

Southgate City Council Agenda

Council Chambers

14400 Dix-Toledo Rd., Southgate, Michigan 48195

Wednesday July 15, 2026

6:30pm Work Study Session

1. Officials Reports
2. Discussion of Agenda Items

7:00 pm Regular Meeting

Pledge of Allegiance

Roll Call: Ayres-Reiss, Gawlik, George, Graziani, Kuspa, Price, Rauch

Minutes:

1. Work Study Meeting Minutes dated July 1, 2026
2. Regular City Council Meeting Minutes dated July 1, 2026
3. Public Hearing Meeting Minutes dated July 1, 2026

Scheduled Persons in the Audience:

Consideration of Bids:

Scheduled Hearings:

1. Public Hearing for Community Development Block Grant -Disaster Recovery (CDBG-DR) Grant Close-Out [Page 7](#)

Communications "A"

Communications "B" – (Receive and File):

Ordinances:

Old Business:

New Business:

Unscheduled Persons in the Audience:

Claims & Accounts: **Warrant #1549 \$3,352,158.76**

Adjournment:

Janice M. Ferencz, City Clerk

Work Study Session

July 1, 2026

An Informal Meeting of the Council of the City of Southgate was held on July 1, 2026 at 6:30 P.M. and called to order by Council President Zoey Kuspa.

Present: Priscilla Ayres-Reiss, Edward Gawlik, Jr., Karen George, Christian Graziani, Zoey Kuspa, Adriene Price, Phil Rauch

Absent:

Also Present: Mayor Joseph G. Kuspa, City Attorney Edward Zelenak, City Administrator Daniel Marsh, Assistant City Administrator/Finance Director Doug Drysdale,, City Clerk Janice Ferencz, City Treasurer Chris Rollet, City Engineer John Hennessey, Police Chief Mark Mydlarz, Police Deputy Chief Brent Newsted, Fire Chief Justin Graves, DPS Director Phil Ferro, Recreation Director Julie Goddard, Building Director Tim Leach

Discussed the following agenda items:

- Public Hearing for Former Aquinas High School Redevelopment Brownfield Plan
- Proposed Former Aquinas High School Redevelopment Brownfield Plan
- Amendment No. 5 to GLWA Water Service Contract
- Recommendation for Additional Concrete Work at the Southgate Tower Park Project-Waiver of Bid
- Recommendation to Approve Contract Extension for 2027 Lead Water Service Line Replacement Program-Waiver of Bid
- Recommendation to Approve Fire Hose Testing-Waiver of Bid
- Request for Public Hearing Required Prior to CDBG-DR Grant Close-Out
- Recommendation to Commission of Public Art-Waiver of Bid
- Michigan Library Association and City Administration Correspondence
- Recommendation for Approval of Quote for District Court HVAC Unit-Waiver of Bid

This meeting ended at 6:47 p.m.

City of Southgate

Regular City Council Meeting

July 1, 2026

A Regular Meeting of the Council of the City of Southgate was held on Wednesday, July 1, 2026 in the Southgate City Hall Council Chambers and was called to order at 7:00 PM by Council President Zoey Kuspa.

This meeting began with the Pledge of Allegiance.

Present: Priscilla Ayres-Reiss, Edward Gawlik, Jr., Karen George, Christian Graziani, Zoey Kuspa, Adriene Price, Phil Rauch
Absent:

Also Present: Mayor Joseph G. Kuspa, City Attorney Edward Zelenak, City Administrator Daniel Marsh, Assistant City Administrator/Finance Director Doug Drysdale, City Clerk Janice Ferencz, City Treasurer Chris Rollet, City Engineer John Hennessey, Police Chief Mark Mydlarz, Police Deputy Chief Brent Newsted, Fire Chief Justin Graves, DPS Director Phil Ferro, Recreation Director Julie Goddard, Building Director Tim Leach

Moved by Gawlik, supported by Rauch, RESOLVED THAT the Southgate City Council amend the agenda to add Item #8 to Communications "A": Memo from Assistant City Administrator/Finance Director; Re: Recommendation for Approval of Quote for District Court HVAC Unit-Waiver of Bid. Motion carried unanimously.

Minutes:

Moved by George, supported by Ayres-Reiss, RESOLVED, that the minutes of the City Council Work Study Session dated June 17, 2026 be approved as presented. Motion carried unanimously.

Moved by Rauch, supported by Price, RESOLVED, that the minutes of the Regular City Council Meeting dated June 17, 2026 be approved as presented. Motion carried unanimously.

Scheduled Hearings:

1. Public Hearing – Former Aquinas High School Redevelopment Brownfield Plan moved by Ayres-Reiss, supported by George, RESOLVED that the Southgate City Council hereby enters into a public hearing at 7:02 p.m. in order to consider approve the adoption of the Brownfield Plan for the former Aquinas High School Redevelopment pursuant to and in accordance with Act 381 of the Public Acts of the State of Michigan of 1996, as amended. Motion carried unanimously.

Pinchin presented the Brownfield Plan for the Redevelopment of the Former Aquinas High School. Once the presentation concluded, a short discussion took place regarding the plan.

No further questions or comments from Council or audience.

Moved by Ayres-Reiss, supported by George, RESOLVED that the Southgate City Council adjourn the public hearing at 7:22 p.m.

Motion carried unanimously.

Communications "A":

1. Memo from Administrator; Re: Proposed Former Aquinas High School Redevelopment Brownfield Plan moved by Gawlik, supported by Price, THAT the Southgate City Council approve the attached resolution adopting the proposed Former Aquinas High School Redevelopment Brownfield Plan. Motion carried unanimously.

Regular City Council Meeting July 1, 2026

2. Memo from Administrator; Re: Amendment No. 5 to GLWA Water Service Contract moved by Rauch, supported by Ayres-Reiss, THAT the Southgate City Council approve the proposed Amendment No. 5 to Water Service Contract between Great Lakes Water Authority and City of Southgate and authorize the Mayor and City Clerk to sign on behalf of the City. Motion carried unanimously.
3. Letter from Mayor; Re: Recommendation for Additional Concrete Work at the Southgate Tower Park Project-Waiver of Bid moved by George, supported by Rauch, THAT the Southgate City Council waive the city bid process and approve the proposal from G.V. Cement for additional concrete work at the Southgate Tower Park project in the amount of \$72,388.00, utilizing Wayne County ARPA grant funding. Motion carried unanimously.
4. Letter from Mayor; Re: Recommendation to Approve Contract Extension for 2027 Lead Water Service Line Replacement Program-Waiver of Bid moved by Rauch, supported by George, THAT the Southgate City Council waive the city bid process and approve extension for the 2027 Lead Water Service Replacement Program (fiscal year 2026/27) with RVP Construction, Inc. at the proposed 3% rate increase to the contract extension approved by City Council on May 1, 2025. Motion carried unanimously.
5. Letter from Mayor; Re: Recommendation to Approve Fire Hose Testing-Waiver of Bid moved by Gawlik, supported by Price, THAT the Southgate City Council waive the city bid process and approve the contract with FireCatt Precision Service Testing for fire hose testing in an amount not-to-exceed \$5,000.00. Motion carried unanimously.
6. Memo from Administrator; Re: Request for Public Hearing Required Prior to CDBG-DR Grant Close-Out moved by Rauch, supported by Ayres-Reiss, THAT the Southgate City Council to establish a public hearing during the regularly scheduled Council Meeting on July 15, 2026 at 7:00 p.m. at City Hall in the Council Chambers for the purpose of affording citizens an opportunity to submit comments and receive a final report on the completion of the Southgate Sewer Lining Project CDBG Grant. Motion carried unanimously.
7. Letter from Mayor; Re: Recommendation to Commission of Public Art-Waiver of Bid moved by George, supported by Price, THAT the Southgate City Council waive the city bid process and approve the proposal from RL Artistry for the commission of a sculpture in the amount of \$36,978.62. Motion carried unanimously.
8. Memo from Assistant City Administrator/Finance Director; Re: Recommendation for Approval of Quote for District Court HVAC Unit-Waiver of Bid moved by Rauch, supported by Ayres-Reiss, THAT the Southgate City Council waive the city bid process and approve the quote from Flo-Aire Heating & Cooling (Southgate, MI) to replace the HVAC unit at the 28th District Court in the amount of \$20,576.00. Motion carried unanimously.

Communications "B": (Receive & File)

1. Michigan Library Association and City Administration Correspondence moved by George, supported by Gawlik, RESOLVED THAT the Southgate City Council receive and file the Correspondence from the Michigan Library Association. Motion carried unanimously.

Regular City Council Meeting July 1, 2026

Claims and Accounts:

Moved by Rauch, supported by George, RESOLVED, that Claims and Accounts be paid as outlined on Warrant #1548 for \$4,334,314.26. Motion carried unanimously.

Adjournment:

Moved by Ayres-Reiss, supported by Gawlik, RESOLVED THAT this Regular Meeting of the Southgate City Council be adjourned at 7:33 P.M. Motion carried unanimously.

Zoey Kuspa
Council President

Janice M. Ferencz
City Clerk

City of Southgate

PUBLIC HEARING

July 1, 2026

REGARDING: Former Aquinas High School Redevelopment Brownfield Plan

A Public Hearing of the Council of the City of Southgate was held on Wednesday, July 1, 2026 and was called to order at 7:02 P.M. by Council President Zoey Kuspa.

Present: Priscilla Ayres-Reiss, Edward Gawlik Jr., Karen George, Christian Graziani, Zoey Kuspa, Adriene Price, Phil Rauch

Absent:

Also Present: Mayor Joseph G. Kuspa, City Attorney Ed Zelenak, City Administrator Dan Marsh, Assistant City Administrator/Finance Director Doug Drysdale, City Clerk Janice Ferencz, City Treasurer Chris Rollet, City Engineer John Hennessey, Police Chief Mark Mydlarz, Deputy Chief Brent Newsted, Fire Chief Justin Graves, Recreation Director Julie Goddard, Building Director Tim Leach

The purpose of this public hearing, duly advertised, is to approve the adoption of the Brownfield Plan for the former Aquinas High School Redevelopment pursuant to and in accordance with Act 381 of the Public Acts of the State of Michigan of 1996, as amended.

Moved by Ayres-Reiss, supported by George, RESOLVED, that Council open the public hearing at 7:02 p.m.

Pinchin presented the Brownfield Plan for the Redevelopment of the Former Aquinas High School. Once the presentation concluded, a short discussion took place regarding the plan.

No further questions or comments from Council or audience.

Moved by Ayres-Reiss, supported by George, RESOLVED that the Southgate City Council adjourn the public hearing at 7:22 p.m.

Motion carried unanimously.

Zoey Kuspa
Council President

Janice M. Ferencz
City Clerk



July 9, 2026

Mr. Dan Marsh, City Administrator
City of Southgate
14400 Dix-Toledo Highway
Southgate, Michigan 48195

**Re: CDBG DR Sanitary Sewer Lining
Project Summary Report
City of Southgate
Hennessey Project No. 13153**

Dear Mr. Marsh:

This report provides you with a project summary for the above-referenced project. The project was awarded to DVM Utilities, Inc. in the amount of **\$736,855.00**, to complete the rehabilitation of 7,145 linear feet of sanitary sewer pipe, ranging in size from 12-inch diameter to 27-inch diameter, utilizing the cured-in-place pipelining method. The project area is in the eastern part of the city, bounded by Mercier Street on the south and Backus Street on the north, and between Howard Street on the west and Fort Street on the east.

DVM Utilities, Inc. (Contractor) began work the week of August 11, 2025, and completed the sewer cleaning and televising work on all scheduled sanitary sewers. During the sewer cleaning process, the Contractor discovered three locations of collapsed sanitary sewers. After reviewing and submitting documentation for approval to repair the three locations, the Contractor proceeded and completed the sectional sewer repairs in the week of May 26, 2026, at the following locations:

1. Manhole C-37 in Howard Street, between Argyle Street and Chestnut Street
2. In the rear yards of 12758 Argyle Street and 12751 Commonwealth Street
3. In the rear yards of 13120 Argyle Street and 13121 Commonwealth Street

The Contractor worked concurrently with the sectional sewer repairs, lining all sanitary sewer with the cured-in-place pipelining method, beginning the week of April 27, 2026 and finishing sewer lining the week of June 1, 2026.

Very Truly Yours,

HENNESSEY ENGINEERS, INC

A blue ink signature of John M. Miller, written in a cursive style.

John M. Miller
Project / Construction Manager

Cc: Doug Drysdale, Assistant City Administrator/Finance Director, City of Southgate
Laura Walsh, Administrative Assistant, City of Southgate
File B.3