included	
DSX0 LED	Forward optics	P1	30K / 3000K	T5	Type I short	T5S	Type I short
		P2	40K / 4000K	T5	Type II short	T5M	Type I medium
		P3	50K / 5000K	T2M	Type II medium	T5W	Type I wide
		P4	AMBPC	T5S	Type II short	BLC	Backlight control
		P5	AMBPC	T5S	Type II short	BLC	Backlight control
		P6	AMBPC	T5S	Type II short	BLC	Backlight control
	Rotated optics	P7	30K / 3000K	T3M	Type II medium	LEO	Left corner control
		P8	40K / 4000K	T4M	Type II medium	RECO	Right corner control
		P9	50K / 5000K	T4M	Type II medium	RECO	Right corner control
		P10	AMBPC	T4M	Type II medium	RECO	Right corner control
		P11	AMBPC	T4M	Type II medium	RECO	Right corner control
		P12	AMBPC	T4M	Type II medium	RECO	Right corner control

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LIGHT POLE DETAIL

NOTE 1:
TYPE "OA", 20'H (18' POLE AND 2'-0" BASE)

LIGHTING FIXTURE TYPE: "OA" & "OB"

LIGHTING FIXTURE TYPE: "OC"



37525 HACKER DR
STERLING HEIGHTS, MI 48310
PH: (588) 707-0080
FAX: (248) 398-3822
E-mail: imad@ckconstruction.com

DESIGNED BY:
Imad Potres

REVISIONS:

1-	SITE PLAN	12/30/25
2-		
3-		
4-		
5-		
6-		
7-		

PROPOSED AUTO REPAIR
32371 DEQUINDRE ROAD
MADISON HEIGHTS, MI 48071

SEAL / SIGNATURE

DATE

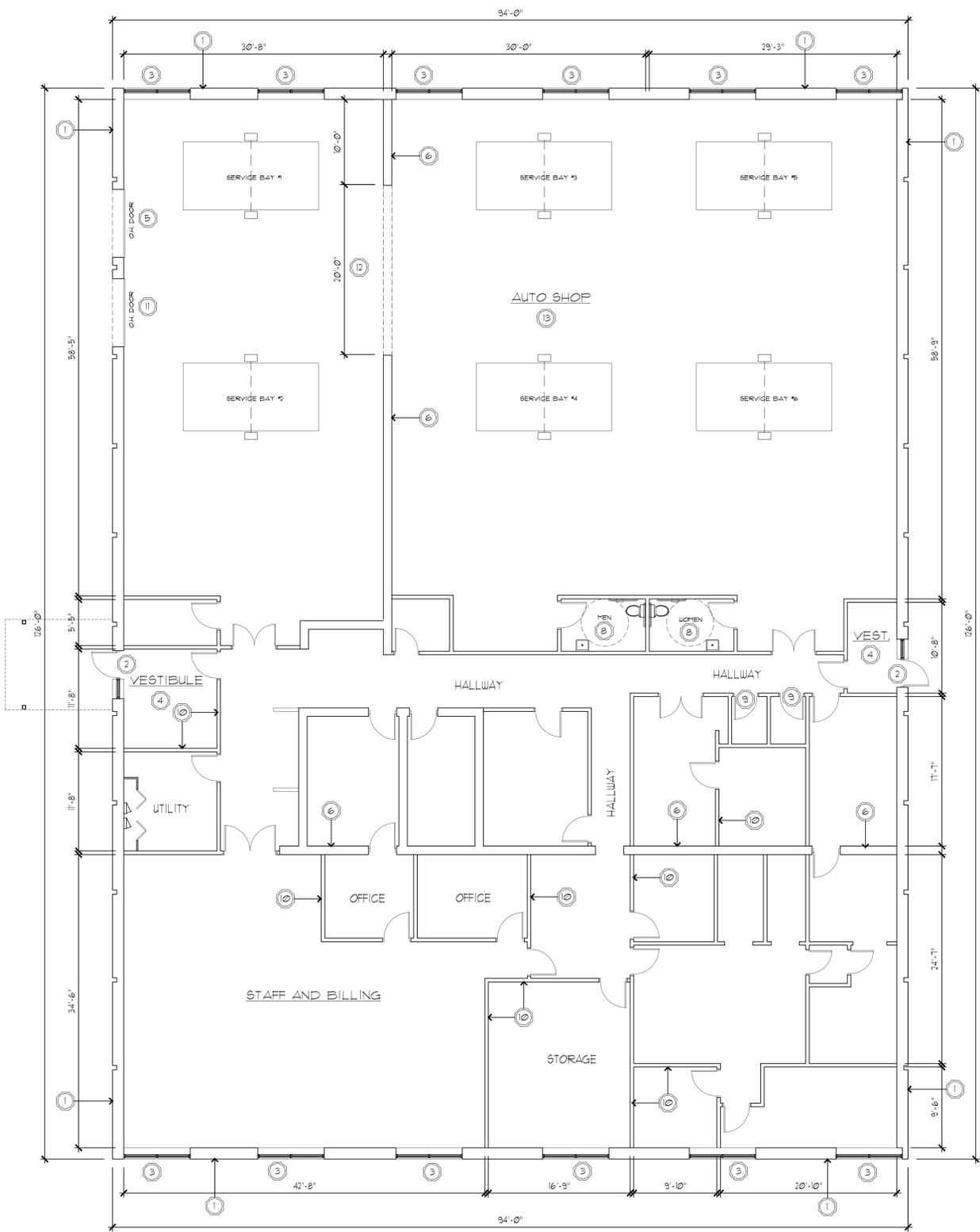
DRAWING TITLE:
PROPOSED FLOOR PLAN

PROJECT NO.: 025-12

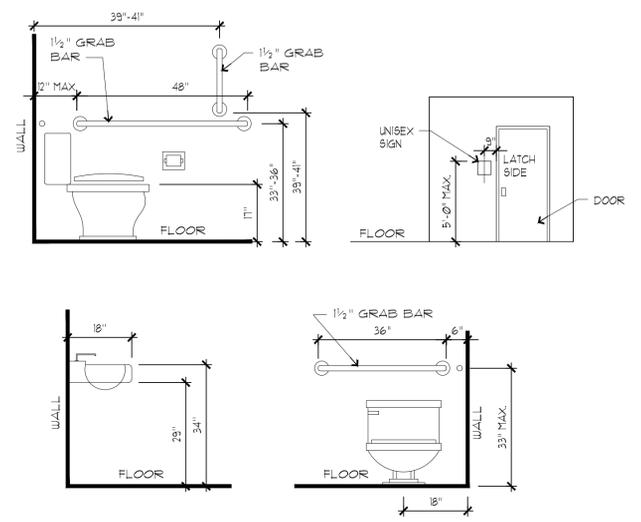
FILE NAME: AUTO REPAIR

DRAWN BY: IMAD
CHECKED BY: IMAD
DATE: 12/30/2025

SHEET NO:
A02



PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'



BARRIER FREE ELEVATIONS

SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
- ALL INTERIOR PARTITIONS, FINISHES AND FIXTURES IN THE STORE TO COMPLY WITH THE MICHIGAN CODE 2021.
 - EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS ARE NOT PERMITTED.
 - ALL REQUIRED EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. DIRECTION EXIT SIGNS SHALL BE REQUIRED WHERE THE PATH OF EGRESS IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. (MBC 4 IFC CHAPTER 10, MEANS OF EGRESS)
 - PROVIDE PORTABLE FIRE EXTINGUISHER PER IFC AND NFPA 10. TO BE COORDINATED WITH FIRE MARSHAL.
 - EMERGENCY LIGHTING SHALL BE PROVIDED FOR THE MEANS EGRESS IN ACCORDANCE WITH THE MBC 4 IFC CHAPTER 10, MEANS OF EGRESS.
 - ALL COMBUSTIBLE STORAGE AND ASSOCIATED FIRE PROTECTION SHALL BE IN ACCORDANCE WITH INTERNATIONAL FIRE CODE.
- FIRE PREVENTION NOTES**
- A KNOX BOX IS REQUIRED FOR EMERGENCY ACCESS TO THE BUILDING FOR FIRE AND MEDICAL EMERGENCIES. (IFC 508.1 KNOX BOX).
 - THE KNOX KEY SHALL BE LOCATED WITHIN TEN (10) FEET OF THE MAIN ENTRY DOOR OF THE BUILDING AND BETWEEN FIVE (5) AND SIX (6) FEET ABOVE THE FINISHED GRADE.
 - THE KNOX DECAL SHALL BE INSTALLED AT THE MAIN FRONT ENTRANCE OR AS REQUIRED BY THE FIRE CODE OFFICIAL.
 - ADDRESS NUMBERS: MUST HAVE APPROVED ADDRESS NUMBERS, PLACED IN POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUNDS AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES. (IFC 509.1 ADDRESS NUMBER).
 - BUILDING KEYS: THE BOX SHALL CONTAIN LABELED KEYS, INCLUDING BUT NOT LIMITED TO, KEYS FOR ACCESS INTO AND THROUGH THE PREMISES, KEYS TO ANY SECURED FIRE PROTECTION SYSTEM, AND ELEVATION KEYS.

- FLOOR PLAN REFERENCE NOTES:**
- EXISTING EXTERIOR WALL CONSTRUCTION; FACE BRICK ON CMU WALL TO REMAIN.
 - EXISTING GLASS ALUMINUM DOOR AND SIDE WINDOW IN ANODIZED ALUMINUM FRAME TO REMAIN.
 - EXISTING GLASS WINDOW IN ANODIZED ALUMINUM FRAME TO REMAIN.
 - EXISTING VESTIBULE TO REMAIN.
 - EXISTING OVERHEAD DOOR AND FRAME.
 - EXISTING DEMISING WALL; 1 HOUR RATED CMU WALL.
 - EXISTING DRYWALL CONSTRUCTION TO REMAIN.
 - NEW ADA RESTROOMS AND FIXTURES. INSTALL NEW 3"x1" WOOD DOOR AND FRAME. FOR ADA REQUIREMENTS, REFER TO BARRIER FREE ELEVATIONS, THIS SHEET.
 - EXISTING PRIVATE RESTROOMS TO REMAIN.
 - EXISTING DRYWALL CONSTRUCTION TO REMAIN.
 - INSTALL NEW 8' WIDE x 10' HIGH OVERHANG DOOR AND FRAME IN MASONRY WALL OPENING. PROVIDE STEEL BEAM LINTEL AS REQUIRED.
 - SAWCUT EXISTING LOAD BEARING MASONRY WALL FOR NEW SERVICE AREA OPENING AS INDICATED. PATCH AND REPAIR ADJACENT WALL AREA AS REQUIRED. PROVIDE STEEL BEAM LINTEL.
 - NEW AUTO REPAIR SERVICE BAYS AND HOSES PER OWNER.
 - COORDINATE WITH OWNER FOR ALL FURNITURE, MILLWORK AND EQUIPMENT.

Planning Commission Meeting
Madison Heights, Michigan
February 17, 2026

A Planning Commission Meeting was held on Tuesday, February 17, 2026 at 5:30 PM at Council Chambers - City Hall, 300 W. 13 Mile Rd.

CALL TO ORDER

Chair Champagne called the meeting of the Madison Heights Planning Commission to order at 5:30 p.m.

ROLL CALL

PRESENT

- Chair Josh Champagne
- Commissioner Sean Fleming
- Commissioner Ryan Fox
- Commissioner Eric Graettinger
- Commissioner Melissa Marsh
- Commissioner Clifford Oglesby
- Commissioner Matthew Olson

ABSENT

- Mayor Corey Haines
- Commissioner Grant Sylvester

EXCUSE ABSENT MEMBERS

PC 26-04. Excuse Absent Members

Motion by Commissioner Marsh, seconded by Commissioner Fox to excuse Mayor Corey Haines and Commissioner Sylvester.

Voting Yea: Chair Champagne, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Commissioner Oglesby, Commissioner Marsh, Commissioner Olson

Motion carries unanimously.

APPROVAL OF AGENDA

PC 26-05. Approval of Agenda.

Motion by Marsh, seconded by Graettinger to add an item to the agenda pertaining to amending the Bylaws under Planner Updates.

Voting Yea: Chair Champagne, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Commissioner Oglesby, Commissioner Marsh, Commissioner Olson

Motion carries unanimously.

APPROVAL OF MINUTES

PC 26-06. Minutes.

Motion to approve the Planning Commission meeting minutes of January 20, 2026, as printed.

Motion made by Commissioner Fox, Seconded by Commissioner Graettinger.
Voting Yea: Chair Champagne, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Commissioner Oglesby, Commissioner Marsh, Commissioner Olson

Motion carries unanimously.

PUBLIC HEARING: SPECIAL LAND USE REQUEST PSP #26-01 - 32371 DEQUINDRE ROAD - MINOR AUTO REPAIR AND SERVICE

Chair Champagne open the hearing up to the public for comment at 5:33 pm. Seeing no one wished to speak, the public comment was closed at 5:33 pm.

CED Director Giles Tucker summarized the special land use request from applicant Imad Potres on behalf of the property owner, Sergio Basmajian. Mr. Potres is seeking approval from the Planning Commission and ultimately City Council to operate a Minor Auto Repair and Service at 32371 Dequindre, which is zoned M-1 Light Industrial. The building has been vacant for a few years but was most recently occupied by engineering and industrial offices. Per the project plan, the applicant intends to repurpose the building and site into an automotive repair use with six (6) service bays. Proposed services include oil change, brakes, and engine repair, collectively classified as “Minor Auto Repair” in the Zoning Ordinance. Minor Auto Repair requires Special Land Use approval in the M-1 zoning district.

CED Director Tucker reviews the history of the property and use specific standards for Auto Repair and service facilities.

Discussion among the Commissioners was held regarding prior uses and adjacent properties. Commissioner Marsh clarified that this particular property was intended to be a marijuana dispensary but that has fallen through since November.

The Commission debated several other issues:

- Consistency with the 2024 Zoning Ordinance: Several commissioners noted that the 2024 zoning update intentionally made auto repair a "special land use" to prevent further "autocentric" development and encourage pedestrian-friendly uses. It is argued that approving another auto use would contradict the city's goal of diversifying business types.
- Environmental Sustainability: A major point of discussion was the bio-retention/bio-swale system within the parking lot and in the front yard. Commissioners emphasized that the proposed ornamental plants (like Ginkgo and Dwarf Birch) would not survive road salt exposure and summer droughts. Some would like to see a revised plan using native, tolerant species to ensure long-term storm water infiltration.

- Questions were asked about waste removal, with the applicant clarifying that containment systems would be provided within the building.
- Economic Viability and Market Saturation: Commissioner Fox raised concerns about an oversaturated market for auto repair and whether it is economically feasible. The applicant stated that he may pursue an auto dealership component in future.
- Questions were asked about the bumper blocks along the northern edge of the driveway. The applicant is not opposed to curbing this in the future but it is a cost issue.
- Questions were asked about shared parking arrangement with the gun range to the north. A recorded easement or shared parking agreement is not known at this time.
- Property History and Maintenance: The building had been vacant for several years, partly due to a previously encumbered marijuana license that was only resolved in late 2025.
- An occupied, maintained building was preferable to continued vacancy and blight. Occupying the site ensures the property is maintained and utilized, preventing structural degradation and blight that could result from continued vacancy.
- Regarding the suitability of the location, the site is situated in a predominantly industrial area (M1) that already contains similar successful auto-related uses and has no residential properties in the immediate vicinity.
- Discussion regarding the future re-use of building.

Property owner Sergio Basmajian was in attendance and clarified the recent history of the property. The building had offices and warehousing. Not much work is needed inside to adapt it to auto repair. The property has recently sat vacant. All proposed activity will take place within the building or in the parking lot behind it. Improvements will beautify the building/area. Additional conversation regarding bioswale improvements. Hours of operation will be within regulations.

PC 26-07 - special land use request PSP #26-01 - 32371 Dequindre road - minor auto repair and service

Motion by Marsh, seconded by Olson to deny the special land use request PSP #26-01 located at 32371 Dequindre road - minor auto repair and service because it is not in compliance with the master plan and future land use goals of the City, specifically citing the following sections of the ordinance:

Section 15.05.3 (D): Regarding compatibility with permitted principal uses and consistency with the intent of the zoning district.

Section 15.05.3 (F): Regarding the use being consistent with the intended purpose of the zoning district in which it is proposed.

Voting Yea: Commissioner Fleming, Commissioner Marsh

Voting Nay: Chair Champagne, Commissioner Fox, Commissioner Graettinger, Commissioner Oglesby, Commissioner Olson

Motion fails 2-5.

PC 26-08 - special land use request PSP #26-01 - 32371 Dequindre road - minor auto repair and service

Motion by Olson, Seconded by Oglesby, that, following the required public hearing, the Planning Commission hereby **recommends that city council approve** special land use Request number PSP 26-01 for a minor auto repair and service facility at 32371 Dequindre Road based upon the following findings of fact indicated by the provided Staff report :

1. The applicant requests Special Land Use approval for a Minor Auto Repair and Service facility at 32371 Dequindre Road as permitted by Section 3.17 of the Zoning Ordinance, *M-1 Light Industrial District*
2. The Planning Commission held a public hearing for PSP 26-01 at their February 17, 2026 meeting.
3. The proposed Minor Auto Repair and Service use is consistent with the special land use review standards and criteria set forth in Section 15.05.3. In particular:
 - a. The use is designed, located, and proposed to be operated in a way that protects the public health, safety and welfare.
 - b. The use will not involve activities that will be detrimental to adjacent industrial land uses.
 - c. The use is designed and located so that it is compatible with the principal uses permitted in the M-1, Light Industrial district.
 - d. The use is designed and located so that it is compatible with the Madison Heights Master Plan and the Industrial future land use designation.
4. With modifications required as conditions of approval, the use satisfies the use-specific standards for Major Auto Repair and Service facilities as contained in 7.03.2 of the Madison Heights Zoning Ordinance and is in general compliance with site design standards contained within the Zoning Ordinance.

APPROVAL IS GRANTED WITH THE FOLLOWING CONDITIONS:

1. The Major Site Plan, when submitted, shall be substantially consistent with the concept plan approved with this Special Land Use submittal. However, the site plan shall be modified, as needed, to denote the following:
 - a. Provide a site demolition plan, including locations of asphalt removal and replacement. Given the state of disrepair, complete milling and repaving and new stormwater quality structures may be required; and
 - b. Include details of new concrete curbs and gutters; and
 - c. Add the required concrete dumpster pad; and
 - d. Revise the landscape plan for the bio-retention area to include plant species tolerant of periodic inundation, road salt exposure and summer drought conditions so that the stormwater feature maintains long term infiltration performance subject to the approval of the City Planner and engineer.
2. Given the adjacent industrial land uses and minimal buffer widths, the minimum perimeter parking lot landscaping requirements of Section 11.06.3 may be reduced along the northern, western and southern property lines as part of Major Site Plan review.
3. The final site plan and use shall satisfy the use-specific standards for auto repair and service facilities contained in Section 7.03.2 and attached to the staff report. The use-specific operating conditions shall be listed on the final Certificate of Occupancy.

Voting Yea: Chair Champagne, Commissioner Fox, Commissioner Graettinger, Commissioner Oglesby, Commissioner Olson

Voting Nay: Commissioner Fleming, Commissioner Marsh

Motion carries 5-2.

MEETING OPEN TO THE PUBLIC FOR ITEMS NOT LISTED ON THE AGENDA

Chair Champagne opened up public comment for items not listed on the agenda at 7:01 pm. Seeing none, public comment was closed at 7:01 p.m.

MEMBER UPDATES

No member updates at this time.

PLANNER UPDATES

4. Master Plan Update – Planner Lonnerstater will be sending an email out soon to those members serving on the Master Plan Subcommittee.
5. Continuing Education – Zoning Practice
The Redevelopment Ready Community (RRC) program encourages Michigan municipalities to provide their boards and commissions with continuous opportunities for training and education. Planner Lonnerstater has shared a monthly publication put out by the American Planning Association (APA) with the Commissioners. Zoning Practice provides insights on current zoning issues and trends and provides guidelines and recommendations for municipalities to update their zoning codes.
6. Amendment to Planning Commission Bylaws - Discussion was held regarding changing the time of the Planning Commission meeting dates. This would require an amendment to the bylaws. Due to some conflicts among some current members, it was suggested to move the meetings from the 3rd Tuesdays of the month to the 3rd Mondays of the month.

PC 26-09 – Amendment to the Planning Commission bylaws

Motion by Commissioner Marsh, seconded by Commissioner Graettinger to amend the bylaws of the Planning Commission to reflect that “meetings shall be scheduled on the third Monday of each month.”

Voting Yea: Chair Champagne, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Commissioner Oglesby, Commissioner Marsh, Commissioner Olson

Motion carries unanimously.

ADJOURNMENT

Seeing no further comments, Chair Champagne adjourned the meeting at 7:10 pm.

Section 3.17 M-1 Light Industrial District

PREAMBLE		
<p>The M-1 Light Industrial District is designed so as to primarily accommodate wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affects in a detrimental way any of the surrounding districts.</p>		
REQUIRED CONDITIONS		
<p>Any use established in the M-1 District shall be operated so as to comply with the performance standards set forth hereinafter in Article 9</p>		
PERMITTED USES	SPECIAL LAND USES	ACCESSORY USES
<ul style="list-style-type: none"> • Artisan Manufacturing/Makerspace • Artist Studio • Auto Sales (New and Used) and Rental 7.03(3) • Banquet/Assembly/Meeting Halls (less than 75 persons) 7.03(5) • Bars and Taprooms • Business or Trade Schools • Contractor's Office 7.03(9) • Essential Public Utility Services • Financial Institutions • General Warehouse and Distribution • Government Office Building/Courthouse/Public Police and Fire Services • Incubator Kitchen or Catering Facility • Incubator Workspaces • Indoor Recreational Business 7.03(21) • Industrial Tool and Equipment Sales, Rental, Service, Storage and Distribution • Light Industrial, Assembly, Repair and Manufacturing • Medical Marihuana and Adult Use Marihuana Safety Compliance Facility 7.03(25) • Medical Marihuana Caregivers (Primary Caregiver Marihuana Grow Overlay District only) 7.03(24) • Microbreweries, Wineries and Distilleries • Post Office • Professional Office • Public Library, Museum, Art Center, Community Center • Public Parks • Religious Institutions, Private Clubs, and Lodges (less than 75 persons) 7.03(39) • Research, Development and Testing Facilities • Restaurant • Temporary Buildings and Uses 7.03(43) 	<ul style="list-style-type: none"> • Auto Repair and Service (Major) 7.03(2) • Auto Repair and Service (Minor) 7.03(2) • Auto Sales (New and Used) and Rental 7.03(3) • Commercial Kennels and Boarding Facilities 7.03(8) • Fleet Vehicle and Trucking Storage Yard. Commercial Storage of Boats, Trailers, Recreational Vehicles, or other Operable Vehicles or Equipment. • Home Improvement Centers and Garden Centers, Small and Mid-Format (up to 30,000 sq. ft.) and Large-Format (>30,000 sq. ft.) 7.03(17) • Indoor Shooting Range 7.03(22) • Lumber Yard 7.03(17) • Parking as a Principal Use 7.03(34) • Recycling Drop Off Centers • Self-Storage Facility 7.03(40) • Wholesale Sales/Retail 	<ul style="list-style-type: none"> • Accessory Buildings, Structures and Uses Section 8.03 • Firearm Retail Sales 7.03(13) • Outdoor Dining and Seating 7.03(31) • Outdoor Sales and Display 7.03(33)

The above list is a summary of Principal Permitted Uses, Special Land Uses, and Accessory Uses in the district. Uses provided with a section reference indicates uses that have specific use standards. Refer to [Article 2](#) for definitions of uses.

DIMENSION REGULATIONS			
Lot Standards		Minimum Setbacks	
Min. Lot Area (sq. ft.)	--	Front Yard (ft.)	50 ft.
Min. Lot Width (ft.)	--	Side Yard (one) (ft.)	20 ft. (A)
Max. Lot Coverage	--	Side Yard (total of 2) (ft.)	40 ft. (A)
Min. Floor Area/Unit	--	Street Sides (ft.)	50 ft.
Max. Building Height (ft.)	40 ft.	Rear Yard (ft.)	25 ft.
Max. Building Height (stories)			

Footnotes: Refer to [Section 4.02](#) wherever a footnote is referenced in parentheses after one of the design regulations.

Section 7.03 Use-Specific Standards

2. AUTO REPAIR AND SERVICE FACILITIES (MINOR AND MAJOR):

- A. **Residential Separation Buffer.** A twenty (20) foot buffer shall be provided between any portion of an auto repair/service facility (e.g., buildings, access drives, parking area) and the property line of a residentially-zoned or used parcel, screened and landscaped in accordance with **Section 11.04** (Transitional Landscaping).
- B. **Location of Repair and Servicing.** All repair and servicing operations shall be conducted entirely within an enclosed building. All equipment used in the servicing and repair of vehicles shall be located within an enclosed building.
- C. **Outside Storage Prohibited:**
 - 1. Outside storage or parking of disabled, wrecked, inoperable, or partially dismantled vehicles shall not be permitted with the exception of those areas specifically designated for said purpose on an approved site plan. Such areas shall be screened in accordance with **Section 8.03(6)** (Accessory Outdoor Storage).
 - 2. Outdoor storage of materials, such as tires, barrels, or other materials used or sold on the premises, shall not be permitted with the exception of those areas specifically designated for said purpose on an approved site plan. Such areas shall be screened in accordance with **Section 8.03(6)** (Accessory Outdoor Storage).
- D. **Hours of Operation.** No auto repair or maintenance services shall be performed before 7 a.m. or after 9 p.m.
- E. **Service Bays:**
 - 1. Service bays that are oriented toward a public street shall be screened from the right-of-way, at minimum, in accordance with perimeter parking lot screening standards, **Section 11.06.**
 - 2. Doors to repair service bays shall be closed when providing services to vehicles, except for conveyance into and out of the service bays.
- F. **Vehicular Access and Circulation:**
 - 1. Auto repair and service facilities, when located on a corner lot, shall provide vehicular entrances or exits (curb cuts) no less than thirty-five feet from the intersection of the property lines at the corner.
 - 2. A maximum of one (1) curb cut is permitted per street frontage. All curb openings shall not exceed thirty-five (35) feet in width at the property line.
 - 3. On corner lots, no driveway from a side street shall be less than ten (10) feet from rear property line as measured along the side street property line.
 - 4. A bypass lane shall be provided to allow vehicles a way to enter and exit the site without having to turn around on the site or travel through a repair or service bay.
 - 5. All maneuvering areas, stacking lanes, and exit driveways shall be located within the auto repair and service facility property.
- G. **Vehicles awaiting repair.** All vehicles awaiting repair or service shall be parked on site. No vehicles shall be parked on a public street, including those towed to the facility.

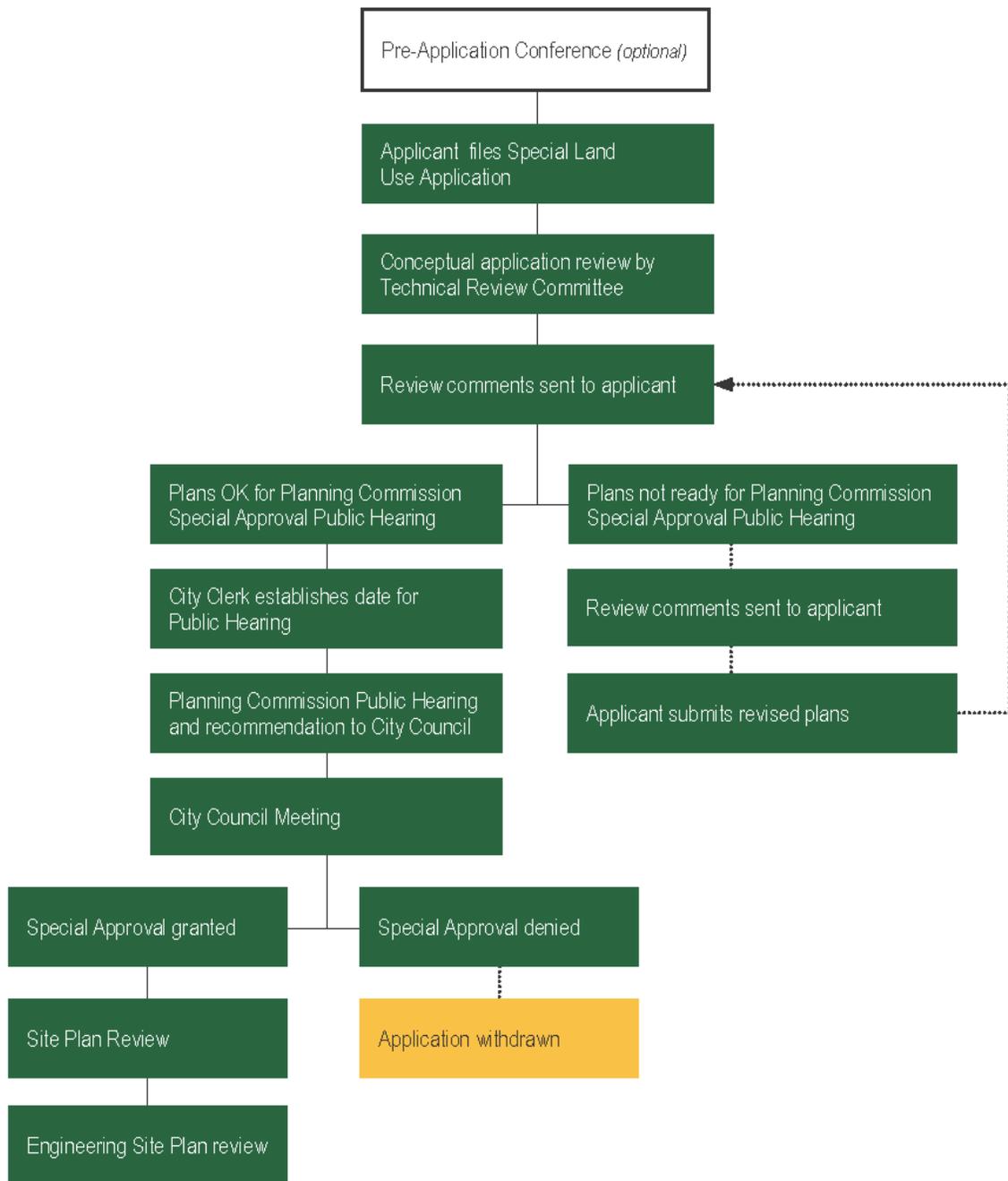
- E. The guarantee or portion thereof, shall be promptly released upon the inspection and approval of all improvements in compliance with the approved final site plan or conditional use permit and all applicable city standards and specifications. Portions of the guarantee may be released, in not more than three installments, provided:
- (1) The project or approved phase of a project has been completed for six months and the improvements for which the release is requested have been inspected and approved in accordance with the above standards, and the remaining balance is sufficient to cover the remaining improvements, including administrative and contingency expenses.
 - (2) The guarantee shall not be reduced below the minimum amount required above.
- F. **Types of Completion Guarantees.** The applicant may provide a guarantee in the form of a cash deposit, certified check, surety bond or letter of credit in a form acceptable to the city. Surety bonds and letters of credit shall be valid for a period of one year past the anticipated request for the last Certificate of Occupancy for the entire project and, if required, shall be renewed by the applicant not less than 30 days prior to expiration.

Section 15.05 Special Land Use Review

1. **Purpose.** The purpose of this section shall be to:
 - A. Require Special Land Use approval for certain uses in all zoning districts that are listed as Special Land Uses.
 - B. Establish review procedures for all Special Land Uses.
 - C. Establish review standards for all Special Land Uses.
 - D. Establish the Planning Commission as the advisory board and City Council as the final review and approval authority for Special Land Uses.
 - E. Establish authority to impose conditions upon Special Land Uses.
2. **Submission and Review Process.** All Special Land Uses in all zoning districts shall be reviewed in accordance with the following procedures:
 - A. Applicant may request a preliminary meeting with Community and Economic Development Department staff to discuss the proposal, design elements, ordinance requirements, etc. The applicant may further request a preliminary discussion at the Planning Commission for informal input. The city's comments during a pre-application conference shall be advisory in nature only.
 - B. Applicant submits application, fee, two (2) copies of the proposed conceptual site plan, and a digital version of the conceptual site plan, to the Community and Economic Development Department (site plan must be reduced to 11" x 17"). A separate site plan application is not required at the time of special land use review. A conceptual site plan shall include at a minimum:
 - (1) Location map showing the proposed site location, zoning classifications and major roads.
 - (2) Property identification number(s) and the dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties.
 - (3) Location of all existing and proposed structures, uses, number of stories, gross building area, required and proposed setback lines, and distances between structures on the subject property.
 - (4) The percentage of land area devoted to building, paved, and open space.
 - (5) All existing and proposed structures, roadways, drives, landscaping, trees, parking areas, and pedestrian paths.
 - (6) Number of parking spaces and location of loading areas and handicap parking spaces and access routes on the subject property.
 - (7) Location and height of all walls, fences, and landscaping, including a conceptual landscaping plan.
 - (8) Location and widths of all abutting streets, existing and proposed rights-of-way, easements, and pavement.

- (9) Type of existing and proposed surfacing of all drives, parking areas, loading areas and roads.
 - (10) All utilities located on or serving the site, including sizes of water and sewer lines, wells, proposed hydrants, and proposed fire suppression line into building. Proposed sanitary leads and sanitary sewers must also be shown, as applicable.
 - (11) Preliminary storm system layout and flow arrows demonstrating that storm flow connections and disposal methods are feasible.
 - (12) Existing and proposed ground contours at intervals of two feet, or spot elevations sufficient to review the proposed grading and drainage plan, as determined by the city's consulting engineer.
- C. The Planning and Zoning Administrator may waive particular submittal items, as listed above, upon a determination that such items are not necessary for making a determination on the requested Special Land Use.
 - D. The Technical Review Committee reviews the Special Land Use application for general conformance with Ordinance requirements and transmits review comments to the applicant for revision, if necessary. Applicant submits revised materials to Planning and Zoning Administrator, if necessary, for re-consideration by Technical Review Committee. Comments made by the Technical Review Committee shall be forwarded onto Planning Commission for consideration.
 - E. The Planning and Zoning Administrator notifies the City Clerk when Special Land Use applications are adequate for consideration by The Planning Commission. The Planning and Zoning Administrator and City Clerk establish a public hearing date and post/send public notices in accordance with [Section 15.01](#).
 - F. The Planning Commission shall hold a public hearing. Following the public hearing, the Planning Commission shall review the request and make a recommendation to the City Council in the form of a motion. The recommendation may be subject to certain conditions or changes being made.

If the Planning Commission requires additional information, the application may be postponed to a date certain until such information has been received.
 - G. Following the review and recommendation of the Planning Commission, the application shall be forwarded to the City Council at its next scheduled meeting. The City Council shall consider the request, along with the Planning Commission recommendation, and approve, approve with conditions, or deny the application for special use approval. If City Council requires additional information, the application may be postponed to a date certain until such information has been received.
 - H. Each action taken with reference to special land use approval shall be duly recorded in the minutes of the Planning Commission and City Council and shall state the grounds for the action taken upon each special use submitted for its approval.
 - I. Special land use approval shall be obtained from the City Council before issuance of a Certificate of Occupancy for any special land use, and prior to the submittal and approval of a site plan, engineering plan, and building permit, if required.
 - J. The Planning and Zoning Administrator, in coordination with the City Clerk, sends the applicant a Notice of Action and a copy of the City Council minutes from the meeting in which the case was acted upon. If Site Plan approval is required for the project, the applicant may apply for Site Plan review in accordance with [Section 15.04](#)



3. **Review Standards and Criteria.** In approving a special land use, the Planning Commission and City Council shall make a finding that the proposed Special Land Use is in compliance with all of the following standards:
- A. The use is so designed, located and proposed to be operated in a way that protects the public health, safety and welfare.
 - B. The use is designed in a way that considers the natural environment and helps conserve natural resources and energy.
 - C. The special land use will not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
 - D. The use shall be designed and located so that it is compatible with the surrounding properties, neighborhood, and vicinity. At a minimum, this shall include:
 - (1) Location of use(s) on site;
 - (2) Height of all improvements and structures;
 - (3) Adjacent conforming land uses;
 - (4) Conformance with the Master Plan and future land use map for the area as adopted by the planning commission; and
 - (5) Compatibility with the permitted principal uses allowed in the zoning district where the Special Land Use is requested, and consistency with the intent of the zoning district.
 - E. Ingress/egress to the use shall be controlled to assure maximum vehicular, pedestrian and non-motorized safety, convenience and minimum traffic impact on adjacent roads, drives and uses including, but not limited to:
 - (1) Reduction in the number of ingress/egress points through elimination, minimization and/or consolidation of drives and/or curb cuts;
 - (2) Proximity and relation to intersections, specifically with regard to distance from drive(s) to intersection(s);
 - (3) Reduction/elimination of pedestrian/vehicular traffic conflicts;
 - (4) Adequacy of sight distances;
 - (5) Location and access of off-street parking;
 - (6) Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.
 - F. The use is consistent with the intent and purpose of the zoning district in which it is proposed.
 - G. In granting Special Land Use approval, City Council may impose conditions that it deems necessary to fulfill the spirit and purpose of this Ordinance. The conditions may include those necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.
4. **General Stipulations.**
- A. The breach of any condition, safeguard or requirement, and the failure to correct such breach within 30 days after an order to correct is issued by the city shall be reason for immediate revocation of the Special Land Use Approval. Conditions and requirements stated as a part of special use permit authorizations shall be continuing obligations of the holders of such permits and are binding upon their heirs and assigns and upon any persons taking title to the affected property while such special use permit is in effect.
 - B. The discontinuance of a special land use after a specified time may be a condition to the issuance of the permit. Renewal of a special land use permit may be granted after a review and determination by the city council that

continuing private need and public benefit will be served by such renewal. Renewal applications shall be in accord with standards and requirements in effect at the time that the renewal is requested.

- C. Application for Special Land Use Approval shall be made with the full consent of all persons having an ownership interest in the land on which the Special Land Use is requested. All persons having ownership interest in the property shall sign the application prior to its acceptance by the city.
 - D. Special Land Use Approval is valid for a period of one year. When required, site plan approval and commencement of construction of approved improvements must occur within one year of the city council's Special Land Use Approval or the Special Land Use Approval shall be automatically null and void. The City Council may grant an extension for good cause for a period not to exceed six months from the date of expiration of the original approval provided for extension is made during the period of effectiveness.
 - E. When an established use approved under the special land use approval procedure ceases to function or is abandoned for a period of six months, the special use approval shall lapse and shall no longer be in effect.
 - F. The record of the city council shall be the approved minutes for Special Land Use cases. Said record shall be made available to the applicant whether the Special Land Use Approval request is approved, approved with conditions, or denied and shall constitute notice of the city council's decision regarding the Special Land Use Approval request.
 - G. The Planning Commission shall give notice of the time and place of the required public hearing as required by state law.
 - H. All construction, improvement or use of a parcel or parcels of land shall be in complete accord with the Special Land Use Approval, any conditions imposed by the city council and the approved site plan.
 - I. A special land use permit may be terminated by subsequent rezoning of the affected site as a part of an appropriate zoning district, subject to any vested nonconforming use rights. Such termination may be initiated only after determination by the city council that the development status of the site is in accordance with requirements of the zoning district in which it is to be placed. There shall be no waiver of standards or procedures, including publication, hearings, planning commission and city council action, in regard to the rezoning of a site which is occupied or used under a special use permit.
 - J. No reapplication, reconsideration and/or rehearing for a special use permit which has been denied by the city council shall be resubmitted until the expiration of one year from the date of such denial, except on grounds of newly discovered evidence or proof of materially changed conditions, sufficient to justify reconsideration by the city council. Each reapplication will be treated as a new application.
 - K. Appeals: No decision or condition related to a special land use application shall be appealed to the Zoning Board of Appeals. An appeal of a special land use decision or condition may be taken to Circuit Court.
5. **Amendments, Expansions or Change of Special Land Use.** The following provisions apply when there is an amendment or a proposed expansion to an approved special land use, an amendment or proposed modification to a condition previously applied to a special land use, or when there is a proposed change from one special land use to another.
- A. **Amendments.** Any applicant who has been granted special land use approval shall notify the Planning and Zoning Administrator of any proposed amendment to the approved Special Land Use. The Planning and Zoning Administrator shall determine whether a proposed amendment requires new special land use approval. New special land use approval may be required when such amendment is a departure from the operation or use described in the approved application or causes external impacts such as additional traffic, hours of operation, noise, additional outdoor storage, or display. Any alteration of previously approved conditions pertaining to a special land use approval shall require resubmittal and new Special Land Use consideration by Planning Commission and City Council in the manner described in this Section.
 - B. **Expansions.** An expansion of any use requiring a special use approval that results in an increase of 10% or more of the building, parking, paved areas, or site area shall require resubmittal and new Special Land Use consideration in the manner described in this Section.
 - C. **Change in Use.** The applicant shall be responsible for informing the Planning and Zoning Administrator of any significant change in an approved special land use, operations, or activities prior to any such change. The Planning and Zoning Administrator shall determine if a new special land use approval is required. A significant change shall

mean any departure from the operation or use described in the approved application or any change that may cause external impacts such as additional traffic, hours of operation, noise, additional outdoor storage, or display.

Section 15.06 Variances and Appeals

1. **Administrative Appeals.** The Zoning Board of Appeals shall have the power to hear and decide appeals where it is alleged by the applicant that there is an error in any order, requirement, permit, decision, or interpretation made by the Planning and Zoning Administrator, zoning enforcement officer, or any other administrative official, board or commission in carrying out or enforcing any provision of this Ordinance, except where this Ordinance prohibits Zoning Board of Appeal Action (e.g. direct appeal to Circuit Court).
 - A. An appeal to the Zoning Board of Appeals based in whole or in part on the provisions of this Ordinance may be taken by any person, firm or corporation aggrieved or by any governmental officer, department, board or bureau affected by the decision of the building inspector aggrieved by the decision, order, requirement, or determination made by the Planning and Zoning Administrator, Technical Review Committee, Planning Commission, zoning enforcement officer, or other administrative official or board or commission tasked with administering or enforcing the provisions of this Ordinance. Such appeal shall be taken by filing a notice of appeal with the Planning and Zoning Administrator on appropriate forms provided by the Community and Economic Development Department. The Planning and Zoning Administrator shall transmit all papers constituting the records of such appeal to the board. The board may require the applicant to furnish such surveys, plans or other information as may be required for the proper consideration of the matter. Upon a hearing before the board, any person or party may appear in person, or by agent, or by attorney.
 - B. **Time for Appeal.** An appeal shall be filed to the Planning and Zoning Administrator within thirty (30) days from the date listed on the Notice of Action referring to the order, requirement, decision, or determination which is the subject of the appeal.
 - C. The Zoning Board of Appeals shall fix a reasonable time for the hearing of the appeal and give due notice thereof to in accordance with the procedures set forth in the Michigan Zoning Enabling Act, PA 110 of 2006 (as amended) and [Section 15.01](#).
 - D. The board may reverse or affirm wholly or partly or may modify the order, requirement, decision or determination as, in its opinion, ought to be made in the premises and, to that end, shall have all the powers of the officer from whom the appeal is taken. The concurring decision of a majority of the members of the board shall be necessary to reverse an order, requirement, decision or determination of an administrative officer or body, or to decide in favor of the applicant a matter upon which they are required to pass under an ordinance, or to effect a variation in an ordinance. An appeal shall stay all proceedings in furtherance of the action appealed from unless the building inspector certifies to the Zoning Board of appeals after notice of appeal shall have been filed with him that by reason of facts stated in the certificates a stay would cause imminent peril to life and property, in which case the proceedings shall not be stayed otherwise than by a restraining order which shall be granted by the Zoning Board of Appeals or by the Circuit Court on application, on notice of the building inspector and on due cause shown.
2. **Variances.** The ZBA shall have the power to authorize, upon application, specific variances from such dimensional requirements as lot area and width regulations, building height and square foot regulations, yard width and depth regulations; such requirements as off-street parking and loading space, requirements, sign regulations and other similar requirements as specified in the Ordinance, provided such modifications will not be inconsistent with the purpose and intent of such requirements. In granting a variance, the Zoning Board of Appeals shall make findings that a "practical difficulty" has been shown by the applicant by finding that all of the following requirements have been met by the applicant's petition:
 - A. That strict compliance with area, setbacks, frontage, height, bulk, or density would unreasonably prevent the owner from using the property for a permitted purpose, and would thereby render the conformity unnecessarily burdensome for other than financial reasons; and
 - B. That a variance will provide and preserve a substantial property right similar to that possessed by other properties within the same zoning district and in the neighboring area, provided that possible increased financial return shall not of itself be deemed sufficient to warrant a variance; and

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission for the City of Madison Heights will hold a public hearing on **Tuesday, February 17th, 2026 at 5:30 p.m. in the City Council Chambers of the Municipal Building at 300 W. 13 Mile Road, Madison Heights, Michigan 48071** to consider the following **Special Land Use** requests:

Item 5.

Case # PSP 26-01 – 32371 Dequindre

The applicant, Imad Potres on behalf of the property owner, ZAYD Holdings, LLC, requests Special Land Use approval per the procedures set forth in Section 15.05 of the Madison Heights Zoning Ordinance to operate a Minor Auto Repair and Service business at 32371 Dequindre Road (PIN 44-25-01-226-021). The property is 1.4 acres in size and is zoned M-1, Light Industrial.

The application and any supporting documents can be viewed during regular business hours at the Community & Economic Development Department. In addition, the agenda item can be viewed online at www.madison-heights.org in the Agenda Center after 4:00 p.m. on Friday before the meeting.

If you are unable to attend the meeting, you can send your comments via email to: MattLonnerstater@madison-heights.org and your comment will be read into the record at the meeting. Written comments may also be mailed prior to the meeting to 300 West Thirteen Mile Road, Madison Heights, Michigan, 48071. All comments will be heard at the meeting.

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MADISON HEIGHTS COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT (248) 583-0831



AGENDA ITEM SUMMARY FORM

MEETING DATE: 03/09/26

PREPARED BY: Melissa Marsh, City Manager

AGENDA ITEM CONTENT: Water and Sewer Rates FY 2027

AGENDA ITEM SECTION: Reports

BUDGETED AMOUNT: \$

FUNDS REQUESTED: \$

FUND: 592- Water and Sewer Rate

EXECUTIVE SUMMARY:

Staff proposes bringing the water and sewer rate adjustment to City Council in early March rather than with the May budget adoption. This schedule allows staff time to provide advanced notice to all customers prior to implementation. The new rates would take effect for bills issued on or after July 1, 2026, which cover utilization from April–June for residential customers and mid-May–mid-June usage for commercial customers. The proposed FY 2027 Water and Sewer Fund budget totals \$15.4 million.

Rates to support this budget are \$5.01 for Water (5.7% increase) and \$7.29 for Wastewater (4.74% increase) for bills processed on or after July 1, 2026.

RECOMMENDATION:

Staff recommends that City Council approve a resolution to adopt water and wastewater rates effective for bills processed on or after July 1, 2026 for \$5.01 per unit of water and \$7.29 per unit of wastewater.

**RESOLUTION
AMENDMENT TO WATER AND SEWER CHARGE SCHEDULE**

WHEREAS, the City of Madison Heights has adopted a City Code containing a building code, housing code, and other provisions to protect the public health, safety and welfare: and

WHEREAS, it is provided in said Code that the City Council, by resolution, shall establish reasonable fees to be charged by the City for acts and services performed there under; and

WHEREAS, in accordance with Section 13.3 of the Charter of Madison Heights, the City Council shall have the power to fix from time to time such just and reasonable rates and other charges as may be deemed advisable for supplying public utility services; and

WHEREAS, in accordance with Section 29-48 of the Charter of Madison Heights, the rates to be charged consumer shall be established by council resolution.

NOW, THEREFORE, BE IT RESOLVED that the said schedule of fees be, and hereby are, determined and established for bills processed on or after July 1, 2026:

WATER AND SEWER RATES (per 1,000 cubic feet)

	FY 2026 Actual	FY 2027 Proposed	Change from FY 2026 to FY 2027	Percentage Increase
Water	\$4.74	\$5.01	\$0.27	5.70%
Wastewater	\$6.96	\$7.29	\$0.33	4.74%

To: Honorable Mayor and City Council

From: Melissa R. Marsh, City Manager

Date: February 26, 2026

Re: FY 2027 Water and Sewer Budget and Proposed Rate Adjustment

Reliable drinking water delivery and effective wastewater treatment are core public health services and among the most infrastructure intensive responsibilities of local government. The City's utility system must consistently meet regulatory standards, maintain system integrity, and ensure dependable service availability. While rate increases are never desirable, the proposed adjustment is necessary to preserve the long-term financial and operational sustainability of the system.

FY 2027 Water and Sewer Budget Overview

Staff proposes bringing the water and sewer rate adjustment to City Council in early March rather than with the May budget adoption. This schedule allows staff time to provide advanced notice to all customers prior to implementation. The new rates would take effect for bills issued on or after July 1, 2026, which cover utilization from April–June for residential customers and mid-May–mid-June usage for commercial customers.

The proposed FY 2027 Water and Sewer Fund budget totals \$15,361,947, which is \$132,029 lower than the amended FY 2026 budget of \$15,493,976. When reviewing historical actuals in the attached proposed budget, it is important to note accounting for the Water and Sewer differs from other governmental operations. Capital purchases are capitalized and depreciated over their useful life rather than expensed in the year of purchase, meaning actual expenditures appear lower in purchase years than budgeted amounts. This results in the lower amounts shown in the actual column for FY 2024 and 2025 than what was actually expended.

The City of Madison Heights relies on the Great Lakes Water authority (GLWA) and Oakland County Drain Commission for Water services and Wastewater treatment. Both of these entities are passing on rates increases to the City as described below. It is important to note that City Council did pass a resolution opposing these rate increase and that it has been forwarded to these vendors as well as our State Representatives.

The Water and Sewer budget detail is attached for your review. This budget is built on the rate increases discussed below as well as a planned use of fund balance of \$162,187. Our fund balance is currently estimated to be approximately \$5.5 million at the end of the current fiscal year with a minimum fund balance level of \$2.8 million. We have intentionally built a fund balance in order to provide the ability to complete watermain replacements in conjunction with our road improvement projects and future sewer separations. Other key components of this budget include:

Water wholesale costs increasing 5.8% (approximately \$3.0 million)

Sewage and stormwater disposal/treatment increasing 4.26% (approximately \$5.4 million)

Capital reinvestment – \$2.9 million total:

- Water main replacement associated with R-3 neighborhood road improvements: \$1,223,000
- Stand-alone water main replacements: \$820,000
- Vehicles and equipment: \$265,000
- Building improvements: \$150,000
- Utility Billing Software Conversion w/training: \$114,769

These investments address aging infrastructure, regulatory compliance, and operational reliability. Deferring replacement increases failure risk, emergency repair costs, and service disruption.

Proposed rates

	FY 2026 Actual	FY 2027 Proposed	Change from FY 2026 to 2027	Percentage Increase
Water	\$4.74	\$5.01	\$0.27	5.70%
Wastewater	\$6.96	\$7.29	\$0.33	4.74%
Average bill (12 units for residential customer)	\$140.40	\$148.68	\$8.28	5.128%

Even with the proposed adjustment, the City remains among the lowest water rate providers in the region and statewide comparison communities. We have attached a rate comparison for those communities that responded to the Water and Sewer rate survey. It is important to note that the rates shown are the FY 2027 rates for Madison Heights and the FY 2026 rates for all other communities. It is anticipated that other communities are going to increase their rates by a minimum of 5%.

Conclusion

The recommended rate adjustment aligns revenue with unavoidable wholesale cost increases and necessary infrastructure reinvestment. Without this action, the City would risk declining system reliability, higher emergency repair costs, and long-term financial imbalance. The proposal maintains affordability while ensuring continued delivery of safe drinking water and dependable wastewater treatment services.

Staff recommend Council consideration of the FY 2027 Water and Sewer Budget and associated rate adjustment in early March to allow timely public notification and responsible system stewardship.

Attachments:

- Water and Sewer Budget Proposal
- Water and Sewer Rate Survey comparisons
- Water and Sewer Capital Outlay Listing
- Water and Sewer 5-year projection rate analysis
- GLWA Memo – Proposed FY 2027 Charges Foundational Considerations

Fund: 592 WATER AND SEWER FUND

Item 6.

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2025-26 DEPT REQ BUDGET
ESTIMATED REVENUES						
Dept 010 - WATER SALES						
UNK REV						
592-010-626-6111	SERVICE CHARGES	39,313	37,541	50,000	21,226	45,000
592-010-629-6112	TAPPING AND INSTALLATION	158,321	9,650	2,750	2,700	2,750
592-010-629-6113	WATER AND TRANSMISSION MAINS	576	648	1,008	216	1,008
592-010-632-6120	PENALTIES	276,928	316,008	251,784	187,782	282,847
592-010-633-6114	MISCELLANEOUS SERVICE CHARGES	3,500	2,100	1,500	0	1,500
592-010-642-6430 *	RESIDENTIAL WATER SALES	2,567,389	2,631,338	2,416,871	1,669,031	2,598,221
592-010-642-6440	COMMERCIAL WATER SALES	2,773,839	2,984,143	2,983,745	1,916,717	3,199,987
592-010-642-6480	METER SALES	273,106	21,175	5,000	4,860	5,000
592-010-642-6490	DETROIT METER CHARGES	234,473	241,880	226,123	147,038	243,733
UNK_REV		6,327,445	6,244,483	5,938,781	3,949,570	6,380,046
Totals for dept 010 - WATER SALES		6,327,445	6,244,483	5,938,781	3,949,570	6,380,046
Dept 011 - PROPERTY TAXES						
UNK REV						
592-011-402-4041	TAXES REAL CHAPTER 20 DRAIN DEBT	770,895	208,976	0	0	0
592-011-410-4173	TAXES PERSONAL CHAPTER 20 DRAIN D	68,453	16,877	0	0	0
UNK_REV		839,348	225,853	0	0	0
Totals for dept 011 - PROPERTY TAXES		839,348	225,853	0	0	0
Dept 020 - SEWAGE DISPOSAL						
UNK REV						
592-020-630-6115	SEWAGE DISPOSAL CHARGES	7,898,436	8,238,521	7,929,961	5,268,323	8,436,914
592-020-630-6117	SEWER TAP FEES	9,805	10,488	5,500	1,866	5,500
592-020-631-6118	STORMWATER CHARGES	(313)	0	0	0	0
UNK_REV		7,907,928	8,249,009	7,935,461	5,270,189	8,442,414
Totals for dept 020 - SEWAGE DISPOSAL		7,907,928	8,249,009	7,935,461	5,270,189	8,442,414
Dept 023 - STATE SHARED REVENUES						
UNK REV						
592-023-569-5688	STATE GRANTS OTHER	0	3,215	0	0	0
UNK_REV		0	3,215	0	0	0
Totals for dept 023 - STATE SHARED REVENUES		0	3,215	0	0	0
Dept 030 - CHARGES FOR SERVICES						
UNK REV						
592-030-651-6285	RV LOT FEES	47,207	54,054	45,000	18,938	55,000
UNK_REV		47,207	54,054	45,000	18,938	55,000
Totals for dept 030 - CHARGES FOR SERVICES		47,207	54,054	45,000	18,938	55,000
Dept 044 - MISCELLANEOUS REVENUE						
UNK REV						
592-044-675-0001	INSURANCE DISTRIBUTIONS	96,000	57,715	98,800	0	98,800
592-044-680-6701	MISCELLANEOUS REVENUE	7,173	20,178	15,000	4,112	15,000
UNK_REV		103,173	77,893	113,800	4,112	113,800
FINANCE						
592-044-665-5000	INTEREST EARNED	81,980	134,768	50,000	62,119	65,000
FINANCE		81,980	134,768	50,000	62,119	65,000

Fund: 592 WATER AND SEWER FUND

Item 6.

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2025-26 DEPT REQ BUDGET
ESTIMATED REVENUES						
Dept 044 - MISCELLANEOUS REVENUE						
Totals for dept 044 - MISCELLANEOUS REVENUE		185,153	212,661	163,800	66,231	178,800
Dept 046 - SALE OF FIXED ASSETS						
UNK REV						
592-046-669-6731	LOSS ON SALE OF FIXED ASSETS	(10,362)	0	0	0	0
592-046-673-0000	SALE OF FIXED ASSETS	15,486	0	12,000	0	28,500
592-046-673-5008	FIXED ASSET CLEARING ACCOUNT	5,237	0	0	0	0
UNK_REV		10,361	0	12,000	0	28,500
Totals for dept 046 - SALE OF FIXED ASSETS		10,361	0	12,000	0	28,500
Dept 047 - DEPARTMENT CHARGES						
UNK REV						
592-047-626-6950	GENERAL FUND-DEPARTMENTAL CHG	91,871	106,811	85,000	43,475	85,000
592-047-626-6951	MAJOR STREETS DEPT CHARGES	12,580	7,128	20,000	7,882	20,000
592-047-626-6952	LOCAL STREETS DEPT CHARGES	19,835	2,565	10,000	2,004	10,000
UNK_REV		124,286	116,504	115,000	53,361	115,000
Totals for dept 047 - DEPARTMENT CHARGES		124,286	116,504	115,000	53,361	115,000
Dept 053 - PRIOR YEARS FUND BALANCE						
UNK REV						
592-053-692-6970	USE OF FUND BALANCE	0	0	1,283,934	0	162,187
UNK_REV		0	0	1,283,934	0	162,187
Totals for dept 053 - PRIOR YEARS FUND BALANCE		0	0	1,283,934	0	162,187
TOTAL ESTIMATED REVENUES		15,441,728	15,105,779	15,493,976	9,358,289	15,361,947
APPROPRIATIONS						
Dept 527 - SEWAGE DISPOSAL						
OTHER SERVICES AND CHARGES						
592-527-838-0000	SEWAGE DISPOSAL CHARGES	2,579,980	2,577,696	2,799,283	1,733,124	3,097,638
592-527-838-1000	STORMWATER CHARGES	2,039,953	1,972,348	2,213,736	1,288,327	2,302,647
OTHER SERVICES AND CHARGES		4,619,933	4,550,044	5,013,019	3,021,451	5,400,285
Totals for dept 527 - SEWAGE DISPOSAL		4,619,933	4,550,044	5,013,019	3,021,451	5,400,285
Dept 550 - WATER & SEWER - WATER						
SUPPLIES						
592-550-770-0000	WATER PURCHASED	2,415,128	2,405,717	2,841,303	1,320,033	2,793,189
592-550-771-0000	METER COSTS	214,438	240,007	243,733	146,654	253,827
SUPPLIES		2,629,566	2,645,724	3,085,036	1,466,687	3,047,016
Totals for dept 550 - WATER & SEWER - WATER		2,629,566	2,645,724	3,085,036	1,466,687	3,047,016
Dept 551 - WATER SYSTEM MAINTENANCE						
OTHER SERVICES AND CHARGES						
592-551-818-0000 *	CONTRACTUAL SERVICES	282,419	277,137	249,800	428,009	270,000
592-551-943-0000	EQUIPMENT RENTAL	1,971	20	0	1,162	3,174
592-551-944-0000	MOTOR POOL CHARGES	69,076	73,833	52,046	42,289	81,899
592-551-944-1000	DEPT OF PUBLIC SERVICES CHARGES	492,399	582,113	516,274	348,220	525,394
OTHER SERVICES AND CHARGES		845,865	933,103	818,120	819,680	880,467

Fund: 592 WATER AND SEWER FUND

Item 6.

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2025-26 DEPT REQ BUDGET
APPROPRIATIONS						
Dept 551 - WATER SYSTEM MAINTENANCE						
SUPPLIES						
592-551-758-0000	OPERATING SUPPLIES-INVENTORY	(18,006)	(15,008)	0	0	0
592-551-766-0000	TOOLS AND SUPPLIES	27,255	56,463	50,000	51,492	55,000
592-551-767-1000	HYDRANT PARTS	7,861	5,257	7,500	1,798	7,500
592-551-771-0000	METER COSTS	39,155	12,661	20,000	382	20,000
592-551-782-0000	ROAD MAINTENANCE	1,958	990	0	0	0
592-551-782-1000	REPAIR & RESTORATION MATERIALS	10,496	11,140	17,500	39,784	17,500
	SUPPLIES	68,719	71,503	95,000	93,456	100,000
PERSONNEL SERVICE						
592-551-706-0000	WAGES-FULL-TIME	(31,580)	1,776	0	0	0
592-551-710-0000	FRINGE BENEFITS	(2,416)	135	0	0	0
592-551-710-0002	HOSPITALIZATION - ACTIVE	(998)	2,750	0	0	0
592-551-710-0010	MERS PENSION	56,822	390,220	0	0	0
	PERSONNEL SERVICE	21,828	394,881	0	0	0
UNK_EXP						
592-551-710-0015	OPEB EXPENSE - W&S	(513,318)	(918,888)	0	0	0
	UNK_EXP	(513,318)	(918,888)	0	0	0
Totals for dept 551 - WATER SYSTEM MAINTENANCE		423,094	480,599	913,120	913,136	980,467
Dept 552 - WATER TAPPING & INSTALLATION						
OTHER SERVICES AND CHARGES						
592-552-818-0000 *	CONTRACTUAL SERVICES	18,405	17,562	30,000	5,900	20,000
	OTHER SERVICES AND CHARGES	18,405	17,562	30,000	5,900	20,000
SUPPLIES						
592-552-758-0000	OPERATING SUPPLIES-INVENTORY	(16,308)	3,453	0	0	0
592-552-766-0000	TOOLS AND SUPPLIES	13,556	11,962	10,000	2,834	10,000
592-552-767-1000	HYDRANT PARTS	14,831	782	10,000	9,755	10,000
	SUPPLIES	12,079	16,197	20,000	12,589	20,000
Totals for dept 552 - WATER TAPPING & INSTALLATION		30,484	33,759	50,000	18,489	40,000
Dept 554 - WATER DEPRECIATION						
OTHER SERVICES AND CHARGES						
592-554-968-9480	DEPRECIATION-WATER SYSTEM	449,164	448,952	0	448,952	0
592-554-968-9490	DEPRECIATION-METER INSTALLED	270,609	269,923	0	269,923	0
592-554-968-9500	DEPRECIATION-SERV CONNECTIONS	9,872	37,688	0	70,865	0
	OTHER SERVICES AND CHARGES	729,645	756,563	0	789,740	0
Totals for dept 554 - WATER DEPRECIATION		729,645	756,563	0	789,740	0
Dept 560 - SEWER SYSTEM MAINTENANCE						
OTHER SERVICES AND CHARGES						
592-560-818-0000 *	CONTRACTUAL SERVICES	78,215	38,014	70,000	14,411	70,000
592-560-943-0000	EQUIPMENT RENTAL	795	113	0	474	0
592-560-944-0000	MOTOR POOL CHARGES	58,961	63,021	44,424	16,935	45,952
592-560-944-1000	DEPT OF PUBLIC SERVICES CHARGES	492,399	582,113	516,274	348,220	525,394
	OTHER SERVICES AND CHARGES	630,370	683,261	630,698	380,040	641,346
SUPPLIES						
592-560-766-0000	TOOLS AND SUPPLIES	20,927	17,752	20,000	2,456	20,000
592-560-782-1000	REPAIR & RESTORATION MATERIALS	7,395	9,506	7,500	2,713	7,500

Fund: 592 WATER AND SEWER FUND

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GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2025-26 DEPT REQ BUDGET
APPROPRIATIONS						
Dept 560 - SEWER SYSTEM MAINTENANCE						
SUPPLIES						
	SUPPLIES	28,322	27,258	27,500	5,169	27,500
PERSONNEL SERVICE						
592-560-706-0000	WAGES-FULL-TIME	(10,907)	5,806	0	0	0
592-560-710-0000	FRINGE BENEFITS	(901)	444	0	0	0
592-560-710-0001	FICA/MEDICARE	59	0	0	0	0
592-560-710-0002	HOSPITALIZATION - ACTIVE	352	0	0	0	0
592-560-710-0004	DENTAL	17	0	0	0	0
592-560-710-0005	LIFE INSURANCE	7	0	0	0	0
592-560-710-0006	OPTICAL	2	0	0	0	0
592-560-710-0007	DISABILITY	7	0	0	0	0
592-560-710-0010	MERS PENSION	56,891	390,220	0	0	0
592-560-710-0050	RETIREE HEALTH CARE CONTRIBUTION	26	0	0	0	0
	PERSONNEL SERVICE	45,553	396,470	0	0	0
Totals for dept 560 - SEWER SYSTEM MAINTENANCE		704,245	1,106,989	658,198	385,209	668,846
Dept 561 - SEWER DEPRECIATION						
OTHER SERVICES AND CHARGES						
592-561-968-9520	DEPREC-SEWAGE DISP SYST	478,483	478,483	0	478,483	0
592-561-968-9530	DEPREC-TRUCKS, MACHINERY,EQUIP	122,420	98,639	0	89,963	0
592-561-968-9540	DEPREC-FURNITURE AND EQUIP	2,706	2,706	0	1,199	0
592-561-968-9560	DEPREC-STORAGE BUILDINGS	3,020	3,020	0	3,020	0
	OTHER SERVICES AND CHARGES	606,629	582,848	0	572,665	0
Totals for dept 561 - SEWER DEPRECIATION		606,629	582,848	0	572,665	0
Dept 565 - WATER - GENERAL SERVICE BLDG						
OTHER SERVICES AND CHARGES						
592-565-818-0000 *	CONTRACTUAL SERVICES	45,367	33,236	38,110	18,796	40,850
592-565-818-2000	CONTRACTUAL CUSTODIAL	18,395	21,831	21,831	9,096	21,831
592-565-921-0000	ELECTRIC	27,580	30,716	32,302	20,670	32,499
592-565-923-0000	HEAT	7,739	9,052	8,500	934	8,500
592-565-927-0000	WATER	1,940	2,194	8,529	1,690	6,897
592-565-933-0000	EQUIPMENT MAINTENANCE	2,825	1,936	3,000	0	3,000
592-565-943-0000	EQUIPMENT RENTAL	105	0	0	453	1,015
592-565-962-9100	INSURANCE AND BONDS	108,207	115,220	118,680	145,941	150,320
592-565-968-9532	DEPRECIATION-GENERAL SERVICE BUIL	55,596	55,596	0	55,596	0
	OTHER SERVICES AND CHARGES	267,754	269,781	230,952	253,176	264,912
SUPPLIES						
592-565-766-0000	TOOLS AND SUPPLIES	6,066	5,428	6,000	2,467	6,000
	SUPPLIES	6,066	5,428	6,000	2,467	6,000
UNK EXP						
592-565-968-0000	DEPREC - FUEL SYSTEM	11,293	18,001	0	19,878	0
	UNK_EXP	11,293	18,001	0	19,878	0
Totals for dept 565 - WATER - GENERAL SERVICE BLDG		285,113	293,210	236,952	275,521	270,912
Dept 590 - WATER & SEWER GENERAL ADMIN						
OTHER SERVICES AND CHARGES						
592-590-807-0000	AUDIT FEES	28,807	19,472	24,167	21,663	25,311
592-590-818-0000 *	CONTRACTUAL SERVICES	137,013	98,931	116,620	72,457	131,111

Fund: 592 WATER AND SEWER FUND

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2 DEPT REQ BUDGET

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2 DEPT REQ BUDGET
APPROPRIATIONS						
Dept 590 - WATER & SEWER GENERAL ADMIN						
OTHER SERVICES AND CHARGES						
592-590-818-0049	CONTRACTUAL- ELECTRIC	1,221	1,068	1,500	684	1,500
592-590-818-3000 *	COMPUTER SERVICES	37,417	45,649	82,464	55,942	85,997
592-590-826-0000	LEGAL FEES	3,588	130	3,000	725	3,000
592-590-850-0000	COMMUNICATIONS	6,355	6,300	6,546	4,271	6,690
592-590-942-0000	BUILDING RENTAL	16,480	16,480	16,480	16,480	16,480
592-590-943-0000	EQUIPMENT RENTAL	5,422	538	10,000	0	10,000
592-590-944-1000	DEPT OF PUBLIC SERVICES CHARGES	181,172	214,182	189,957	128,123	193,312
592-590-955-8640	CONFERENCES AND WORKSHOPS	1,499	1,155	1,300	0	1,300
592-590-955-8660	TRAINING	3,202	2,642	3,500	4,611	3,500
592-590-958-0000 *	MEMBERSHIPS AND DUES	25,984	23,660	26,846	19,202	24,147
592-590-961-0000	ADMINISTRATIVE CHARGES	650,000	650,010	650,000	650,000	650,000
592-590-962-9100	INSURANCE AND BONDS	108,207	115,220	118,680	115,182	118,640
	OTHER SERVICES AND CHARGES	1,206,367	1,195,437	1,251,060	1,089,340	1,271,125
SUPPLIES						
592-590-728-0000	OFFICE SUPPLIES	9,402	12,049	9,500	5,517	9,500
592-590-728-1000 *	COMPUTER SUPPLIES	4,162	908	3,000	1,893	40,000
592-590-729-0000 *	FORMS AND PRINTING	200	413	14,200	1,340	600
592-590-730-0000	POSTAGE	25,160	25,749	27,000	20,729	27,000
	SUPPLIES	38,924	39,119	53,700	29,479	77,100
PERSONNEL SERVICE						
592-590-706-0000	WAGES-FULL-TIME	51,903	84,731	154,785	53,407	217,024
592-590-708-0000	UNIFORM ALLOWANCE	0	0	700	0	1,400
592-590-709-0000	OVERTIME	0	0	5,333	1,166	5,333
592-590-710-0000	FRINGE BENEFITS	(1,420)	449	190	0	315
592-590-710-0001	FICA/MEDICARE	5,016	5,625	9,808	3,685	14,622
592-590-710-0002	HOSPITALIZATION - ACTIVE	11,616	12,305	42,478	9,716	82,987
592-590-710-0004	DENTAL	564	569	2,006	395	3,325
592-590-710-0005	LIFE INSURANCE	216	218	360	149	381
592-590-710-0006	OPTICAL	54	55	218	38	567
592-590-710-0007	DISABILITY	239	242	669	141	946
592-590-710-0008	WORKERS COMPENSATION	6,042	301	4,773	4,335	7,501
592-590-710-0010	MERS PENSION	5,567	21,752	152,343	59,905	127,316
592-590-710-0050	RETIREE HEALTH CARE CONTRIBUTION	1,061	1,165	29,603	779	31,461
592-590-710-3002	RETIREE HOSPITALIZATION BCBS	(29,911)	0	9,525	246,307	14,211
592-590-710-3004	RETIREE DENTAL	1,338	0	827	734	827
592-590-710-3005	RETIREE LIFE INSURANCE	576	0	250	449	250
	PERSONNEL SERVICE	52,861	127,412	413,868	381,206	508,466
CAPITAL OUTLAY						
592-590-973-1000	WATERMAIN REPLACEMENT	(352)	0	0	0	0
	CAPITAL OUTLAY	(352)	0	0	0	0
CAPITAL OUTLAY						
592-590-987-0008	EECDBG - IMPROVEMENTS	0	0	0	31,694	0
	CAPITAL OUTLAY	0	0	0	31,694	0
Totals for dept 590 - WATER & SEWER GENERAL ADMIN		1,297,800	1,361,968	1,718,628	1,531,719	1,856,691
Dept 901 - WATER & SEWER CAPITAL OUTLAY						
OTHER SERVICES AND CHARGES						
592-901-818-3000 *	COMPUTER SERVICES	0	0	0	0	114,760
592-901-943-0000	EQUIPMENT RENTAL	0	8,767	3,228	3,083	5,500

Fund: 592 WATER AND SEWER FUND

Item 6.

2 DEPT REQ BUDGET

GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2 DEPT REQ BUDGET
APPROPRIATIONS						
Dept 901 - WATER & SEWER CAPITAL OUTLAY						
OTHER SERVICES AND CHARGES						
592-901-944-1000	DEPT OF PUBLIC SERVICES CHARGES	193,739	229,037	203,132	137,010	206,720
	OTHER SERVICES AND CHARGES	193,739	237,804	206,360	140,093	327,043
SUPPLIES						
592-901-728-5000	COPPER-LEAD REPLACEMENT	16,936	57,329	30,000	48,952	75,000
592-901-772-0000	TREES	0	8,668	0	0	25,000
	SUPPLIES	16,936	65,997	30,000	48,952	100,000
CAPITAL OUTLAY						
592-901-973-1000 *	WATERMAIN REPLACEMENT	(18,675)	0	1,843,000	425,815	2,043,000
592-901-974-7000	COMMERCIAL METERS	(18,145)	1,556	0	0	0
	CAPITAL OUTLAY	(36,820)	1,556	1,843,000	425,815	2,043,000
CAPITAL OUTLAY						
592-901-973-2000	SEWER REHABILITATION/REPLACEMENT	18,675	0	625,000	0	0
592-901-982-0000 *	MACHINERY AND EQUIPMENT	(49,285)	0	97,000	10,036	31,000
592-901-985-0000 *	VEHICLES	63,084	14,521	200,000	134,661	295,000
592-901-987-0000 *	IMPROVEMENTS	8,790	4,330	645,750	2,095	150,000
	CAPITAL OUTLAY	41,264	18,851	1,567,750	146,792	476,000
Totals for dept 901 - WATER & SEWER CAPITAL OUTLAY		215,119	324,208	3,647,110	761,652	2,946,043
Dept 916 - DEBT SERVICE						
OTHER SERVICES AND CHARGES						
592-916-817-5000	BOND ISSUANCE COSTS	310	0	310	250	310
	OTHER SERVICES AND CHARGES	310	0	310	250	310
DEBT						
592-916-992-1000	BOND PRINCIPAL	0	0	122,075	122,075	125,288
592-916-993-9975	BOND INTEREST	53,678	39,324	29,328	15,506	25,789
592-916-998-9990	PAYING AGENT FEES	53	300	200	0	300
	DEBT	53,731	39,624	151,603	137,581	151,377
Totals for dept 916 - DEBT SERVICE		54,041	39,624	151,913	137,831	151,687
Dept 965 - TRANSFERS OUT						
TRANSFER						
592-965-995-6000	TRANSFER TO GENERAL FUND	0	0	20,000	20,000	0
	TRANSFER	0	0	20,000	20,000	0
Totals for dept 965 - TRANSFERS OUT		0	0	20,000	20,000	0
TOTAL APPROPRIATIONS		11,595,669	12,175,536	15,493,976	9,894,100	15,361,947
NET OF REVENUES/APPROPRIATIONS - FUND 592		3,846,059	2,930,243	0	(535,811)	0
DEPARTMENT 010 WATER SALES						
642-6430	RESIDENTIAL WATER SALES					
WATER RATE INCREASE OF 5.7% (\$5.01) SEWER RATE INCREASE OF 4.74% (\$7.29) (COMBINED 5.128%)						2,598,221
					DEPT. '010' TOTAL	2,598,221
DEPARTMENT 551 WATER SYSTEM MAINTENANCE						

Fund: 592 WATER AND SEWER FUND

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GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2 DEPT REQ BUDGET
818-0000	CONTRACTUAL SERVICES					
	WATERMAIN BREAK REPAIRS					100,000
	WATERMAIN BREAK RESTORATION & CONCRETE WORK					70,000
	CROSS-CONNECTION CONTROL PROGRAM INSPECTIONS					65,000
	EPA MANDATED STAGE 2 DDBP WATER TESTING					1,000
	VALVE INSTALLATION AND REPAIR					5,000
	ANNUAL LEAK DETECTION PROGRAM					10,000
	LARGE METER TESTING & REPAIR					4,000
	AMR MAINTENANCE AND REPAIR					10,000
	BACKFLOW TESTING & REPAIR (ALL BUILDINGS)					5,000
					DEPT. '551' TOTAL	270,000
DEPARTMENT 552 WATER TAPPING & INSTALLATION						
818-0000	CONTRACTUAL SERVICES					
	WATER TAPPING & SERVICE CONNECTIONS					10,000
	TAPPING RESTORATION & CONCRETE WORK					10,000
					DEPT. '552' TOTAL	20,000
DEPARTMENT 560 SEWER SYSTEM MAINTENANCE						
818-0000	CONTRACTUAL SERVICES					
	CONCRETE & RESTORATION					40,000
	SEWER BREAK REPAIRS					15,000
	SANITARY SEWER ROOT TREATMENT					14,000
	EMERGENCY BACKUP RENTAL FOR SEWER JETTING					1,000
					DEPT. '560' TOTAL	70,000
DEPARTMENT 565 WATER - GENERAL SERVICE BLDG						
818-0000	CONTRACTUAL SERVICES					
	GRASS CUTTING & WEED CONTROL					10,200
	HVAC MAINTENANCE					5,550
	ELECTRICAL CONTRACTOR					3,000
	OVERHEAD DOOR REPAIRS/MAINTENANCE					4,000
	FIRE ALARM & SPRINKLER INSPECTIONS/MAINTENANCE					4,000
	FLOOR MAT RENTAL					3,300
	ALARM SERVICE					2,100
	ROOF MAINTENANCE					4,000
	LOCK & KEY WORK					500
	PLUMBING CONTRACTOR					600
	FENCE REPAIR & MAINTENANCE					500
	TIME RECORDER MAINTENANCE					200
	PEST CONTROL					1,700
	FIRST AID KIT MAINTENANCE					500
	CARPET & FURNITURE CLEANING					700
					DEPT. '565' TOTAL	40,850
DEPARTMENT 590 WATER & SEWER GENERAL ADMIN						
818-0000	CONTRACTUAL SERVICES					
	GLWA TECHNICAL CONSULTING					3,000
	NPDES PERMIT PUBLIC STORMWATER EDUCATION					4,800

Fund: 592 WATER AND SEWER FUND

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GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2 DEPT REQ BUDGET
	MS4 STORMWATER SERVICES					18,000
	PREMISE HEALTH (ALLOCATION BASED ON NUMBER OF W/S EMPLOYEES					24,000
	SKYNET INFORMATION TECHNOLOGY SERVICES (25% W/S / 75% GF)					81,321
					ACCOUNT '818-0000' TOTAL	532,021
818-3000	COMPUTER SERVICES					
	BS&A AP (75% GEN, 25% W/S)					336
	BS&A ACCESS MY GOV ONLINE (75% GEN, 25% W/S)					876
	BS&A CR (75% GEN, 25% W/S)					336
	BS&A FIXED ASSETS (75% GEN, 25% W/S)					337
	BS&A GL (75% GEN, 25% W/S)					394
	BS&A HR (75% GEN, 25% W/S)					854
	BS&A MR (75% GEN, 25% W/S)					336
	BS&A PERMIT (75% GEN, 25% W/S)					464
	BS&A PAYROLL (75% GEN, 25% W/S)					434
	BS&A PO (75% GEN, 25% W/S)					336
	BS&A UTILITY BILLING					16,214
	AUTOMATED METER READING SOFTWARE					17,500
	CIVIC PLUS WEBSITE (75% GEN, 25% W/S)					3,200
	COUNCIL INTERNET ACCESS (75% GEN, 25% W/S)					902
	CIVIC PLUS - MASS NOTIFICATION (75% GEN, 25% W/S)					950
	LOOMLY (75% GEN, 25% W/S)					147
	ADOBE LICENSES (75% GEN, 25% W/S)					4,113
	ANTIVIRUS (75% GEN, 25% W/S)					791
	CLOUD BACKUP (75% GEN, 25% W/S)					1,110
	365 CLOUD BACKUP VEEAM & SUPPORT LIC (75% GEN, 25% W/S)					2,298
	EMAIL SECURITY (75% GEN, 25% W/S)					1,231
	FIREWALL SUBSCRIPTION 2-YR (75% GEN, 25% W/S)					871
	FIREWALL SUPPORT 2-YR (75% GEN, 25% W/S)					165
	HR SOFTWARE (CRITERION) (75% GEN, 25% W/S)					1,471
	MICROSOFT LICENSES (75% GEN, 25% W/S)					17,027
	MULTIFACTOR AUTHENTICATION					2,454
	VMWARE LICENSE SUBSCRIPTION (75% GEN, 25% W/S)					1,031
	VMWARE SUPPORT SUBSCRIPTION (75% GEN, 25% W/S)					1,428
	XEROX (LEASE + METER EXCESS) (75% GEN, 25% W/S)					8,391
					ACCOUNT '818-3000' TOTAL	85,997
958-0000	MEMBERSHIPS AND DUES					
	EGLE PUBLIC WATER SUPPLY - ANNUAL FEE					14,000
	NPDES STORM WATER PERMIT					4,000
	CLINTON RIVER WATERSHED COUNCIL CITY MEMBERSHIP					2,151
	MISS DIG SYSTEM ANNUAL MEMBERSHIP					3,100
	AMERICAN WATER WORKS ASSOC. MEMBERSHIPS					436
	AMERICAN PUBLIC WORKS ASSOC. MEMBERSHIPS					460
					ACCOUNT '958-0000' TOTAL	24,147
728-1000	COMPUTER SUPPLIES					
	CITY-WIDE COMPUTER REPALCEMENTS (75% GF / 25% WS)					12,000
	FIREWALL UPDATES (75% GF / 25% WS)					25,000
	COMPUTER SUPPLIES					3,000
					ACCOUNT '728-1000' TOTAL	40,000
729-0000	FORMS AND PRINTING					

Fund: 592 WATER AND SEWER FUND

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GL NUMBER	DESCRIPTION	2023-24 ACTIVITY	2024-25 ACTIVITY	2025-26 AMENDED BUDGET	2025-26 ACTIVITY THRU 06/30/26	2 DEPT REQ BUDGET
	DOOR HANGERS/TAGS/MISCELLANEOUS PRINTING					500
	NPDES/STORMWATER PUBLICATIONS					100
				ACCOUNT '729-0000' TOTAL		600
				DEPT. '590' TOTAL		281,915
DEPARTMENT 901 WATER & SEWER CAPITAL OUTLAY						
818-3000	COMPUTER SERVICES					
	BS&A UPGRADE TO CLOUD VERSION					114,769
973-1000	WATERMAIN REPLACEMENT					
	R-3 SHIRLEY AVENUE (TWELVE MILE TO ROSE STREET)					343,000
	R-3 ROSE STEET (SOUTH TERMINUS TO ELLIOT AVENUE)					216,000
	R-3 ROSE STREET (ELLIOTT AVENUE TO NORTH TERMINUS)					375,000
	R-3 HALES STREET (JENNIFER AVENUE TO PARLIMAENT AVENUE)					131,000
	R-3 HECHT DRIVE (JOHN R ROAD TO SONIA/HECHT AVENUE)					158,000
	R-3 HECHT DRIVE (SONIA/LORENZ STREET)					310,000
	HAMPDEN - ELEVEN MILE TO UNIVERSITY					255,000
	LENOX - ELEVEN MILE TO UNIVERSITY					255,000
				ACCOUNT '973-1000' TOTAL		2,043,000
982-0000	MACHINERY AND EQUIPMENT					
	TOOLBOX REPLACEMENT					6,000
	EQUIPMENT TRAILER					25,000
				ACCOUNT '982-0000' TOTAL		31,000
985-0000	VEHICLES					
	#453 - 2013 GMC CARGO VAN					65,000
	#462 - 2012 GMC ONE TON DUMP TRUCK					80,000
	#464 - 2014 TANDEM AXLE DUMP TRUCK (PHASE 2 OF 2)					150,000
				ACCOUNT '985-0000' TOTAL		295,000
987-0000	IMPROVEMENTS					
	HVAC (PHASE II FUNDING)					150,000
				DEPT. '901' TOTAL		2,633,769

Water Bill Rate Analysis

Madison Heights Rank in Water/Sewer Charges

Rates shown below are for FY 2026 for all communities except Madison Heights. Madison Heights rates are the proposed FY 2027. It is anticipated that all other communities will be increasing their rates a minimum of 5%.

*Based on Consumption Average of 12 Units
a unit is 100 cubic feet of water of 748 gallons of water.*

Municipality	Cost of Water	Sewage Disposal	Meter Service			Total Average Bill
			Charges	Flat Charges	Other	
Birmingham	\$106.44	\$154.56	\$5.00	\$73.25		\$ 339.25
Berkley	\$148.20			\$127.09		\$ 275.29
Rochester Hills	\$93.60	\$85.20	\$3.06	\$88.26		\$ 270.12
Ferndale	\$208.20			\$20.00		\$ 228.20
Clawson	\$45.67	\$115.01	\$48.12			\$ 208.80
Royal Oak (1st 20 units)	\$69.24	\$122.16	\$17.00			\$ 208.40
Huntington Woods			\$17.00	\$183.84		\$ 200.84
Oak Park	\$68.28	\$73.56	\$5.00	\$41.99		\$ 188.83
Hazel Park	\$87.60	\$92.52				\$ 180.12
Southfield	\$71.52	\$102.53	\$0.00			\$ 174.05
St. Clair Shores	\$80.64	\$91.51				\$ 172.15
Lahtrup Village	\$57.60	\$108.00				\$ 165.60
Pleasant Ridge	\$54.96	\$55.97		\$49.83		\$ 160.76
Shelby Township	\$53.04	\$77.04			\$25.72	\$ 155.80
Madison Heights	\$60.12	\$87.48				\$ 147.60
Warren	\$58.04	\$50.38			\$11.52	\$ 119.94
Troy	\$113.52					\$ 113.52
Orion Township	\$54.84	\$41.77				\$ 96.61

Water/Sewer Revenues 2026-27 - BUDGET ESTIMATES

\$ 54,857 1%
 \$ 80,550 1%

	<u>Residential</u>			<u>Commercial</u>		
	Date	Water Consumption	Sewer Consumption	Date	Water Consumption	Sewer Consumption
	Feb-26	38,279	38,279	Feb-26	52,860	52,860
	Jan-26	44,928	44,928	Jan-26	40,599	40,599
	Dec-25	48,078	48,078	Dec-25	56,950	56,950
	Nov-25	39,330	39,330	Nov-25	58,248	58,248
	Oct-25	53,024	53,024	Oct-25	65,449	65,449
	Sep-25	48,854	48,854	Sep-25	62,829	62,829
	Aug-25	37,505	37,505	Aug-25	64,271	64,271
	Jul-25	42,496	42,496	Jul-25	54,651	54,651
	Jun-25	39,559	39,559	Jun-25	46,405	46,405
	May-25	35,033	35,033	May-25	38,857	38,857
	Apr-25	47,076	47,076	Apr-25	46,338	46,338
	Mar-25	44,445	44,445	Mar-25	51,263	51,263
Units		518,607	518,607		638,720	638,720
Revenues		2,598,221	3,780,645		3,199,987	4,656,269
FY 2027		5,010	7,290	12,300		
FY 2026		4,740	6,960	11,700		
Water Revenue	\$	5,798,208	Using March 2025-Feb 2026	-5.128%		
Sewer Revenue	\$	8,436,914	Using March 2025-Feb 2026		2,598,221	590-010-642-6430
Meter Charges	\$	585,983			3,199,987	592-010-642-6440
					8,436,914	592-020-630-6115
					14,235,122	

**TABLE VII
 FY 2026-31 CAPITAL IMPROVEMENT PLAN
 PRIORITY NON-R WATER MAIN PROJECTS
 (BASED ON CURRENT COSTS)**

LOCATION NUMBER	PROJECTED FISCAL YEAR	WATERMAIN LOCATION	LENGTH (FEET)	ESTIMATED COST (IN 2024)
1	2025-26	Park Ct. - 11 Mile to Northeastern	1,350	417,150
2	2026-27	Lenox - Eleven Mile to University	800	254,616
3	2026-27	Hampden - Eleven Mile to University	800	254,616
4	2027-28	Wrenson - Gardenia to Forest	650	213,083 ✓
5	2028-29	Bernie Lane - Goldin to Rialto	950	320,772 ✓
6	2028-29	Park Ct. 12 Mile to Darlene	2,450	827,243 ✓
7	2028-29	Ronald - Hales to Park Ct.	750	253,238 ✓
8	2029-30	Milton - Twelve Mile to Cynthia	1,300	452,113 ✓
9	2029-30	Milton - Cynthia to Dulong	1,200	417,336 ✓
10	2029-30	Beverly Drive - Dequindre to Heights Dr.	1,200	417,336 ✓
11	2030-31	Lincoln - John R to Service Drive (South Main)	2,300	823,891 ✓
12	2031-32	Lincoln - John R to Service Drive (North Main)	2,300	848,608
13	2031-32	Diana - Park Ct. to Denise	750	276,720
14	2031-32	Groveland - 12 Mile to Katherine	875	322,840
Totals			17,675	6,099,562

These costs assumes an estimated unit price of \$309 per linear foot cost for water main installation (plus 3% rate of inflation each year) including pipe, hydrants, valves, taps, hauling sand, contractual labor cost, City labor costs, and also includes landscape, ROW tree replacement, sidewalk and drive approach restoration relating to the water main installation. A 20% contingency is also included in the unit price for preliminary engineering and construction inspection.

**TABLE VI
FY 2026-31 CAPITAL IMPROVEMENT PLAN
COLLECTION & DISTRIBUTION SYSTEMS
(IN THOUSANDS)**

APPROPRIATIONS:

COLLECTION & DISTRIBUTION SYSTEMS	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	TOTAL APPROP.
NON-"R" WATER MAINS								
Edward - Twelve Mile to Page Middle School	402	0	0	0	0	0	0	0
Bernie Lane - Goldin to Rialto	0	0	0	0	321	0	0	321
Beverly Drive - Dequindre to Heights Drive	0	0	0	0	0	417	0	417
Hampden - Eleven Mile to University	0	0	255	0	0	0	0	255
Lenox - Eleven Mile to University	0	0	255	0	0	0	0	255
Milton - Cynthia to Dulong	0	0	0	0	0	417	0	417
Milton - Twelve Mile to Cynthia	0	0	0	0	0	452	0	452
Park Court (11 Mile to Northeastern)	0	417	0	0	0	0	0	0
Park Court (E. 12 Mile to Darlene Avenue)	0	0	0	0	827	0	0	827
Ronald Avenue (Hales Street to Park Court)	0	0	0	0	253	0	0	253
Wrenson - Gardenia to Forest	0	0	0	213	0	0	0	213
Lincoln - John R to Service Drive (South Main)	0	0	0	0	0	0	824	824
SEWER PROJECTS								
Sanitary Sewer Projects	0	625	250	250	250	250	250	1,250
FACILITIES								
Replacement/Repairs to DPS Lot	100	100	0	0	0	0	0	0
2006 Backup Generator #552 (DPS Building)	0	50	0	0	0	0	0	0
DPS Security Improvements	0	20	0	0	0	0	0	0
DPS Fiber Cabling	0	130	0	0	0	0	0	0
DPS Office Renovations Feasibility Study	0	0	0	0	25	0	0	25
DPS Garage Roof Replacement	0	0	0	600	0	0	0	600
DPS Building Painting	0	0	0	100	0	0	0	100
HVAC Ajax	0	300	150	0	0	0	0	150
REPLACEMENTS								
#416 2015 Chevy Impala	0	0	0	38	0	0	0	38
#423 2017 Chevy 3/4 Ton Pickup	0	0	0	0	52	0	0	52
#453 2013 GMC Cargo Van	0	0	65	0	0	0	0	65
#455 2006 John Deere Backhoe	0	140	0	0	0	0	0	0
#462 2012 GMC 1-Ton Dump Truck	0	0	80	0	0	0	0	80
#463 2015 Ford 3/4 Ton Pickup Dump Truck	0	45	0	0	0	0	0	0
#464 2014 Freightliner Tandem Axle Dump Truck	0	0	300	0	0	0	0	300
#465 2003 Sterling Sewer Vactor	0	0	0	450	0	0	0	450
#468 2017 GapVax Sewer Cleaning Truck	0	0	0	0	700	0	0	700
#494 GMC Savana Van	0	0	0	46	0	0	0	46
2015 A/C Machine	0	6	0	0	0	0	0	0
Toolbox Replacements	0	6	6	0	0	0	0	6
Equipment Trailer	0	0	25	0	0	0	0	25
Leak Detection Equipment	0	0	0	0	15	0	0	15
Tire Equipment	18	0	0	0	0	0	0	0
Envirosight Quick-View Camera	19	0	0	0	0	0	0	0
Hoist Rebuild	0	8	0	0	0	0	0	0
Heavy Truck Scan tool	0	0	0	6	0	0	0	6
TOTALS	\$ 539	\$ 1,847	\$ 1,386	\$ 1,703	\$ 2,443	\$ 1,536	\$ 1,074	\$ 8,142
Total Projects	2	7	4	1 4	1 5	1 4	2	19
Total Equipment	2	5	5	4	3	0	0	12

**TABLE IV-C
FY 2026-31 CAPITAL IMPROVEMENT PLAN
R-3 NEIGHBORHOOD PROJECTS
(IN THOUSANDS)**

STATUS	FISCAL YEAR	NEIGHBORHOOD PROJECTS	STORM * DRAIN	SANITARY * SEWER	STREET PAVING	WATER MAIN	ESTIMATED COST
		YEAR 7 ROADS					
DONE	2025	Brush Street (W. LaSalle Avenue to Thirteen Mile Road)	0	0	445	153	598
DONE	2025	Palmer Street (W. Woodside to W. LaSalle Avenue)	0	0	434	0	434
DONE	2025	Brush Street (W. Girard Avenue to W. Woodside Avenue)	0	0	440	162	602
DONE	2025	Hampden Street (W. Greig Avenue to Eleven Mile Road)	0	0	349	0	349
		YEAR 8 ROADS					
	2026	Diesing Drive (Bellaire Avenue to Alger Street)	0	0	615	345	960
	2026	Groveland Street (E. Lincoln Avenue to E. Cowan Avenue)	0	0	459	257	716
	2026	E Rowland Avenue (John R. Road to Battelle Avenue)	0	0	457	256	713
		YEAR 9 ROADS					
	2027	Palmer Street (W. Parker Street to Diesing Drive)	0	0	546	326	872
	2027	Alger Street (Diesing Drive to Twelve Mile Road)	0	0	180	107	287
	2027	Delton Street (Eleven Mile Road to E. University Avenue)	0	0	390	233	623
	2027	Osmun Street (Eleven Mile Road to E. University Avenue)	0	0	393	0	393
	2027	Lorenz Street (Eleven Mile Road to E. University Avenue)	0	0	393	235	628
	2027	Lorenz Street (E University Avenue to E. Farnum Avenue)	0	0	451	269	720
		YEAR 10 ROADS					
	2028	Shirley Avenue (Twelve Mile Road to Rose Street)	0	0	610	343	953
	2028	Rose Street (South Terminus to Elliot Avenue)	0	0	383	216	599
	2028	Rose Street (Elliott Avenue to North Terminus)	0	0	665	375	1,040
	2028	Hales Street (Jenifer Avenue to Parliament Avenue)	0	0	233	131	364
	2028	Hecht Drive (John R Road to Sonia/Hecht Avenue)	0	0	280	158	438
	2028	Hecht Drive (Sonia Avenue to Sonia/Lorenz Street)	0	0	549	310	859
		TOTALS	\$ 0	\$ 0	\$ 19,677	\$ 7,106	\$ 26,783

* Included in Street Paving cost estimate.

**TABLE III
FY 2026-31 CAPITAL IMPROVEMENT PLAN
NEIGHBORHOOD PROJECTS
(IN THOUSANDS)**

APPROPRIATIONS:

NEIGHBORHOOD PROJECTS	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29	FY 2029-30	FY 2030-31	TOTAL APPROP.
YEAR 7 ROADS (R-3) 2024								
Brush Street (W. LaSalle to 13 Mile)	445	0	0	0	0	0	0	0
Palmer Street (W. Woodside to W. LaSalle)	434	0	0	0	0	0	0	0
Brush Street (W. Girard to W. Woodside)	440	0	0	0	0	0	0	0
Hampden Street (W Grieg to 11 Mile)	349	0	0	0	0	0	0	0
YEAR 8 ROADS (R-3) 2025								
Diesing Drive (Bellaire Avenue to Alger Street)	345	615	0	0	0	0	0	0
Groveland Street (E. Lincoln Avenue to E. Cowan Avenue)	257	459	0	0	0	0	0	0
E. Rowland Avenue (John R Road to Battelle Avenue)	256	457	0	0	0	0	0	0
YEAR 9 ROADS (R-3) 2026								
Palmer Street (W. Parker Street to Diesing Drive)	0	326	546	0	0	0	0	546
Alger Street (Diesing Drive to W. Twelve Mile Road)	0	107	180	0	0	0	0	180
Delton Street (E. Eleven Mile to E. University Avenue)	0	233	390	0	0	0	0	390
Osmun Street (E. Eleven Mile to E. University Avenue)	0	0	393	0	0	0	0	393
Lorenz Street (E. Eleven Mile to E. University Avenue)	0	235	393	0	0	0	0	393
Lorenz Street (E. Unviserity Avenue to E. Farnum Avenue)	0	269	451	0	0	0	0	451
YEAR 10 (R-3) 2027								
Shirley Avenue (Twelve Mile Road to Rose Street)	0	0	343	610	0	0	0	953
Rose Street (South Terminus to Elliot Avenue)	0	0	216	383	0	0	0	599
Rose Street (Elliot Avenue to North Terminus)	0	0	375	665	0	0	0	1,040
Hales Street (Jenifer Avenue to Parliament Avenue)	0	0	131	233	0	0	0	364
Hecht Drive (John R Road to Sonia/Hecht Avenue)	0	0	158	280	0	0	0	438
Hecht Drive (Sonia/Lorenz Street)	0	0	310	549	0	0	0	859
Year 1 (R-4) 2028								
To Be Determined	0	0	0	1,351	2,421	0	0	3,772
Year 2 (R-4) 2029								
To Be Determined	0	0	0	0	1,236	2,469	0	3,705
Year 3 (R-4) 2030								
To Be Determined	0	0	0	0	0	1,362	2,519	3,881
TOTALS	\$ 2,526	\$ 2,701	\$ 3,886	\$ 4,071	\$ 3,657	\$ 3,831	\$ 2,519	\$ 17,964
Total Projects	7	8	12	6	6	6	6	36
Total Equipment	0	0	0	0	0	0	0	0

REVENUES:

NEIGHBORHOOD PROJECTS	GENERAL FUND	MAJOR/ LOCAL FUND	SPECIAL ASSESS.	ROAD MILLAGE	WATER & SEWER FUND	OTHER REVENUES	TOTAL REVENUE
YEAR 9 ROADS (R-3) 2026							
Palmer Street (W. Parker Street to Diesing Drive)	0	0	0	546	0	0	546
Alger Street (Diesing Drive to W. Twelve Mile Road)	0	0	0	180	0	0	180
Delton Street (E. Eleven Mile to E. University Avenue)	0	0	0	390	0	0	390
Osmun Street (E. Eleven Mile to E. University Avenue)	0	0	0	393	0	0	393
Lorenz Street (E. Eleven Mile to E. University Avenue)	0	0	0	393	0	0	393
Lorenz Street (E. Unviserity Avenue to E. Farnum Avenue)	0	0	0	451	0	0	451
YEAR 10 (R-3) 2027							
Shirley Avenue (Twelve Mile Road to Rose Street)	0	0	0	610	343	0	953
Rose Street (South Terminus to Elliot Avenue)	0	0	0	383	216	0	599
Rose Street (Elliot Avenue to North Terminus)	0	0	0	665	375	0	1,040
Hales Street (Jenifer Avenue to Parliament Avenue)	0	0	0	233	131	0	364
Hecht Drive (John R Road to Sonia/Hecht Avenue)	0	0	0	280	158	0	438
Hecht Drive (Sonia/Lorenz Street)	0	0	0	549	310	0	859
Year 1 (R-4) 2028							
To Be Determined	0	0	0	2,421	1,351	0	3,772
Year 2 (R-4) 2029							
To Be Determined	0	0	0	2,469	1,236	0	3,705
Year 3 (R-4) 2030							
To Be Determined	0	0	0	2,519	1,362	0	3,881
Total	\$ 0	\$ 0	\$ 0	\$ 12,482	\$ 5,482	\$ 0	\$ 17,964

1. Rate Structure	100% FY 2026 actual	100% FY 2027 estimate
Water	4.74	5.01
Sewer	6.96	7.29
10 unit minimum		

2. Monthly Consumption

	Jan-26	Feb-26	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25 Annual	
billed - Residential	44,928	38,279	44,445	47,076	35,033	39,559	42,496	37,505	48,854	53,024	39,330	48,078	
billed - Commercial	40,599	52,860	51,263	46,338	38,857	46,405	54,651	64,271	62,829	65,449	58,248	56,950	1,157,327 Total Units Billed in a Rolling Year

3. Rate Projections 14,397,309

*** If bills are increased more than 10% consider a reduction of usage by 3%.

* Rates exclude stormwater below. Stormwater is included in other.

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	
Current Method - annually	5.13%	4.25%	11.40%	6.00%	1.25%	
Revenue Estimates - rates	14,235,122	14,840,115	16,531,888	17,523,801	17,742,849	80,873,774 Revenue from rates
Revenues Other	964,638	983,931	1,003,609	1,023,682	1,044,155	5,020,015 Other Revenues
Expenditure Estimates	15,361,947	16,662,324	18,919,959	18,470,350	17,993,589	87,408,169 Estimated Expenditures
Net Revenues	(162,187)	(838,279)	(1,384,462)	77,133	793,415	(1,514,380.10) Projected use of fund balance
Unrestricted Net Reserve	4,999,417	4,161,138	2,776,677	2,853,809	3,647,224	
minimum req. reserve	2,814,486	2,692,920	2,773,708	2,856,919	2,942,627	
	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	
Rate Smoothing	5.13%	6.20%	6.20%	6.20%	6.20%	
Revenue Estimates - rates	14,235,122	15,117,700	16,054,997	17,050,407	18,107,532	80,565,757 Revenue from rates
Revenues Other	964,638	983,931	1,003,609	1,023,682	1,044,155	5,020,015 Other Revenues
Expenditure Estimates	15,361,947	16,662,324	18,919,959	18,470,350	17,993,589	87,408,169 Estimated Expenditures
Net Revenues	(162,187)	(560,694)	(1,861,353)	(396,262)	1,158,098	(1,822,396.89) Projected use of fund balance
Unrestricted Net Reserve	4,999,417	4,438,723	2,577,371	2,181,109	3,339,207	
minimum req. reserve	2,814,486	2,692,920	2,773,708	2,856,919	2,947,627	

This assumes similar rate increases from gLWA and WRC as FY 2027 based on their memo from 1/13/26.

Group agrees the five years is more realistic.

3. Unrestricted Net Reser	June 30 2025 actual	6,445,538
Budgeted Use FY 2026		1,283,934
Minimum Required Reserve	\$	2,814,486 16% of operations plus debt service
Estimated Balance June 30, 2027	\$	4,999,417

4. Debt Service

Year	Expected Expenses
FY 2027	151462
FY 2028	151403
FY 2029	151076
FY 2030	151076
FY 2031	151049

5. Capital

Year	Expected Expenses
FY 2027	2,915,706
FY 2028	3,267,083
FY 2029	5,080,253
FY 2030	4,184,785
FY 2031	3,259,891



Delivered via Email

January 13, 2026

Rates were approved
2/25/26

To Our Member Partners:

On behalf of the Great Lakes Water Authority (GLWA), we look forward to engaging with you at the upcoming Charges Rollout #3 Meeting where we review the preliminary, proposed charges for FY 2027.

Proposed FY 2027 Charges Foundational Considerations

Requests for budget and charges increases are not presented lightly. This year’s proposals are based on multiple long-term planning scenarios, strategy development, internal reviews, and discussions with our Board of Directors.

The proposed charges are being presented to you as GLWA enters its 11th year of operations. This is an important inflection point as many of the long-term concepts established 10 years ago have become reality through our collaboration. As a region, we knew that there would be significant capital investment needed. We knew there were unresolved Member Partner contract matters. We also knew that affordability would remain at the forefront of our decision making.

As we move into our next decade, we have the talent, partnerships, and data to support responsible, strategic investment in infrastructure which will help us continue to meet the reliable service level expectations of our Member Partner communities. We also now have a well-vetted strategy for addressing the significant infrastructure needs of our water transmission system, and any remaining outstanding Member Partner contract disputes are nearing resolution.

However, while understanding that system needs are greater than ever before, we must also remain focused on the affordability of our charges. We know that this financial burden cannot be placed entirely on our Member Partners and the households and businesses they serve across our region. We are actively seeking other long-term funding solutions to help address the failures of aging infrastructure that can disrupt daily life, the growing need to protect people and property from the impacts of intense weather events, and the regulatory requirements created by ever evolving environmental concerns. GLWA leadership is committed to advancing conversations around meaningful, long-term affordability while also addressing current needs through the proposed charges for FY 2027.

Proposed FY 2027 Charges

Water System - Proposed System-Wide Charges Revenue increase of 6.55% - There are three key drivers of this increase.

- ✓ **Increase in infrastructure needs** – In December 2025, we presented the Comprehensive Water Transmission Main Renewal Strategy at the One Water Partnership Meeting. This strategy is based on a detailed condition assessment performed over the past few years, often referred to as the Linear System Integrity Program (LSIP). Knowing that despite considerable investment to date, the water transmission system needs continue to grow. For this reason, we have developed a well-defined roadmap to optimize further investment in our linear assets. While age is a factor (83.6 miles presently exceed their useful life), so are the types of pipe, likelihood of failure, and consequence of failure. **To meet this challenge, our team indicates that we need to ramp up to \$75 million in annual spend by 2035. This year's budget reflects an investment of \$7.5 million (or 10% of that amount) to advance the strategy while we also advance conversations and education around the topic of long-term sustainable infrastructure funding.**
- ✓ **Decrease in investment earnings** – Over the past few years, the economy was good for our professionally managed investment portfolio. Significant investment earnings during that time allowed us to maintain lower charge increases. However, as the Federal Reserve continues to lower interest rates, the earnings forecast for our investment portfolio will continue to decline. **The forecasted reduction in water system investment earnings is \$4.0 million which translates to a charge increase of almost one-percent (0.97%).**
- ✓ **Decreased water sales volumes and other adjustments** - There are two other notable factors that impact charges. First, water consumption continues to drop, as has been the trend in recent years. Given that most of our expenses are fixed, the cost per unit inherently increases. Second, and perhaps more positive, long-term, unresolved Member Partner matters continue on a path toward resolution. This results in charge relief for the involved communities, with only a modest impact to others, to achieve better alignment among all Member Partners.

Sewer System - Proposed System-Wide Charges Revenue increase of 5.93% - There are three key drivers of this increase.

- ✓ **Increase in infrastructure needs** - The pace of much needed rehabilitation projects at the Water Resource Recovery Facility (WRRF) has been advanced. This is largely due to successfully securing low-interest State Revolving Fund loans, as well as grant funding. This creates a peak in capital investment and in the budgetary resources needed to complete these projects. Advancing the projects with lower interest rate loans and grants means lower overall costs of borrowing for the system.
- ✓ **Decrease in investment earnings** – As noted for the water system, the economy was good for our professionally managed investment portfolio over the past few years and significant investment earnings lowered previous charge increases. Current Federal rate policy, however, indicates that investment returns will be lower in the foreseeable future. The decline in sewer system investment earnings is \$4.1 million which translates to a charge increase of 0.78%,
- ✓ **Decreased other sewer system revenues and other adjustments** - There are two other notable factors that impact charges. First, there is a slight decrease in revenue from the Industrial Waste Control Charges and Pollutant Surcharges due to volume and loadings. This increases Member Partner charges by 0.05%. Second, there are two unique, long outstanding Member

Partner adjustments that move their charge calculation inputs toward alignment among all Member Partners. This results in charge relief for those communities with only a modest impact to other communities.

Despite the proposed increases for FY 2027, as well as absorbing several years of double digit increases in chemical, utility, construction and other costs, it is important to note that, **the 10-year average increase for the water system is 3.15% and 2.02% for the sewer system.**

Next Steps

Accompanying this letter is an email with the preliminary, proposed charges calculation worksheet for your community. We will review this information at the upcoming Charges Rollout #3 meeting on January 15, 2026. The public hearing on both the budget and charges is scheduled for February 25, 2026, after further review by the Audit Committee and Board of Directors. As is past practice, we may make some adjustments to the budget and perform final validation on information, calculations, and assumptions. The proposed charges calculation worksheets for the Public Hearing will be distributed to Member Partners on or before January 26, 2026.

Our primary objective continues to be one of providing you, our Member Partners, with wholesale water and wastewater services of the highest quality at a fair and equitable cost. We believe that the proposed budget and related proposed charges responsibly do just that.

Thank you so much for your partnership as we navigate together into the future. We are One Water.

Sincerely,



Suzanne R. Coffey, P.E.
Chief Executive Officer



AGENDA ITEM SUMMARY FORM

MEETING DATE: 2/9/26

PREPARED BY: Sean P. Ballantine, Director of Public Services

AGENDA ITEM CONTENT: Director of Public Services - 2026 R-3 Residential Road Projects

AGENDA ITEM SECTION: Bid Awards/Purchases

BUDGETED AMOUNT: \$2,353,000

FUNDS REQUESTED: \$1,669,954.50

FUND: Multiple

EXECUTIVE SUMMARY:

The 2026 R-3 projects are modified sectional replacements, as opposed to full reconstructs. Because of this, the successful bidder for the 2025 projects, DiLisio Contracting, was unable to offer a contract extension due to a variety of distinct and missing pay items between the two construction approaches, requiring the project to be bid.

RECOMMENDATION:

Staff concurs with the recommendation of our City Engineer, and recommends that City Council award the bid for the 2026 R-3 Residential Road Projects to the lowest responsible bidder, DiLisio Contracting, Inc., of Clinton Township, in the total project amount of \$1,669,954.50. Funding is programmed in the upcoming 2026-27 Budget.

MEMORANDUM

DATE: February 23, 2026
TO: Melissa R. Marsh, City Manager
FROM: Sean P. Ballantine, Director of Public Services
SUBJECT: Bid Award – 2026 R-3 Residential Road Projects

The 2025 R-3 road construction projects consisted of full reconstructions, which generally involve the removal and replacement of concrete pavement, with extensive modifications to the road bed and subgrade drainage due to soil conditions in the area. The 2026 projects were identified as candidates for the modified sectional approach based on more ideal ground and subgrade conditions. Because of this, the successful bidder for the 2025 projects, DiLisio Contracting, was unable to offer a contract extension due to a variety of distinct and missing pay items between the two construction approaches.

Bid number MH 26-01 was issued, and three sealed bids were received at the City Clerk’s office by the deadline of February 18. Upon review, and as identified in the attached recommendation letter and bid tabulation from Nowak and Fraus, our Consulting City Engineers, DiLisio Contracting, of Clinton Township was the low bidder.

DiLisio is an experienced long-time contractor of the City of Madison Heights for this program, and similar projects for other area municipalities. As in years past, Staff would note that this bid award will not automatically commit the City to any projects in the upcoming 2026-27 fiscal year. Projects would not be authorized to start until funding was made available through the normal budget process. These projects, assuming approval, would then be constructed by DiLisio under this contract.

Staff concurs with the recommendation of our City Engineer, and recommends that City Council award the bid for the 2026 R-3 Residential Road Projects to the lowest responsible bidder, DiLisio Contracting, Inc., of Clinton Township, in the total project amount of \$1,669,954.50. Funding is programmed in the upcoming 2026-27 Budget.

City of Madison Heights
Department of Public Services
801 Ajax Drive
Madison Heights, Michigan 48071



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

Item 7.

February 20, 2026

City of Madison Heights
300 W. Thirteen Mile Road
Madison Heights, MI 48071

Attn.: Mr. Sean Ballantine, Director of Public Services

Re: **R-3 2026 Residential Streets Pavement Reconstruction & Sectional Repair Project BID# MH26-01**
NFE Recommendation Letter – Award of Bid to Dilisio Contracting, Inc.
Madison Heights, Michigan

Dear Mr. Ballantine:

As you are aware, the City of Madison Heights received three sealed bids for the above referenced project during the public bid opening held on Wednesday, February 18, 2026 at the City offices. At the completion of our bid analysis, it has been determined that Dilisio Contracting, Inc of Clinton Township, Michigan had submitted the lowest bid in the amount of \$1,669,954.50. Please find attached a copy of the "Tabulation of Bids" for your review and / or distribution.

Dilisio Contracting, Inc. has completed several similar projects over the course of several years for the City of Madison Heights. Dilisio Contracting, Inc has had exceptional past performance, exceptional municipal / contractor cooperation, and quality workmanship. In addition, based upon our investigation of their references we feel they are qualified to perform the work under this contract.

Therefore, we recommend that the contract for the R-3 2026 Residential Streets Pavement Reconstruction & Sectional Repair Project in the City of Madison Heights be awarded to Dilisio Contracting, Inc. of Clinton Township, Michigan, in the amount of \$1,669,954.50. Given historical and current trends in cost, we feel this is reasonable and affords certainty in our construction cost going forward.

Should you have any questions, please feel free to contact our office at any time.

Very truly yours,

NOWAK & FRAUS ENGINEERS

William Fowler, P.E.
Assistant Consulting City Engineer

Enclosures

cc: City of Madison Heights – Melissa Marsh, City Manager (300 W. Thirteen Mile Road, Madison Heights, MI. 48071)
NFE – Brad Brickel, PE., Consulting City Engineer (46777 Woodward Avenue, Pontiac, MI 48342) - copy

NOWAK & FRAUS ENGINEERS

46777 WOODWARD AVENUE
PONTIAC, MI 48342-5032

WWW.NOWAKFRAUS.COM

VOICE: 248.332.7931
FAX: 248.332.8257

Tabulation of Bids - City of Madison Heights

City of Madison Heights
300 W. Thirteen Mile Road
Madison Heights, Michigan 48071

Project: Name: R3 2026 Residential Streets Pavement
Reconstruction & Sectional Repair Project
Bid #MH 26-01

Bids Received: Wednesday, February 18, 2026 - 10:00 A.M.

First Lowest Bidder

Dilisio Contracting
23525 Lakepointe Drive
Clinton Township, MI 48036
Ph: (586) 783-4044

Second Lowest Bidder

Great Lakes Contracting
2300 Edinburgh Rd
Waterford, MI 48328
Ph: (313) 962-0400

Third Lowest Bidder

Mark Anthony
4810 Old Plank Rd
Milford, MI 48381
Ph: (248) 900-4900

Description	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
R-3 PALMER STREET – MODIFIED SECTIONAL 27-653 (PARKER TO DIESING)							
1 Pavement Removal	3,300 S.Y.	\$10.00	\$33,000.00	\$12.00	\$39,600.00	\$7.36	\$24,288.00
2 Sidewalk Removal	245 S.Y.	\$10.00	\$2,450.00	\$12.00	\$2,940.00	\$9.98	\$2,445.10
3 Drainage Structure Removal	0 EA.	\$1,500.00	\$0.00	\$1,150.00	\$0.00	\$460.00	\$0.00
4 Sewer Removal	0 L.F.	\$100.00	\$0.00	\$25.00	\$0.00	\$20.70	\$0.00
5 Earth Excavation	275 C.Y.	\$30.00	\$8,250.00	\$35.00	\$9,625.00	\$28.19	\$7,752.25
6 Subgrade Undercutting, 21 AA	50 C.Y.	\$1.00	\$50.00	\$60.00	\$3,000.00	\$59.24	\$2,962.00
7 Subgrade Undercutting, 1" - 3"	50 C.Y.	\$1.00	\$50.00	\$50.00	\$2,500.00	\$80.70	\$4,035.00
8 Aggregate Base, Fill CIP - 21 AA	350 TON	\$24.50	\$8,575.00	\$32.00	\$11,200.00	\$30.66	\$10,731.00
9 Aggregate Base, 6" CIP - 21 AA	0 S.Y.	\$15.00	\$0.00	\$16.50	\$0.00	\$12.13	\$0.00
10 Aggregate Base, 4" CIP - 21 AA	1,100 S.Y.	\$8.00	\$8,800.00	\$12.00	\$13,200.00	\$5.81	\$6,391.00
11 Maintenance Aggregate	50 TON	\$24.40	\$1,220.00	\$33.00	\$1,650.00	\$30.90	\$1,545.00
12 Subgrade Underdrain, 6" - Complete	40 L.F.	\$12.50	\$500.00	\$18.00	\$720.00	\$26.06	\$1,042.40
13 9" NR Concrete Pavement w/ Integral C. & G.	0 S.Y.	\$85.00	\$0.00	\$74.50	\$0.00	\$86.25	\$0.00
14 7" NR Concrete Pavement w/ Integral C. & G.	3,050 S.Y.	\$65.00	\$198,250.00	\$64.50	\$196,725.00	\$59.22	\$180,621.00
15 4" Concrete Sidewalk	4,900 S.F.	\$5.85	\$28,665.00	\$7.75	\$37,975.00	\$5.75	\$28,175.00
16 6" Concrete Sidewalk	1,900 S.F.	\$6.10	\$11,590.00	\$8.25	\$15,675.00	\$8.05	\$15,295.00
17 8" Concrete Sidewalk	0 S.F.	\$8.00	\$0.00	\$9.25	\$0.00	\$10.35	\$0.00
18 6" Concrete Sidewalk Ramp	0 S.F.	\$17.00	\$0.00	\$18.00	\$0.00	\$8.05	\$0.00
19 6" Concrete Drive Approach	2,850 S.F.	\$6.25	\$17,812.50	\$8.25	\$23,512.50	\$66.70	\$190,095.00
20 8" Concrete Drive Approach	0 S.F.	\$10.00	\$0.00	\$9.25	\$0.00	\$69.00	\$0.00
21 Adjust Curb Stop Box	4 EA.	\$1.00	\$4.00	\$475.00	\$1,900.00	\$228.85	\$915.40
22 Adjust Drainage Structure	4 EA.	\$300.00	\$1,200.00	\$675.00	\$2,700.00	\$259.33	\$1,037.32
23 Reconstruct Drainage Structure	2 EA.	\$450.00	\$900.00	\$650.00	\$1,300.00	\$1,356.68	\$2,713.36
24 2' Dia. Inlet - Complete	0 EA.	\$4,200.00	\$0.00	\$2,500.00	\$0.00	\$3,450.00	\$0.00
25 4' Dia. Manhole - Complete	0 EA.	\$6,500.00	\$0.00	\$3,950.00	\$0.00	\$4,887.50	\$0.00
26 4' Dia. C.B. w/ Sump - Complete	0 EA.	\$6,500.00	\$0.00	\$4,300.00	\$0.00	\$5,462.50	\$0.00
27 12" Dia. C-76 CL IV Sewer Pipe	0 L.F.	\$220.00	\$0.00	\$115.00	\$0.00	\$149.50	\$0.00
28 15" Dia. C-76 CL IV Sewer Pipe	0 L.F.	\$260.00	\$0.00	\$135.00	\$0.00	\$161.00	\$0.00
29 18" Dia. C-76 CL IV Sewer Pipe	0 L.F.	\$280.00	\$0.00	\$155.00	\$0.00	\$212.75	\$0.00
30 Sewer Tap - Complete	1 EA.	\$800.00	\$800.00	\$375.00	\$375.00	\$577.48	\$577.48
31 Drainage Structure Cover	1600 LBS	\$2.50	\$4,000.00	\$3.00	\$4,800.00	\$2.70	\$4,320.00
32 Reconnect/Reconstruct Sanitary Lead - Complete	2 EA.	\$1.00	\$2.00	\$2,500.00	\$5,000.00	\$644.17	\$1,288.34
33 Class A Sod	1400 S.Y.	\$5.00	\$7,000.00	\$10.00	\$14,000.00	\$5.75	\$8,050.00
34 Topsoil Surface, 3" - Complete	1400 S.Y.	\$5.00	\$7,000.00	\$6.60	\$9,240.00	\$3.45	\$4,830.00
35 Water (1,000 Gallon/Unit)	160 UNIT	\$9.50	\$1,520.00	\$10.20	\$1,632.00	\$1.15	\$184.00
36 Non-Woven Geotextile Fabric, 8 Oz.	100 S.Y.	\$10.00	\$1,000.00	\$3.75	\$375.00	\$1.97	\$197.00
37 Hunter PGP Sprinkler Head	15 EA.	\$40.00	\$600.00	\$76.50	\$1,147.50	\$86.25	\$1,293.75
38 Rainbird 1800 Sprinkler Head	15 EA.	\$40.00	\$600.00	\$76.50	\$1,147.50	\$86.25	\$1,293.75
39 Clamps & Fittings	30 EA.	\$20.00	\$600.00	\$2.10	\$63.00	\$2.30	\$69.00
40 Poly Pipe 3/4" - 1" Diameter	300 L.F.	\$2.00	\$600.00	\$7.75	\$2,325.00	\$8.63	\$2,589.00
41 Dust Control	5 EA.	\$1.00	\$5.00	\$1,575.00	\$7,875.00	\$0.01	\$0.05
42 Video Recording Existing Conditions	1 L.S.	\$1,280.00	\$1,280.00	\$900.00	\$900.00	\$1,006.25	\$1,006.25

43 Maintaining Traffic & Const. Signing	1 L.S.	\$10,600.00	\$10,600.00	\$7,500.00	\$7,500.00	\$14,183.24	\$14,183.24
		Subtotal:	\$356,923.50		\$420,602.50		\$519,925.69

R-3 ALGER STREET – MODIFIED SECTIONAL 27-654 (DIESING TO 12 MILE)

1 Pavement Removal	850 S.Y.	\$10.00	\$8,500.00	\$12.00	\$10,200.00	\$7.36	\$6,256.00
2 Sidewalk Removal	45 S.Y.	\$10.00	\$450.00	\$12.00	\$540.00	\$9.98	\$449.10
3 Drainage Structure Removal	0 EA.	\$1,500.00	\$0.00	\$1,150.00	\$0.00	\$460.00	\$0.00
4 Sewer Removal	0 L.F.	\$100.00	\$0.00	\$25.00	\$0.00	\$20.70	\$0.00
5 Earth Excavation	100 C.Y.	\$30.00	\$3,000.00	\$35.00	\$3,500.00	\$28.18	\$2,818.00 *
6 Subgrade Undercutting, 21 AA	50 C.Y.	\$1.00	\$50.00	\$60.00	\$3,000.00	\$59.24	\$2,962.00
7 Subgrade Undercutting, 1" - 3"	50 C.Y.	\$1.00	\$50.00	\$50.00	\$2,500.00	\$80.70	\$4,035.00
8 Aggregate Base, Fill CIP - 21 AA	90 TON	\$24.50	\$2,205.00	\$32.00	\$2,880.00	\$30.66	\$2,759.40
9 Aggregate Base, 6" CIP - 21 AA	15 S.Y.	\$20.00	\$300.00	\$16.50	\$247.50	\$12.13	\$181.95
10 Aggregate Base, 4" CIP - 21 AA	260 S.Y.	\$8.00	\$2,080.00	\$12.00	\$3,120.00	\$5.81	\$1,510.60
11 Maintenance Aggregate	50 TON	\$24.50	\$1,225.00	\$33.00	\$1,650.00	\$30.90	\$1,545.00
12 Subgrade Underdrain, 6" - Complete	40 L.F.	\$12.50	\$500.00	\$18.00	\$720.00	\$26.06	\$1,042.40
13 9" NR Concrete Pavement w/ Integral C. & G.	100 S.Y.	\$85.00	\$8,500.00	\$74.50	\$7,450.00	\$86.25	\$8,625.00
14 7" NR Concrete Pavement w/ Integral C. & G.	775 S.Y.	\$65.00	\$50,375.00	\$64.50	\$49,987.50	\$59.22	\$45,895.50
15 4" Concrete Sidewalk	1,475 S.F.	\$5.85	\$8,628.75	\$7.75	\$11,431.25	\$5.75	\$8,481.25
16 6" Concrete Sidewalk	200 S.F.	\$6.10	\$1,220.00	\$8.25	\$1,650.00	\$8.05	\$1,610.00
17 8" Concrete Sidewalk	150 S.F.	\$8.00	\$1,200.00	\$9.25	\$1,387.50	\$10.35	\$1,552.50
18 6" Concrete Sidewalk Ramp	135 S.F.	\$8.00	\$1,080.00	\$18.00	\$2,430.00	\$8.05	\$1,086.75
19 6" Concrete Drive Approach	475 S.F.	\$6.25	\$2,968.75	\$8.25	\$3,918.75	\$66.70	\$31,682.50 *
20 8" Concrete Drive Approach	360 S.F.	\$8.00	\$2,880.00	\$9.25	\$3,330.00	\$69.00	\$24,840.00
21 Adjust Curb Stop Box	2 EA.	\$1.00	\$2.00	\$475.00	\$950.00	\$228.85	\$457.70
22 Adjust Drainage Structure	2 EA.	\$300.00	\$600.00	\$675.00	\$1,350.00	\$259.33	\$518.66
23 Reconstruct Drainage Structure	1 EA.	\$450.00	\$450.00	\$650.00	\$650.00	\$1,356.68	\$1,356.68
24 2' Dia. Inlet - Complete	0 EA.	\$4,200.00	\$0.00	\$2,500.00	\$0.00	\$3,450.00	\$0.00
25 4' Dia. Manhole - Complete	0 EA.	\$6,500.00	\$0.00	\$3,950.00	\$0.00	\$4,887.50	\$0.00
26 4' Dia. C.B. w/ Sump - Complete	0 EA.	\$6,500.00	\$0.00	\$4,300.00	\$0.00	\$5,462.50	\$0.00
27 12" Dia. C-76 CL IV Sewer Pipe	0 L.F.	\$220.00	\$0.00	\$115.00	\$0.00	\$149.50	\$0.00
28 15" Dia. C-76 CL IV Sewer Pipe	0 L.F.	\$260.00	\$0.00	\$135.00	\$0.00	\$161.00	\$0.00
29 18" Dia. C-76 CL IV Sewer Pipe	0 L.F.	\$280.00	\$0.00	\$155.00	\$0.00	\$212.75	\$0.00
30 Sewer Tap - Complete	1 EA.	\$800.00	\$800.00	\$375.00	\$375.00	\$577.48	\$577.48
31 Drainage Structure Cover	800 LBS	\$2.50	\$2,000.00	\$3.00	\$2,400.00	\$2.70	\$2,160.00
32 Reconnect/Reconstruct Sanitary Lead - Complete	2 EA.	\$1.00	\$2.00	\$2,500.00	\$5,000.00	\$644.17	\$1,288.34
33 Class A Sod	700 S.Y.	\$5.00	\$3,500.00	\$10.00	\$7,000.00	\$5.75	\$4,025.00
34 Topsoil Surface, 3" - Complete	700 S.Y.	\$5.00	\$3,500.00	\$6.60	\$4,620.00	\$3.45	\$2,415.00
35 Water (1,000 Gallon/Unit)	50 UNIT	\$9.50	\$475.00	\$10.20	\$510.00	\$1.15	\$57.50
36 Non-Woven Geotextile Fabric, 8 Oz.	100 S.Y.	\$10.00	\$1,000.00	\$3.75	\$375.00	\$1.97	\$197.00
37 Hunter PGP Sprinkler Head	15 EA.	\$40.00	\$600.00	\$76.50	\$1,147.50	\$86.25	\$1,293.75
38 Rainbird 1800 Sprinkler Head	15 EA.	\$40.00	\$600.00	\$76.50	\$1,147.50	\$86.25	\$1,293.75
39 Clamps & Fittings	30 EA.	\$20.00	\$600.00	\$2.10	\$63.00	\$2.30	\$69.00
40 Poly Pipe 3/4" - 1" Diameter	300 L.F.	\$2.00	\$600.00	\$7.75	\$2,325.00	\$5.75	\$1,725.00
41 Dust Control	5 EA.	\$1.00	\$5.00	\$1,575.00	\$7,875.00	\$0.01	\$0.05
42 Video Recording Existing Conditions	1 L.S.	\$1,280.00	\$1,280.00	\$700.00	\$700.00	\$776.25	\$776.25
43 Maintaining Traffic & Const. Signing	1 L.S.	\$1,000.00	\$1,000.00	\$5,500.00	\$5,500.00	\$4,120.71	\$4,120.71
		Subtotal:	\$112,226.50		\$151,930.50		\$169,664.82 *

R-3 DELTON STREET – MODIFIED SECTIONAL 27-655 (11 MILE TO UNIVERSITY)

1 Pavement Removal	2,300 S.Y.	\$10.00	\$23,000.00	\$12.00	\$27,600.00	\$7.36	\$16,928.00
2 Sidewalk Removal	300 S.Y.	\$10.00	\$3,000.00	\$12.00	\$3,600.00	\$9.98	\$2,994.00
3 Drainage Structure Removal	0 EA.	\$1,500.00	\$0.00	\$1,150.00	\$0.00	\$460.00	\$0.00

4 Sewer Removal	0 L.F.	\$100.00	\$0.00	\$25.00	\$0.00	\$20.70	\$0.00
5 Earth Excavation	260 C.Y.	\$30.00	\$7,800.00	\$35.00	\$9,100.00	\$28.19	\$7,329.40
6 Subgrade Undercutting, 21 AA	50 C.Y.	\$1.00	\$50.00	\$60.00	\$3,000.00	\$59.24	\$2,962.00
7 Subgrade Undercutting, 1" - 3"	50 C.Y.	\$1.00	\$50.00	\$50.00	\$2,500.00	\$80.70	\$4,035.00
8 Aggregate Base, Fill CIP - 21 AA	300 TON	\$24.50	\$7,350.00	\$32.00	\$9,600.00	\$30.66	\$9,198.00
9 Aggregate Base, 6" CIP - 21 AA	95 S.Y.	\$15.00	\$1,425.00	\$16.50	\$1,567.50	\$12.13	\$1,152.35
10 Aggregate Base, 4" CIP - 21 AA	475 S.Y.	\$8.00	\$3,800.00	\$12.00	\$5,700.00	\$5.81	\$2,759.75
11 Maintenance Aggregate	50 TON	\$24.50	\$1,225.00	\$33.00	\$1,650.00	\$30.90	\$1,545.00
12 Subgrade Underdrain, 6" - Complete	40 L.F.	\$12.50	\$500.00	\$18.00	\$720.00	\$26.06	\$1,042.40
13 9" NR Concrete Pavement w/ Integral C. & G.	95 S.Y.	\$85.00	\$8,075.00	\$74.50	\$7,077.50	\$86.25	\$8,193.75
14 7" NR Concrete Pavement w/ Integral C. & G.	2,150 S.Y.	\$65.00	\$139,750.00	\$64.50	\$138,675.00	\$59.22	\$127,323.00
15 4" Concrete Sidewalk	1,475 S.F.	\$5.85	\$8,628.75	\$7.75	\$11,431.25	\$5.75	\$8,481.25
16 6" Concrete Sidewalk	300 S.F.	\$6.10	\$1,830.00	\$8.25	\$2,475.00	\$8.05	\$2,415.00
17 8" Concrete Sidewalk	220 S.F.	\$8.00	\$1,760.00	\$9.25	\$2,035.00	\$10.35	\$2,277.00
18 6" Concrete Sidewalk Ramp	120 S.F.	\$8.00	\$960.00	\$18.00	\$2,160.00	\$8.05	\$966.00
19 6" Concrete Drive Approach	1,800 S.F.	\$6.25	\$11,250.00	\$8.25	\$14,850.00	\$66.70	\$120,060.00
20 8" Concrete Drive Approach	260 S.F.	\$8.00	\$2,080.00	\$9.25	\$2,405.00	\$69.00	\$17,940.00
21 Adjust Curb Stop Box	2 EA.	\$1.00	\$2.00	\$475.00	\$950.00	\$228.85	\$457.70
22 Adjust Drainage Structure	12 EA.	\$300.00	\$3,600.00	\$675.00	\$8,100.00	\$259.33	\$3,111.96
23 Reconstruct Drainage Structure	4 EA.	\$450.00	\$1,800.00	\$650.00	\$2,600.00	\$1,356.68	\$5,426.72
24 2' Dia. Inlet - Complete	0 EA.	\$4,200.00	\$0.00	\$2,500.00	\$0.00	\$3,450.00	\$0.00
25 4' Dia. Manhole - Complete	0 EA.	\$6,500.00	\$0.00	\$3,950.00	\$0.00	\$4,887.50	\$0.00
26 4' Dia. C.B. w/ Sump - Complete	0 EA.	\$6,500.00	\$0.00	\$4,300.00	\$0.00	\$5,462.50	\$0.00
27 12" Dia. C-76 CL IV Sewer Pipe	0 L.F.	\$220.00	\$0.00	\$115.00	\$0.00	\$149.50	\$0.00
28 15" Dia. C-76 CL IV Sewer Pipe	0 L.F.	\$260.00	\$0.00	\$135.00	\$0.00	\$161.00	\$0.00
29 18" Dia. C-76 CL IV Sewer Pipe	0 L.F.	\$280.00	\$0.00	\$155.00	\$0.00	\$212.75	\$0.00
30 Sewer Tap - Complete	1 EA.	\$800.00	\$800.00	\$375.00	\$375.00	\$577.48	\$577.48
31 Drainage Structure Cover	4800 LBS	\$2.50	\$12,000.00	\$3.00	\$14,400.00	\$2.70	\$12,960.00
32 Reconnect/Reconstruct Sanitary Lead - Complete	2 EA.	\$1.00	\$2.00	\$2,500.00	\$5,000.00	\$644.17	\$1,288.34
33 Class A Sod	1050 S.Y.	\$5.00	\$5,250.00	\$10.00	\$10,500.00	\$5.75	\$6,037.50
34 Topsoil Surface, 3" - Complete	1050 S.Y.	\$5.00	\$5,250.00	\$6.60	\$6,930.00	\$3.45	\$3,622.50
35 Water (1,000 Gallon/Unit)	150 UNIT	\$9.50	\$1,425.00	\$10.20	\$1,530.00	\$1.15	\$172.50
36 Non-Woven Geotextile Fabric, 8 Oz.	100 S.Y.	\$10.00	\$1,000.00	\$3.75	\$375.00	\$1.97	\$197.00
37 Hunter PGP Sprinkler Head	15 EA.	\$40.00	\$600.00	\$76.50	\$1,147.50	\$86.25	\$1,293.75
38 Rainbird 1800 Sprinkler Head	15 EA.	\$40.00	\$600.00	\$76.50	\$1,147.50	\$86.25	\$1,293.75
39 Clamps & Fittings	30 EA.	\$20.00	\$600.00	\$2.10	\$63.00	\$2.30	\$69.00
40 Poly Pipe 3/4" - 1" Diameter	300 L.F.	\$2.00	\$600.00	\$7.75	\$2,325.00	\$5.75	\$1,725.00
41 Dust Control	5 EA.	\$1.00	\$5.00	\$1,575.00	\$7,875.00	\$0.05	\$0.25 *
42 Video Recording Existing Conditions	1 L.S.	\$1,280.00	\$1,280.00	\$800.00	\$800.00	\$891.25	\$891.25
43 Maintaining Traffic & Const. Signing	1 L.S.	\$10,600.00	\$10,600.00	\$8,500.00	\$8,500.00	\$10,439.79	\$10,439.79
Subtotal:			\$267,947.75		\$318,764.25		\$387,166.39 *

R-3 OSMUN STREET – MODIFIED SECTIONAL 27-658 (11 MILE TO UNIVERSITY)

1 Pavement Removal	2,360 S.Y.	\$10.00	\$23,600.00	\$12.00	\$28,320.00	\$7.36	\$17,369.60
2 Sidewalk Removal	580 S.Y.	\$10.00	\$5,800.00	\$12.00	\$6,960.00	\$9.98	\$5,788.40
3 Drainage Structure Removal	0 EA.	\$1,500.00	\$0.00	\$1,150.00	\$0.00	\$460.00	\$0.00
4 Sewer Removal	0 L.F.	\$100.00	\$0.00	\$25.00	\$0.00	\$20.70	\$0.00
5 Earth Excavation	285 C.Y.	\$30.00	\$8,550.00	\$35.00	\$9,975.00	\$28.19	\$8,034.15
6 Subgrade Undercutting, 21 AA	50 C.Y.	\$1.00	\$50.00	\$60.00	\$3,000.00	\$59.24	\$2,962.00
7 Subgrade Undercutting, 1" - 3"	50 C.Y.	\$1.00	\$50.00	\$50.00	\$2,500.00	\$80.70	\$4,035.00
8 Aggregate Base, Fill CIP - 21 AA	300 TON	\$24.50	\$7,350.00	\$32.00	\$9,600.00	\$30.66	\$9,198.00
9 Aggregate Base, 6" CIP - 21 AA	90 S.Y.	\$15.00	\$1,350.00	\$16.50	\$1,485.00	\$12.13	\$1,091.70
10 Aggregate Base, 4" CIP - 21 AA	750 S.Y.	\$8.00	\$6,000.00	\$12.00	\$9,000.00	\$5.81	\$4,357.50
11 Maintenance Aggregate	50 TON	\$24.50	\$1,225.00	\$33.00	\$1,650.00	\$30.90	\$1,545.00
12 Subgrade Underdrain, 6" - Complete	40 L.F.	\$12.50	\$500.00	\$18.00	\$720.00	\$26.06	\$1,042.40

13 9" NR Concrete Pavement w/ Integral C. & G.	90 S.Y.	\$85.00	\$7,650.00	\$74.50	\$6,705.00	\$86.25	\$7,762.50
14 7" NR Concrete Pavement w/ Integral C. & G.	2,100 S.Y.	\$65.00	\$136,500.00	\$64.50	\$135,450.00	\$59.22	\$124,362.00
15 4" Concrete Sidewalk	1,450 S.F.	\$5.85	\$8,482.50	\$7.75	\$11,237.50	\$5.75	\$8,337.50
16 6" Concrete Sidewalk	2,425 S.F.	\$6.10	\$14,792.50	\$8.25	\$20,006.25	\$8.05	\$19,521.25
17 8" Concrete Sidewalk	800 S.F.	\$8.00	\$6,400.00	\$9.25	\$7,400.00	\$10.35	\$8,280.00
18 6" Concrete Sidewalk Ramp	120 S.F.	\$8.00	\$960.00	\$18.00	\$2,160.00	\$8.05	\$966.00
19 6" Concrete Drive Approach	1,775 S.F.	\$6.25	\$11,093.75	\$8.25	\$14,643.75	\$66.70	\$118,392.50
20 8" Concrete Drive Approach	260 S.F.	\$8.00	\$2,080.00	\$9.25	\$2,405.00	\$69.00	\$17,940.00
21 Adjust Curb Stop Box	2 EA.	\$1.00	\$2.00	\$475.00	\$950.00	\$228.85	\$457.70
22 Adjust Drainage Structure	10 EA.	\$300.00	\$3,000.00	\$675.00	\$6,750.00	\$259.33	\$2,593.30
23 Reconstruct Drainage Structure	4 EA.	\$450.00	\$1,800.00	\$650.00	\$2,600.00	\$1,356.68	\$5,426.72
24 2' Dia. Inlet - Complete	0 EA.	\$4,200.00	\$0.00	\$2,500.00	\$0.00	\$3,450.00	\$0.00
25 4' Dia. Manhole - Complete	0 EA.	\$6,500.00	\$0.00	\$3,950.00	\$0.00	\$4,887.50	\$0.00
26 4' Dia. C.B. w/ Sump - Complete	0 EA.	\$6,500.00	\$0.00	\$4,300.00	\$0.00	\$5,462.50	\$0.00
27 12" Dia. C-76 CL IV Sewer Pipe	0 L.F.	\$220.00	\$0.00	\$115.00	\$0.00	\$149.50	\$0.00
28 15" Dia. C-76 CL IV Sewer Pipe	0 L.F.	\$260.00	\$0.00	\$135.00	\$0.00	\$161.00	\$0.00
29 18" Dia. C-76 CL IV Sewer Pipe	0 L.F.	\$280.00	\$0.00	\$155.00	\$0.00	\$212.75	\$0.00
30 Sewer Tap - Complete	1 EA.	\$800.00	\$800.00	\$375.00	\$375.00	\$577.48	\$577.48
31 Drainage Structure Cover	4000 LBS	\$2.50	\$10,000.00	\$3.00	\$12,000.00	\$2.70	\$10,800.00
32 Reconnect/Reconstruct Sanitary Lead - Complete	2 EA.	\$1.00	\$2.00	\$2,500.00	\$5,000.00	\$644.17	\$1,288.34
33 Class A Sod	1100 S.Y.	\$5.00	\$5,500.00	\$10.00	\$11,000.00	\$5.75	\$6,325.00
34 Topsoil Surface, 3" - Complete	1100 S.Y.	\$5.00	\$5,500.00	\$6.60	\$7,260.00	\$3.45	\$3,795.00
35 Water (1,000 Gallon/Unit)	150 UNIT	\$9.50	\$1,425.00	\$10.20	\$1,530.00	\$1.15	\$172.50
36 Non-Woven Geotextile Fabric, 8 Oz.	100 S.Y.	\$10.00	\$1,000.00	\$3.75	\$375.00	\$1.97	\$197.00
37 Hunter PGP Sprinkler Head	15 EA.	\$40.00	\$600.00	\$76.50	\$1,147.50	\$86.25	\$1,293.75
38 Rainbird 1800 Sprinkler Head	15 EA.	\$40.00	\$600.00	\$76.50	\$1,147.50	\$86.25	\$1,293.75
39 Clamps & Fittings	30 EA.	\$20.00	\$600.00	\$2.10	\$63.00	\$2.30	\$69.00
40 Poly Pipe 3/4" - 1" Diameter	300 L.F.	\$2.00	\$600.00	\$7.75	\$2,325.00	\$5.75	\$1,725.00
41 Dust Control	5 EA.	\$1.00	\$5.00	\$1,575.00	\$7,875.00	\$0.01	\$0.05
42 Video Recording Existing Conditions	1 L.S.	\$1,280.00	\$1,280.00	\$800.00	\$800.00	\$891.25	\$891.25
43 Maintaining Traffic & Const. Signing	1 L.S.	\$10,600.00	\$10,600.00	\$6,500.00	\$6,500.00	\$10,184.03	\$10,184.03
Subtotal:			\$285,747.75		\$340,915.50		\$408,075.37

R-3 LORENZ STREET -- MODIFIED SECTIONAL 27-656 (11 MILE TO UNIVERSITY)

1 Pavement Removal	2,575 S.Y.	\$10.00	\$25,750.00	\$12.00	\$30,900.00	\$7.36	\$18,952.00
2 Sidewalk Removal	450 S.Y.	\$10.00	\$4,500.00	\$12.00	\$5,400.00	\$9.98	\$4,491.00
3 Drainage Structure Removal	0 EA.	\$1,500.00	\$0.00	\$1,150.00	\$0.00	\$460.00	\$0.00
4 Sewer Removal	0 L.F.	\$100.00	\$0.00	\$25.00	\$0.00	\$20.70	\$0.00
5 Earth Excavation	300 C.Y.	\$30.00	\$9,000.00	\$35.00	\$10,500.00	\$28.19	\$8,457.00
6 Subgrade Undercutting, 21 AA	50 C.Y.	\$1.00	\$50.00	\$60.00	\$3,000.00	\$59.24	\$2,962.00
7 Subgrade Undercutting, 1" - 3"	50 C.Y.	\$1.00	\$50.00	\$50.00	\$2,500.00	\$80.70	\$4,035.00
8 Aggregate Base, Fill CIP - 21 AA	250 TON	\$24.50	\$6,125.00	\$32.00	\$8,000.00	\$30.66	\$7,665.00
9 Aggregate Base, 6" CIP - 21 AA	145 S.Y.	\$15.00	\$2,175.00	\$16.50	\$2,392.50	\$12.13	\$1,758.85
10 Aggregate Base, 4" CIP - 21 AA	760 S.Y.	\$8.00	\$6,080.00	\$12.00	\$9,120.00	\$5.81	\$4,415.60
11 Maintenance Aggregate	50 TON	\$24.50	\$1,225.00	\$33.00	\$1,650.00	\$30.90	\$1,545.00
12 Subgrade Underdrain, 6" - Complete	40 L.F.	\$12.50	\$500.00	\$18.00	\$720.00	\$26.06	\$1,042.40
13 9" NR Concrete Pavement w/ Integral C. & G.	150 S.Y.	\$85.00	\$12,750.00	\$74.50	\$11,175.00	\$86.25	\$12,937.50
14 7" NR Concrete Pavement w/ Integral C. & G.	2,100 S.Y.	\$65.00	\$136,500.00	\$64.50	\$135,450.00	\$59.22	\$124,362.00
15 4" Concrete Sidewalk	3,100 S.F.	\$5.85	\$18,135.00	\$7.75	\$24,025.00	\$5.75	\$17,825.00
16 6" Concrete Sidewalk	250 S.F.	\$6.10	\$1,525.00	\$8.25	\$2,062.50	\$8.05	\$2,012.50
17 8" Concrete Sidewalk	250 S.F.	\$8.00	\$2,000.00	\$9.25	\$2,312.50	\$10.35	\$2,587.50
18 6" Concrete Sidewalk Ramp	250 S.F.	\$8.00	\$2,000.00	\$18.00	\$4,500.00	\$8.05	\$2,012.50
19 6" Concrete Drive Approach	1,200 S.F.	\$6.25	\$7,500.00	\$8.25	\$9,900.00	\$66.70	\$80,040.00
20 8" Concrete Drive Approach	1,775 S.F.	\$8.00	\$14,200.00	\$9.25	\$16,418.75	\$69.00	\$122,475.00
21 Adjust Curb Stop Box	2 EA.	\$1.00	\$2.00	\$475.00	\$950.00	\$228.85	\$457.70

22 Adjust Drainage Structure	11 EA.	\$300.00	\$3,300.00	\$675.00	\$7,425.00	\$259.33	\$2,852.63
23 Reconstruct Drainage Structure	4 EA.	\$450.00	\$1,800.00	\$650.00	\$2,600.00	\$1,356.68	\$5,426.72
24 2' Dia. Inlet - Complete	0 EA.	\$4,200.00	\$0.00	\$2,500.00	\$0.00	\$3,450.00	\$0.00
25 4' Dia. Manhole - Complete	0 EA.	\$6,500.00	\$0.00	\$3,950.00	\$0.00	\$4,887.50	\$0.00
26 4' Dia. C.B. w/ Sump - Complete	0 EA.	\$6,500.00	\$0.00	\$4,300.00	\$0.00	\$5,462.50	\$0.00
27 12" Dia. C-76 CL IV Sewer Pipe	0 L.F.	\$220.00	\$0.00	\$115.00	\$0.00	\$149.50	\$0.00
28 15" Dia. C-76 CL IV Sewer Pipe	0 L.F.	\$260.00	\$0.00	\$135.00	\$0.00	\$161.00	\$0.00
29 18" Dia. C-76 CL IV Sewer Pipe	0 L.F.	\$280.00	\$0.00	\$155.00	\$0.00	\$212.75	\$0.00
30 Sewer Tap - Complete	1 EA.	\$800.00	\$800.00	\$375.00	\$375.00	\$577.48	\$577.48
31 Drainage Structure Cover	4400 LBS	\$2.50	\$11,000.00	\$3.00	\$13,200.00	\$2.70	\$11,880.00
32 Reconnect/Reconstruct Sanitary Lead - Complete	2 EA.	\$1.00	\$2.00	\$2,500.00	\$5,000.00	\$644.17	\$1,288.34
33 Class A Sod	2000 S.Y.	\$5.00	\$10,000.00	\$10.00	\$20,000.00	\$5.75	\$11,500.00
34 Topsoil Surface, 3" - Complete	2000 S.Y.	\$5.00	\$10,000.00	\$6.60	\$13,200.00	\$3.45	\$6,900.00
35 Water (1,000 Gallon/Unit)	250 UNIT	\$9.50	\$2,375.00	\$10.20	\$2,550.00	\$1.15	\$287.50
36 Non-Woven Geotextile Fabric, 8 Oz.	100 S.Y.	\$10.00	\$1,000.00	\$3.75	\$375.00	\$1.97	\$197.00
37 Hunter PGP Sprinkler Head	15 EA.	\$40.00	\$600.00	\$76.50	\$1,147.50	\$86.25	\$1,293.75
38 Rainbird 1800 Sprinkler Head	15 EA.	\$40.00	\$600.00	\$76.50	\$1,147.50	\$86.25	\$1,293.75
39 Clamps & Fittings	30 EA.	\$20.00	\$600.00	\$2.10	\$63.00	\$2.30	\$69.00
40 Poly Pipe 3/4" - 1" Diameter	300 L.F.	\$2.00	\$600.00	\$7.75	\$2,325.00	\$5.75	\$1,725.00
41 Dust Control	5 EA.	\$1.00	\$5.00	\$1,575.00	\$7,875.00	\$0.05	\$0.25 *
42 Video Recording Existing Conditions	1 L.S.	\$1,280.00	\$1,280.00	\$800.00	\$800.00	\$891.25	\$891.25
43 Maintaining Traffic & Const. Signing	1 L.S.	\$10,600.00	\$10,600.00	\$7,500.00	\$7,500.00	\$10,463.05	\$10,463.05
Subtotal:			\$304,629.00		\$366,559.25		\$476,679.27 *

R-3 LORENZ STREET – MODIFIED SECTIONAL 27-656 (UNIVERSITY TO FARNUM)

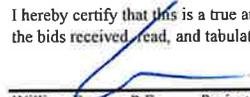
1 Pavement Removal	2,900 S.Y.	\$10.00	\$29,000.00	\$12.00	\$34,800.00	\$7.36	\$21,344.00
2 Sidewalk Removal	560 S.Y.	\$10.00	\$5,600.00	\$12.00	\$6,720.00	\$9.98	\$5,588.80
3 Drainage Structure Removal	0 EA.	\$1,500.00	\$0.00	\$1,150.00	\$0.00	\$460.00	\$0.00
4 Sewer Removal	0 L.F.	\$100.00	\$0.00	\$25.00	\$0.00	\$20.70	\$0.00
5 Earth Excavation	300 C.Y.	\$30.00	\$9,000.00	\$35.00	\$10,500.00	\$28.19	\$8,457.00
6 Subgrade Undercutting, 21 AA	50 C.Y.	\$1.00	\$50.00	\$60.00	\$3,000.00	\$59.24	\$2,962.00
7 Subgrade Undercutting, 1" - 3"	50 C.Y.	\$1.00	\$50.00	\$50.00	\$2,500.00	\$80.70	\$4,035.00
8 Aggregate Base, Fill CIP - 21 AA	300 TON	\$24.50	\$7,350.00	\$32.00	\$9,600.00	\$30.66	\$9,198.00
9 Aggregate Base, 6" CIP - 21 AA	0 S.Y.	\$25.00	\$0.00	\$16.50	\$0.00	\$12.13	\$0.00
10 Aggregate Base, 4" CIP - 21 AA	760 S.Y.	\$8.00	\$6,080.00	\$12.00	\$9,120.00	\$5.81	\$4,415.60
11 Maintenance Aggregate	50 TON	\$24.50	\$1,225.00	\$33.00	\$1,650.00	\$30.90	\$1,545.00
12 Subgrade Underdrain, 6" - Complete	40 L.F.	\$12.50	\$500.00	\$18.00	\$720.00	\$26.06	\$1,042.40
13 9" NR Concrete Pavement w/ Integral C. & G.	0 S.Y.	\$98.00	\$0.00	\$74.50	\$0.00	\$86.25	\$0.00
14 7" NR Concrete Pavement w/ Integral C. & G.	2,700 S.Y.	\$65.00	\$175,500.00	\$64.50	\$174,150.00	\$59.22	\$159,894.00
15 4" Concrete Sidewalk	4,300 S.F.	\$5.85	\$25,155.00	\$7.75	\$33,325.00	\$5.75	\$24,725.00
16 6" Concrete Sidewalk	160 S.F.	\$6.10	\$976.00	\$8.25	\$1,320.00	\$8.05	\$1,288.00
17 8" Concrete Sidewalk	300 S.F.	\$8.00	\$2,400.00	\$9.25	\$2,775.00	\$10.35	\$3,105.00
18 6" Concrete Sidewalk Ramp	210 S.F.	\$8.00	\$1,680.00	\$18.00	\$3,780.00	\$8.05	\$1,690.50
19 6" Concrete Drive Approach	1,600 S.F.	\$6.25	\$10,000.00	\$8.25	\$13,200.00	\$66.70	\$106,720.00
20 8" Concrete Drive Approach	250 S.F.	\$8.00	\$2,000.00	\$9.25	\$2,312.50	\$69.00	\$17,250.00
21 Adjust Curb Stop Box	2 EA.	\$1.00	\$2.00	\$475.00	\$950.00	\$228.85	\$457.70
22 Adjust Drainage Structure	9 EA.	\$300.00	\$2,700.00	\$675.00	\$6,075.00	\$259.33	\$2,333.97
23 Reconstruct Drainage Structure	4 EA.	\$450.00	\$1,800.00	\$650.00	\$2,600.00	\$1,356.68	\$5,426.72
24 2' Dia. Inlet - Complete	0 EA.	\$4,200.00	\$0.00	\$2,500.00	\$0.00	\$3,450.00	\$0.00
25 4' Dia. Manhole - Complete	0 EA.	\$6,500.00	\$0.00	\$3,950.00	\$0.00	\$4,887.50	\$0.00
26 4' Dia. C.B. w/ Sump - Complete	0 EA.	\$6,500.00	\$0.00	\$4,300.00	\$0.00	\$5,462.50	\$0.00
27 12" Dia. C-76 CL IV Sewer Pipe	0 L.F.	\$220.00	\$0.00	\$115.00	\$0.00	\$149.50	\$0.00
28 15" Dia. C-76 CL IV Sewer Pipe	0 L.F.	\$260.00	\$0.00	\$135.00	\$0.00	\$161.00	\$0.00
29 18" Dia. C-76 CL IV Sewer Pipe	0 L.F.	\$280.00	\$0.00	\$155.00	\$0.00	\$212.75	\$0.00
30 Sewer Tap - Complete	1 EA.	\$800.00	\$800.00	\$375.00	\$375.00	\$577.48	\$577.48

31 Drainage Structure Cover	3600 LBS	\$2.50	\$9,000.00	\$3.00	\$10,800.00	\$2.70	\$9,720.00
32 Reconnect/Reconstruct Sanitary Lead - Complete	2 EA.	\$1.00	\$2.00	\$2,500.00	\$5,000.00	\$644.17	\$1,288.34
33 Class A Sod	2500 S.Y.	\$5.00	\$12,500.00	\$10.00	\$25,000.00	\$5.75	\$14,375.00
34 Topsoil Surface, 3" - Complete	2500 S.Y.	\$5.00	\$12,500.00	\$6.60	\$16,500.00	\$3.45	\$8,625.00
35 Water (1,000 Gallon/Unit)	300 UNIT	\$9.50	\$2,850.00	\$10.20	\$3,060.00	\$1.15	\$345.00
36 Non-Woven Geotextile Fabric, 8 Oz.	100 S.Y.	\$10.00	\$1,000.00	\$3.75	\$375.00	\$1.97	\$197.00
37 Hunter PGP Sprinkler Head	15 EA.	\$40.00	\$600.00	\$76.50	\$1,147.50	\$86.25	\$1,293.75
38 Rainbird 1800 Sprinkler Head	15 EA.	\$40.00	\$600.00	\$76.50	\$1,147.50	\$86.25	\$1,293.75
39 Clamps & Fittings	30 EA.	\$20.00	\$600.00	\$2.10	\$63.00	\$2.30	\$69.00
40 Poly Pipe 3/4" - 1" Diameter	300 L.F.	\$2.00	\$600.00	\$7.75	\$2,325.00	\$8.63	\$2,589.00
41 Dust Control	5 EA.	\$1.00	\$5.00	\$1,575.00	\$7,875.00	\$0.01	\$0.05
42 Video Recording Existing Conditions	1 L.S.	\$1,280.00	\$1,280.00	\$800.00	\$800.00	\$891.25	\$891.25
43 Maintaining Traffic & Const. Signing	1 L.S.	\$10,600.00	\$10,600.00	\$8,500.00	\$8,500.00	\$12,555.65	\$12,555.65
			Subtotal:		\$402,065.50 *		\$435,298.96

Description	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
R-3 Residential Sectional - (Various Locations)							
1 Remove & Replace 9" Concrete Pavement	15 S.Y.	\$100.00	\$1,500.00	\$84.75	\$1,271.25	\$120.75	\$1,811.25
2 Remove & Replace 7" Concrete Pavement	50 S.Y.	\$95.00	\$4,750.00	\$74.50	\$3,725.00	\$103.50	\$5,175.00
3 Adjust Drainage Structure	2 E.A.	\$300.00	\$600.00	\$675.00	\$1,350.00	\$460.00	\$920.00
4 Restoration	125 S.Y.	\$1.00	\$125.00	\$20.00	\$2,500.00	\$9.20	\$1,150.00
5 Maintaining Traffic & Const. Signing	1 LS.	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00	\$575.00	\$575.00
		Subtotal:	\$8,975.00		\$10,346.25		\$9,631.25
		Grand total:	\$1,670,454.50		\$2,011,183.75 *		\$2,406,441.75 *
Description	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
City D.P.S. Storage Yard Usage - (Deduction)	1 LS.	\$500.00	\$500.00	\$5,000.00	\$5,000.00	\$0.00	\$0.00
		Overall Grand total:	\$1,669,954.50		\$2,006,183.75 *		\$2,406,441.75 *
Extension of Contract - Percent Increase to original bid unit proces		10 %		5 %		3 %	

Engineer's Estimate - \$2,119,994.50

I hereby certify that this is a true and accurate copy of the bids received, read, and tabulated for this project.

 2-20-26
 William Fowler, P.E. - Project Manager

* Bid Adjusted by Engineer (Arithmetic Error)



AGENDA ITEM SUMMARY FORM

MEETING DATE: 3/9/26

PREPARED BY: Sean P. Ballantine, Director of Public Services

AGENDA ITEM CONTENT: Director of Public Services - 2026 Major & Local Road Construction

AGENDA ITEM SECTION: Bid Awards/Purchases

BUDGETED AMOUNT: \$890,000

FUNDS REQUESTED: \$625,583.90

FUND: Multiple

EXECUTIVE SUMMARY:

Due to ongoing fluctuations in the price of concrete, materials, and labor, the Major and Local Sectional Concrete program is typically bid on an annual basis. Bid number MH 26-02 was prepared, and on February 18, three sealed bids were received at City Hall by the deadline. Upon review, and as identified in the attached recommendation letter from Nowak and Fraus, our Consulting City Engineers, DiLisio Contracting, of Clinton Township, Michigan, was the low bid.

RECOMMENDATION:

Staff concurs with the recommendation of our City Engineer, and recommends that City Council award the bid for the 2026 Major and Local Sectional Concrete Repairs to the lowest responsible bidder, DiLisio Contracting, Inc., of Clinton Township, Michigan, for the total project amount of \$625,583.90. Funding is programmed in the 2026-27 budget.

MEMORANDUM

DATE: February 23, 2026
TO: Melissa R. Marsh, City Manager
FROM: Sean P. Ballantine, Director of Public Services
SUBJECT: Bid Award – 2026 Major & Local Road Construction

Due to ongoing fluctuations in the price of concrete, materials, and labor, the Major and Local Sectional Concrete program is typically bid on an annual basis. Bid number MH 26-02 was prepared, and on February 18, three sealed bids were received at City Hall by the deadline. Upon review, and as identified in the attached recommendation letter from Nowak and Fraus, our Consulting City Engineers, DiLisio Contracting, of Clinton Township, Michigan, was the low bid.

DiLisio is a long-time concrete contractor for the City, and has completed many identical projects for the City of Madison Heights, as well as other area municipalities in recent years. The pricing received is favorable given the current market conditions, and is significantly lower than the original engineers estimate for the bid. We would also note that as with the R-3 projects, this bid award does not automatically commit the City to any projects in the upcoming 2026-27 fiscal year. Projects would not be authorized to start until funding was made available through the normal budget process. These projects, assuming approval, would then be constructed by DiLisio under this contract.

Based on these facts, Staff concurs with the recommendation of our City Engineer, and recommends that City Council award the bid for the 2026 Major and Local Sectional Concrete Repairs to the lowest responsible bidder, DiLisio Contracting, Inc., of Clinton Township, Michigan, for the total project amount of \$625,583.90. Funding is programmed in the 2026-27 budget.

City of Madison Heights
Department of Public Services
801 Ajax Drive
Madison Heights, Michigan 48071



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

Item 8.

February 20, 2026

City of Madison Heights
300 W. Thirteen Mile Road
Madison Heights, MI 48071

Attn.: Mr. Sean Ballantine, Director of Public Services

Re: **2026 Major Streets and Local Roads Sectional Repair Project BID# MH26-02**
NFE Recommendation Letter – Award of Bid to Dilisio Contracting, Inc.
Madison Heights, Michigan

Dear Mr. Ballantine:

As you are aware, the City of Madison Heights received three sealed bids for the above referenced project during the public bid opening held on Wednesday, February 18, 2026 at the City offices. At the completion of our bid analysis, it has been determined that Dilisio Contracting, Inc of Clinton Township, Michigan had submitted the lowest bid in the amount of \$625,583.90. Please find attached a copy of the "Tabulation of Bids" for your review and / or distribution.

Dilisio Contracting, Inc. has completed several similar projects over the course of several years for the City of Madison Heights. Dilisio Contracting, Inc has had exceptional past performance, exceptional municipal / contractor cooperation, and quality workmanship. In addition, based upon our investigation of their references we feel they are qualified to perform the work under this contract.

Therefore, we recommend that the contract for the 2026 Major Streets and Local Roads Sectional Repair Project in the City of Madison Heights be awarded to Dilisio Contracting, Inc. of Clinton Township, Michigan, in the amount of \$625,583.90. Given historical and current trends in cost, we feel this is reasonable and affords certainty in our construction cost going forward.

Should you have any questions, please feel free to contact our office at any time.

Very truly yours,

NOWAK & FRAUS ENGINEERS

William Fowler, P.E.
Assistant Consulting City Engineer

Enclosures

cc: City of Madison Heights – Melissa Marsh, City Manager (300 W. Thirteen Mile Road, Madison Heights, MI. 48071)
NFE – Brad Brickel, PE., Consulting City Engineer (46777 Woodward Avenue, Pontiac, MI 48342) - copy

NOWAK & FRAUS ENGINEERS

46777 WOODWARD AVENUE
PONTIAC, MI 48342-5032

WWW.NOWAKFRAUS.COM

VOICE: 248.332.7931
FAX: 248.332.8257

Tabulation of Bids - City of Madison Heights

City of Madison Heights
 300 W. Thirteen Mile Road
 Madison Heights, Michigan 48071

Project: Name: 2026 Major Street and Local Road
 Sectional Repair Project
 Bid # MH26-02

Bids Received: Wednesday, February 18, 2026 - 10:30 A.M.

First Lowest Bidder

Dilisio Contracting
 23525 Lakepointe Drive
 Clinton Township, MI 48036
 Ph: (586) 783-4044

Second Lowest Bidder

Great Lakes Contracting
 2300 Edinburgh
 Waterford, MI 48328
 Ph: (313) 962-0400

Third Lowest Bidder

Santos Cement Incorporated
 860 Southfield Rd
 Lincoln Park, MI 48146
 Ph: (313) 551-3113

Description	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
11 MILE ROAD - (JOHN R TO DEQUINDRE)							
1 Remove & Replace 9" Concrete Pavement	2,185.00 S.Y.	\$75.00	\$163,875.00	\$85.50	\$186,817.50	\$99.20	\$216,752.00
2 Adjust Drainage Structure	6.00 EA.	\$200.00	\$1,200.00	\$675.00	\$4,050.00	\$300.00	\$1,800.00
3 Restoration	100.00 S.Y.	\$0.01	\$1.00	\$20.00	\$2,000.00	\$25.00	\$2,500.00
2 Maintaining Traffic & Const. Signing	1.00 L.S.	\$3,000.00	\$3,000.00	\$10,000.00	\$10,000.00	\$7,500.00	\$7,500.00
		Subtotal:	\$168,076.00		\$202,867.50		\$228,552.00

Description	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
JOHN R ROAD - (10 MILE TO 11 MILE)							
1 Remove & Replace 9" Concrete Pavement	2,185.00 S.Y.	\$75.00	\$163,875.00	\$85.50	\$186,817.50	\$99.20	\$216,752.00
2 Adjust Drainage Structure	6.00 EA.	\$200.00	\$1,200.00	\$675.00	\$4,050.00	\$300.00	\$1,800.00
3 Restoration	100.00 S.Y.	\$0.01	\$1.00	\$20.00	\$2,000.00	\$25.00	\$2,500.00
2 Maintaining Traffic & Const. Signing	1.00 L.S.	\$3,000.00	\$3,000.00	\$10,000.00	\$10,000.00	\$7,500.00	\$7,500.00
		Subtotal:	\$168,076.00		\$202,867.50		\$228,552.00

Description	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
ALLEYWAY RECONSTRUCTION PROJECT - (12 MILE TO GARDENIA)							
1 Remove & Replace 9" Concrete Pavement	665.00 S.Y.	\$75.00	\$49,875.00	\$85.50	\$56,857.50	\$99.20	\$65,968.00
2 Sidewalk Removal	15.00 S.Y.	\$10.00	\$150.00	\$10.00	\$150.00	\$22.00	\$330.00
3 8" Concrete Sidewalk	135.00 S.F.	\$8.00	\$1,080.00	\$9.25	\$1,248.75	\$12.50	\$1,687.50
2 Adjust Drainage Structure	5.00 EA.	\$200.00	\$1,000.00	\$575.00	\$2,875.00	\$300.00	\$1,500.00
1 Aggregate Base, 4" CIP - 21AA	250.00 S.Y.	\$15.00	\$3,750.00	\$14.50	\$3,625.00	\$30.00	\$7,500.00
2 Earth Excavation	75.00 C.Y.	\$30.00	\$2,250.00	\$35.00	\$2,625.00	\$30.00	\$2,250.00
3 Restoration	50.00 S.Y.	\$0.01	\$0.50	\$20.00	\$1,000.00	\$50.00	\$2,500.00
2 Maintaining Traffic & Const. Signing	1.00 L.S.	\$2,000.00	\$2,000.00	\$4,500.00	\$4,500.00	\$2,500.00	\$2,500.00
		Subtotal:	\$60,105.50		\$72,881.25		\$84,235.50

Description	Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
LOCAL RESIDENTIAL SECTIONAL NON-R- (VARIOUS LOCATIONS)							
1 Remove & Replace 7" Concrete Pavement	3,015.00 S.Y.	\$75.00	\$226,125.00	\$78.00	\$235,170.00	\$82.00	\$247,230.00
2 Adjust Drainage Structure	6.00 EA.	\$200.00	\$1,200.00	\$675.00	\$4,050.00	\$300.00	\$1,800.00
3 Restoration	140.00 S.Y.	\$0.01	\$1.40	\$20.00	\$2,800.00	\$20.00	\$2,800.00

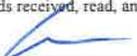
2 Maintaining Traffic & Const, Signing

1.00 L.S.	\$2,000.00	<u>\$2,000.00</u>	\$10,000.00	<u>\$10,000.00</u>	\$5,000.00	<u>\$5,000.00</u>
	Subtotal:	\$229,326.40		\$252,020.00		\$256,830.00
	Grand total:	\$625,583.90		\$730,636.25		\$798,169.50

Engineer's Estimate - \$778,023.25

* Bid Adjusted by Engineer (Arithmetic Error)

I hereby certify that this is a true and accurate copy of
the bids received, read, and tabulated for this project.

 2/20/26
William Fowler, P.E. - Project Manager



AGENDA ITEM SUMMARY FORM

MEETING DATE: 3/9/26

PREPARED BY: Sean P. Ballantine, Director of Public Services

AGENDA ITEM CONTENT: Contract Extension - DuAll Cleaning

AGENDA ITEM SECTION: Bid Awards/Purchases

BUDGETED AMOUNT: \$234,067

FUNDS REQUESTED: \$234,067

FUND: Multiple

EXECUTIVE SUMMARY:

As part of the annual budget process, expiring service contracts are analyzed at the beginning of the year, and when it is determined to be in the best interest of the City, Staff reaches out to vendors to see if they are amenable to a contract extension. DuAll Cleaning is the City's custodial contractor. Their service has been satisfactory, and they have been a responsive contractor to work with, promptly addressing any concerns which are brought forward. They are amenable to a contract extension, which has been prepared for consideration.

RECOMMENDATION:

Staff recommends that Council approve the contract extension as presented with DuAll Cleaning, of Sterling Heights, and authorize the Mayor to sign on behalf of the City.

MEMORANDUM

DATE: February 23, 2026
TO: Melissa R. Marsh, City Manager
FROM: Sean P. Ballantine, Director of Public Services
SUBJECT: Contract Extension – DuAll Cleaning

As part of the annual budget process, expiring service contracts are analyzed at the beginning of the year, and when it is determined to be in the best interest of the City, Staff reaches out to vendors to see if they are amenable to a contract extension. This is a typical provision which is included in the language of nearly all of our contracts. As most contracts expire with the fiscal year, this allows the necessary time to rebid the service in the event that an extension is not possible, and to adjust the budget accordingly. As Council approves contracts for a certain period of time, it is appropriate that an extension past this timeframe should be brought forward to them for consideration.

DuAll Cleaning is the City’s custodial contractor. Their service has been satisfactory, and they have been a responsive contractor to work with, promptly addressing any concerns which are brought forward. They are amenable to a contract extension, which has been prepared for consideration.

Staff recommends that Council approve the contract extension as presented with DuAll Cleaning, of Sterling Heights, and authorize the Mayor to sign on behalf of the City.

City of Madison Heights
Department of Public Services
801 Ajax Drive
Madison Heights, Michigan 48071

CONTRACT ADDENDUM

THIS AGREEMENT made and entered into this _____ day of _____ 2026, by and between the CITY OF MADISON HEIGHTS, Oakland County, Michigan, hereinafter called the “City” and Du-All Cleaning Incorporated. whose address is 35474 Mound Road Sterling Heights MI 48310 hereinafter called the “Contractor/Company”, concerning the original contract for Custodial Services signed on September 26, 2023 and valid through June 30, 2025, as well as proposal documents from Du-All Cleaning Inc in response to City of Madison Heights RFP MH 23-02 and Council award at the Regular Meeting of September 11, 2023.

Both the City and the Contractor/Company agree to extend the contract to Du-All Inc through June 30, 2027 for Custodial Services under the same terms and conditions and at established pricing as indicated in the original bid pricing proposal.

For the faithful performance of the stipulations, terms and conditions of this Contract, the City and the Contractor/Company bind themselves, their successor, heirs, executors and administrators and assigns.

IN WITNESS HEREOF, the parties hereunto set their hand.

WITNESS:

CITY OF MADISON HEIGHTS

Signature of Witness

Mayor Corey K. Haines

CONTRACTOR/COMPANY

Signature of Witness

Signature of Company Representative

BY: _____
Print Name

ITS: _____
Print Title



AGENDA ITEM SUMMARY FORM

MEETING DATE: 3/9/26

PREPARED BY: Sean P. Ballantine, Director of Public Services

AGENDA ITEM CONTENT: Contract Extension - Sunde Building

AGENDA ITEM SECTION: Bid Awards/Purchases

BUDGETED AMOUNT: \$210,000*

FUNDS REQUESTED: \$210,000*

FUND: Multiple

EXECUTIVE SUMMARY:

As noted in the previous agenda item, part of the annual budget process involves reaching out to vendors when it is determined to be in the best interest of the City, to see if they are interested in a contract extension. Sunde Building is the City’s long-time water and sewer contractor, and is once again amenable to a contract extension, which has been prepared for consideration.

*These values represent budgeted contractual services. Additional funds are programmed for water main replacement, lead service replacement, and as-needed exceedances due to emergency situations.

RECOMMENDATION:

Staff recommends that Council approve the contract extension as presented with Sunde Building, of Royal Oak and authorize the Mayor to sign on behalf of the City.

MEMORANDUM

DATE: February 23, 2026
TO: Melissa R. Marsh, City Manager
FROM: Sean P. Ballantine, Director of Public Services
SUBJECT: Contract Extension – Sunde Building

As part of the annual budget process, expiring service contracts are analyzed at the beginning of the year, and when it is determined to be in the best interest of the City, Staff reaches out to vendors to see if they are amenable to a contract extension. This is a typical provision which is included in the language of nearly all of our contracts. As most contracts expire with the fiscal year, this allows the necessary time to rebid the service in the event that an extension is not possible, and to adjust the budget accordingly. As Council approves contracts for a certain period of time, it is appropriate that an extension past this timeframe should be brought forward to them for consideration.

Sunde Building is the City’s long-time water and sewer contractor, having served the citizens of Madison Heights since the 1940s. They continue to be a highly valued partner of the DPS, providing skilled and dedicated support, both routine and on an emergency basis, to our water and sewer systems. Once again, they are amenable to a contract extension, which has been prepared for consideration.

Staff recommends that Council approve the contract extension as presented with Sunde Building, of Royal Oak, and authorize the Mayor to sign on behalf of the City.

City of Madison Heights
Department of Public Services
801 Ajax Drive
Madison Heights, Michigan 48071

CONTRACT ADDENDUM

THIS AGREEMENT made and entered into this _____ day of _____ 2026, by and between the CITY OF MADISON HEIGHTS, Oakland County, Michigan, hereinafter called the “City” and Sunde Building Incorporated. whose address is 1224 East Windemere Avenue Royal Oak MI 48073 hereinafter called the “Contractor/Company”, concerning the original contract for Department of Public Services (DPS) Water and Sewer Services signed on April 25, 2019 and valid through April 25, 2024, as well as proposal documents from Sunde Building Incorporated in response to City of Madison Heights ITB 1030, original ITB 1030 specifications, and Council award at the Regular Meeting of April 22, 2019.

Both the City and the Contractor/Company agree to extend the contract to Sunde Building Incorporated through June 30, 2027 for DPS Water and Sewer Services under the same terms and conditions and at established pricing as indicated in the original bid pricing proposal.

For the faithful performance of the stipulations, terms and conditions of this Contract, the City and the Contractor/Company bind themselves, their successor, heirs, executors and administrators and assigns.

IN WITNESS HEREOF, the parties hereunto set their hand.

WITNESS:

CITY OF MADISON HEIGHTS

Signature of Witness

Mayor Corey K. Haines

CONTRACTOR/COMPANY

Signature of Witness

Signature of Company Representative

BY: _____
Print Name

ITS: _____
Print Title