

Southgate City Council Agenda

Council Chambers

14400 Dix-Toledo Rd., Southgate, Michigan 48195

Wednesday November 5, 2025

6:30pm

Work Study Session

1. Proclamation – National American Indian Heritage Month
2. Officials Reports
3. Discussion of Agenda Items

7:00 pm

Regular Meeting

Pledge of Allegiance

Roll Call:

Araj, Ayres-Reiss, Gawlik, George, Graziani, Kuspa, Rauch

Minutes:

1. Work Study Meeting Minutes dated October 15, 2025
2. Regular City Council Meeting Minutes dated October 15, 2025

*Motion to move into Closed Session – Teamsters 214 – TPOAM 2018 – AFSCME 1917
- Pending Litigation Southgate Public Schools vs City of Southgate -*

Scheduled Persons in the Audience:

1. Boy Scout Troop 1783; Re: Wreath sales

Consideration of Bids:

1. Letter from Mayor; Re: Award bid for Sycamore Street Sewer Project

Page 8

Scheduled Hearings:**Communications "A"**

1. Memo from Administrator; Re: Contract Extension – Teamsters 214
2. Memo from Administrator; Re: Contract Extension – TPOAM 2018
3. Memo from Administrator; Re: Contract Extension – AFSCME 1917
4. Memo from Administrator; Re: Planned Development Extension – 11555 Allen Rd
5. Letter from Mayor; Re: Approve Library Design Consulting Services **(Waiver of Bid)**
6. Letter from Mayor; Re: Approve Library Worksite Design Consulting Services **(Waiver of Bid)**
7. Letter from Mayor; Re: Approve Kennebec Park Play Area **(Waiver of Bid)**
8. Letter from Mayor; Re: Renewal of UFED Touch Ultimate Software License
9. Letter from Mayor; Re: Approve Library Replacement Drinking Fountain and Water Bottle Filling Station
10. Memo from Administrator; Re: Sale of City Owned Vacant Lots – 11699 Mulberry & 14282 Fordline

Page 15

Page 16

Page 17

Page 18

Page 23

Page 28

Page 33

Page 61

Page 66

Page 71

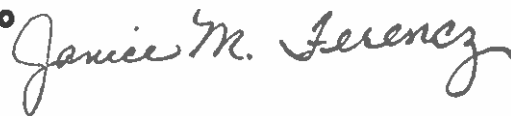
Communications "B" – (Receive and File):

1. Memo from City Clerk; Re: Dominion Voting Systems Inc., Name Change

Page 83

Ordinances:**Old Business:****New Business:****Unscheduled Persons in the Audience:**

Claims & Accounts: Warrant #1532 \$ 3,387,998.80

Adjournment:

Janice M. Ferencz, City Clerk

PROCLAMATION

WHEREAS, the history and culture of our great nation have been significantly influenced by American Indians and indigenous peoples; and

WHEREAS, the contributions of American Indians have enhanced the freedom, prosperity, and greatness of America today; and

WHEREAS, their customs and traditions are respected and celebrated as part of a rich legacy throughout the United States; and

WHEREAS, Native American Awareness Week began in 1976 and recognition was expanded by Congress and approved by President George Bush in August 1990, designating the month of November as National American Indian Heritage Month; and

WHEREAS, in honor of National American Indian Heritage Month, community celebrations as well as numerous cultural, artistic, educational and historical activities have been planned;

NOW THEREFORE, I, Joseph G. Kuspa, by virtue of the authority vested in me as Mayor of the City of Southgate, Michigan do hereby proclaim November 2025 as the National American Indian Heritage Month, in the City of Southgate and urge all citizens to observe this month with appropriate programs, ceremonies and activities.

In Witness Whereof, I have hereunto set my hand and caused the Seal of the City of Southgate, Michigan be affixed this 5th day of November, Two-thousand and Twenty-five.


Mayor Joseph G. Kuspa



City Council

Work Study Session

October 15, 2025

An Informal Meeting of the Council of the City of Southgate was held on October 15, 2025 at 6:30 P.M. and called to order by Council President Zoey Kuspa.

Present: Victoria Araj, Priscilla Ayres-Reiss, Edward Gawlik, Jr., Karen George, Christian Graziani, Zoey Kuspa, 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, Public Safety Director Joseph Marsh, Police Chief Mark Mydlarz, Fire Chief Justin Graves, Recreation Director Julie Goddard, Building Director Tim Leach

Discussed the following agenda items:

- Closed Session to Discuss TPOAM Court Employees and Pending Litigation Strategy of Southgate Public Schools vs City of Southgate
- Contract Extension with TPOAM Court Employees
- TIFA Document #10
- Purchase of Ice Arena Locker Room Heater Replacement (Waiver of Bid)
- Vacation of Road and Alleys of Fort Pennsylvania Subdivision No. 1

This meeting ended at 6:43 p.m.

City of Southgate

Regular City Council Meeting

October 15, 2025

A Regular Meeting of the Council of the City of Southgate was held on Wednesday, October 15, 2025 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: Victoria Araj, Priscilla Ayres-Reiss, Edward Gawlik, Jr., Karen George, Christian Graziani, Zoey Kuspa, 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, Public Safety Director Joseph Marsh, Police Chief Mark Mydlarz, Fire Chief Justin Graves, Recreation Director Julie Goddard, Building Director Tim Leach

Minutes:

Moved by George, supported Ayres-Reiss, RESOLVED, that the minutes of the City Council Work Study Session dated October 1, 2025 be approved as presented. Motion carried unanimously.

Moved by Rauch, supported by Araj, RESOLVED, that the minutes of the Regular City Council Meeting dated October 1, 2025 be approved as presented. Motion carried unanimously.

Moved by Ayres-Reiss, supported by Gawlik, RESOLVED, that the minutes of the Public Hearing Meeting-Demolition of 15361 Flanders dated October 1, 2025 be approved as presented. Motion carried unanimously.

Moved by George, supported by Rauch, RESOLVED, that the minutes of the Public Hearing-TIFA Document #10 Meeting dated October 1, 2025 be approved as presented. Motion carried unanimously.

Closed Session:

Closed Session re: TPAOM Court Employees and Pending Litigation Strategy of Southgate Public Schools vs City of Southgate.

Moved by Ayres-Reiss, supported by George, RESOLVED that the Southgate City Council hereby enters into a closed session at 7:02 p.m.

ROLL CALL

Araj	Yes
Ayres-Reiss	Yes
Gawlik	Yes
George	Yes
Graziani	Yes
Kuspa	Yes
Rauch	Yes
Motion Passes	7-0

Moved by Ayres-Reiss, supported by Gawlik, RESOLVED that the Southgate City Council hereby closes the closed session at 7:35 p.m.

ROLL CALL

Araj	Yes
Ayres-Reiss	Yes
Gawlik	Yes
George	Yes

Regular City Council Meeting October 15, 2025

Graziani Yes
Kuspa Yes
Rauch Yes
Motion Passes 7-0

Communications "A":

1. Memo from Administrator; Re: Contract Extension with TPOAM Court Employees moved by Araj, supported by George, RESOLVED THAT the Southgate City Council approve the proposed two-year Collective Bargaining Agreement with the Technical Professional and Office Workers Association of Michigan (TPOAM) Court Employees and to authorize the Mayor, City Clerk and City Administrator to sign on behalf of the City. Motion carried unanimously.
2. Memo from Administrator; Re: Approval of TIFA Document #10 moved by Rauch, supported by Ayres-Reiss, RESOLVED THAT the Southgate City Council concurs that a public hearing was conducted on October 1, 2025 following public notification in accordance with Public Act 57 of 2018, and with the recommendations of the Tax Increment Finance Authority and of the Administration and hereby approves the Tax Increment Finance Authority Document No. 10 as presented to include Reconstruction of Centre Drive; Reconstruction of Walnut Road with Sidewalks; Northline Road Signage Improvements; Northline Road Median Maintenance; Prechter Boulevard Median maintenance; District Road Sectioning Repairs; Property Acquisition and Development; Business Improvement Grants; Administration and Consultant Costs; and extension of the TIFA plan for twenty (20) years. Motion carried unanimously.
3. Letter from Mayor; Re: Ice Arena Locker Room Heater Replacement-Waiver of Bid moved by Gawlik, supported by Rauch, RESOLVED THAT the Southgate City Council waive the city bid process and approve Quote #2594 in the amount of \$4,975.00 from Flo-Aire Heating & Cooling, for the replacement of the ice arena locker room heater. Motion carried unanimously.
4. Memo from Administrator; Re: Vacation of Road and Alleys of Fort Pennsylvania Subdivision No. 1 moved by Araj, supported by George, RESOLVED THAT the Southgate City Council approve the outright vacation of the road and alleys in the portion of Fort Pennsylvania Subdivision No 1 located at 16100 Fort Street and further described in the attached Warranty Deed. Motion carried unanimously.

Unscheduled Persons In Audience

1. Duane Bartaway, 16214 Kennebec, asked who the city's FOIA Coordinator was.

Claims and Accounts:

Moved by Rauch, supported by Ayres-Reiss, RESOLVED, that Claims and Accounts be paid as outlined on Warrant #1531 for \$1,940,214.22. Motion carried unanimously.

Adjournment:

Moved by George, supported by Ayres-Reiss, RESOLVED THAT this Regular Meeting of the Southgate City Council be adjourned at 7:41 P.M. Carried unanimously.

Zoey Kuspa
Council President

Janice M. Ferencz
City Clerk

Michael S. Siskind & Company

30300 Northwestern Highway, First Floor
Farmington Hills, Michigan 48334
(248) 932-0100 Fax (248) 932-1734

October 10, 2025

VIA EMAIL DELIVERY

Boy Scout Troop 1783
c/o Ms. Laura Walsh
LWalsh@ci.southgate.mi.us

Dear Laura;

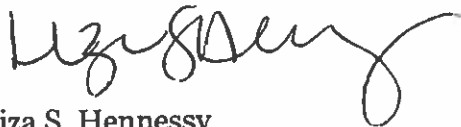
Per our recent email communications, please consider this letter as Southgate, LLC's approval of your request to hold a Christmas wreath sale at the Southgate Shopping Center on the dates of November 28, 29 & 30, plus December 5 & 7, 2025.

Accordingly, the troop will need to verify if a permit is required, and obtain said permit, from the City of Southgate. We do have a copy of the executed Hold Harmless Agreement; Southgate, LLC and/or Michael S. Siskind and Company, LLC are not responsible for any incident that may take place during the dates listed above.

If you have any questions, please contact this office.

We wish you great success at this location.

Very truly yours,



Liza S. Hennessy
Property Management
LHennessy@mssandco.com

/lsh

cc: iberdude@gmail.com

From: Steve Ibershoff [mailto:iberdude@gmail.com]
Sent: Monday, October 6, 2025 8:02 AM
To: Laura Walsh <lwalsh@southgatemi.gov>
Cc: Joe Thompson <joeinmi@gmail.com>
Subject: [EXTERNAL] Request for October Council Meeting - Boy Scout Troop 1783

CAUTION: This email originated from outside of City of Southgate email server. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Laura, my name is Steve Ibershoff, I am the new Committee Chair for Boy Scout Troop 1783, replacing Amy Hirsch. we would like to again request permissions needed to hold our annual Wreath Sale at the Southgate Plaza on Eureka road during the dates of Nov 28-30 and potentially Dec 5-7. If the troop needs to appear before city council to submit the request, please let us know a day and time and we will be there. I've CCed our Scout Master, Joseph Thompson, on this email as well should you have any questions for us.

Thank you very much,
Steve Ibershoff
Committee Chair BSA Troop 1783
P: 734-493-2066

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

ED GAWLIK JR.

VICTORIA ARAJ

October 31, 2025

To the Honorable
City Council
Southgate, Michigan 48195

Re: Recommendation to Award the Bid for Sycamore Street Sewer Project

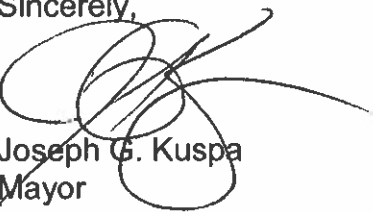
Ladies and Gentlemen:

I have reviewed the above and concur with the City Engineer's recommendation to award the bid for the Bid for Sycamore Street Sewer Project to Springline Excavating, LLC, Farmington Hills, Michigan, in the amount of \$1,097,852.00, plus 10% contingency in the amount of \$109,785.20.

Funds for this project are available in the Southgate-Wyandotte O&M Fund budget.

Your favorable consideration of this matter is appreciated.

Sincerely,



Joseph G. Kuspa
Mayor

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

ED GAWLIK JR.

VICTORIA ARAJ

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Douglas Drysdale, Assistant City Administrator / Finance Director *DWD*

DATE: October 30, 2025

RE: Recommendation to Award Bid for Sycamore Street Sewer Project

I have reviewed the above proposal with the City Engineer and concur with his recommendation to award the bid for the Sycamore Street sewer project to Springline Excavating, LLC (Farmington Hills MI) in the amount of \$1,097,852.00, plus 10% contingency in the amount of \$109,785.20.

Adequate funds are available in the Southgate-Wyandotte O&M Fund budget.

Proposed Motions

Award bid for the Sycamore Street sewer project to Springline Excavating, LLC in the amount of \$1,097,852.00, plus 10% contingency in the amount of \$109,785.20.



October 29, 2025

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

**Re: Sycamore Street Sewer Project
Recommendation of Contract Award
City of Southgate
Hennessey Project No. 13114.A**

Dear Mr. Marsh:

As you are aware, the City of Southgate opened bids on Monday, October 27, 2025, for the above referenced project, and received bids from twelve (12) contractors of forty-nine (49) that electronically reviewed the bid documents. Attached is a copy of the bid tabulations for your reference.

Our office has reviewed the twelve (12) bids received and in summary, the bids received are as follows:

<u>Contractor</u>	<u>Bid Amount</u>
• Springline Excavating, LLC	\$1,097,852.00
• Superior Contracting Group, LLC	\$1,230,397.50
• Major Contracting Group Inc.	\$1,238,672.10
• Eminent Excavating	\$1,289,135.50
• Main Street Contracting, Inc.	\$1,359,000.00
• L. D'Agostini & Sons, Inc.	\$1,421,959.00
• Toebe Construction, LLC	\$1,454,280.83
• HMC, LLC	\$1,485,169.00
• CI Contracting, Inc.	\$1,512,744.80
• Ric-Man Construction, Inc.	\$1,795,883.00
• Pamar Enterprises, Inc.	\$1,932,496.50
• M-K Construction Co., Inc.	\$2,385,674.40

As part of the Barberry Avenue Relief Sewer Project, the Sycamore Sewer Project is for the construction of a new 36-inch diameter sewer, approximately 626 linear feet, between Barberry Street and Howard Street. The project will include a connection to the existing

**CITY OF SOUTHGATE
SYCAMORE SEWER PROJECT
BID SUMMARY - OCTOBER 27, 2025**

Line Number	Description	Estimated Amount	Unit
1	Audio/Video Route Survey	1	LSUM
2	Traffic Maintenance and Control	1	LSUM
3	Exploratory Excavation	2	EACH
4	Erosion Control, Silt Sack	12	EACH
5	Dr Structure, Rem	11	EACH
6	Storm Sewer, Rem	492	LFT
7	Bulk Head	2	EACH
8	Concrete Pavement, Rem	2,490	SYD
9	Sidewalk, Rem	6,743	SFT
10	Sign, Rem	5	EACH
11	Tree, Rem, 6 Inch to 18 Inch	2	EACH
12	Tree, Rem, 19 Inch to 36 Inch	2	EACH
13	Tree Trimming	8	EACH
14	Maintenance Aggregate	1,000	TONS
15	Aggregate Base, 6 Inch, MDOT 21AA Crushed Limestone (CIP)	2,700	SYD
16	Subgrade Undercutting	350	CYD
17	Sanitary Sewer, Class IV, 12 Inch	210	LFT
18	Sanitary Sewer, Class IV, 36 Inch	625	LFT
19	Sanitary Structure, 48 Inch Dia., Catch Basin, Std	10	EACH
20	Sanitary Structure, 48 Inch Dia., Manhole, Std	1	EACH
21	Sanitary Structure, 60 Inch Dia., Manhole, Std	2	EACH
22	Catch Basin Trap	5	EACH
23	Drop Shaft Connection to Howard Tunnel	1	EACH
24	Sanitary Structure Tap	1	EACH
25	Underdrain, 6 Inch w/Geotextile Fabric	2,320	LFT
26	Conc. Part with Integral Curb, Nonreinf, 7 Inch	2,350	SYD
27	Sidewalk, Conc, 4 Inch	3,950	SFT
28	Sidewalk, Conc, 6 Inch	2,750	SFT
29	Sidewalk, Conc, 7 Inch, ADA Ramp w/ Det. Warning Tile	490	SFT
30	Driveway, Conc, 6 Inch	450	SYD
31	Pavement Marking, 24-Inch Stop Bar	52	LFT
32	Pavement Marking, 6-Inch Crosswalk, White	220	LFT
33	Sign, Permanent	5	EACH
34	Station Grading	8.6	STA
35	Full Lead Service Replacement, Long (as needed)	1.0	EACH
36	Full Lead Service Replacement, Short (as needed)	1.0	EACH
37	Restoration, 3-inch Topsoil & Hydro-seed	6.6	STA

Springline Excavating, LLC		
32945 Folsom Rd Farmington Hills, MI 48336		
Unit Price	Line Total	
\$ 870.00	\$ 870.00	
\$ 34,000.00	\$ 34,000.00	
\$ 2,500.00	\$ 5,000.00	
\$ 175.00	\$ 2,100.00	
\$ 800.00	\$ 8,800.00	
\$ 31.00	\$ 15,252.00	
\$ 1,550.00	\$ 3,300.00	
\$ 12.00	\$ 29,880.00	
\$ 2.00	\$ 13,486.00	
\$ 50.00	\$ 250.00	
\$ 500.00	\$ 1,000.00	
\$ 1,500.00	\$ 3,000.00	
\$ 250.00	\$ 2,000.00	
\$ 38.00	\$ 38,000.00	
\$ 12.00	\$ 32,400.00	
\$ 75.00	\$ 26,250.00	
\$ 110.00	\$ 23,100.00	
\$ 622.00	\$ 368,750.00	
\$ 4,200.00	\$ 42,000.00	
\$ 9,500.00	\$ 19,000.00	
\$ 1,000.00	\$ 5,000.00	
\$ 22,400.00	\$ 22,400.00	
\$ 24,520.00	\$ 24,520.00	
\$ 21.00	\$ 48,720.00	
\$ 62.90	\$ 147,815.00	
\$ 6.70	\$ 25,465.00	
\$ 8.20	\$ 22,550.00	
\$ 18.00	\$ 8,820.00	
\$ 72.00	\$ 32,400.00	
\$ 32.00	\$ 1,664.00	
\$ 8.00	\$ 1,760.00	
\$ 295.00	\$ 1,475.00	
\$ 6,150.00	\$ 40,590.00	
\$ 5,200.00	\$ 5,200.00	
\$ 2,800.00	\$ 2,800.00	
\$ 1,975.00	\$ 13,035.00	
Total	\$ 1,097,962.00	
Springline Excavating (Low Bid)		

Superior Contracting Group, LLC		
3044 Van Dyke Almont, MI 48003		
Unit Price	Line Total	
\$ 2,730.00	\$ 2,730.00	
\$ 12,000.00	\$ 12,000.00	
\$ 3,500.00	\$ 7,000.00	
\$ 225.00	\$ 2,700.00	
\$ 1,050.00	\$ 11,550.00	
\$ 79.00	\$ 38,868.00	
\$ 950.00	\$ 1,900.00	
\$ 18.25	\$ 45,442.50	
\$ 1.50	\$ 10,114.50	
\$ 100.00	\$ 500.00	
\$ 330.00	\$ 660.00	
\$ 3,520.00	\$ 7,040.00	
\$ 193.00	\$ 1,544.00	
\$ 40.00	\$ 40,000.00	
\$ 16.00	\$ 43,200.00	
\$ 54.00	\$ 18,900.00	
\$ 165.00	\$ 34,650.00	
\$ 695.00	\$ 434,375.00	
\$ 5,210.00	\$ 52,100.00	
\$ 5,210.00	\$ 5,210.00	
\$ 12,760.00	\$ 25,520.00	
\$ 1,500.00	\$ 7,500.00	
\$ 10,850.00	\$ 10,850.00	
\$ 1,550.00	\$ 1,550.00	
\$ 16.50	\$ 38,280.00	
\$ 87.95	\$ 206,682.50	
\$ 7.85	\$ 31,007.50	
\$ 8.35	\$ 22,962.50	
\$ 19.80	\$ 9,702.00	
\$ 73.70	\$ 33,185.00	
\$ 35.25	\$ 1,833.00	
\$ 8.80	\$ 1,936.00	
\$ 235.00	\$ 1,175.00	
\$ 4,540.00	\$ 28,964.00	
\$ 3,500.00	\$ 3,500.00	
\$ 3,200.00	\$ 3,200.00	
\$ 4,710.00	\$ 31,086.00	
Total	\$ 1,230,397.50	
Superior Contracting		

Major Contracting Group, Inc.		
12222 Greenfield Rd Detroit, MI 48227		
Unit Price	Line Total	
\$ 1,000.00	\$ 1,000.00	
\$ 30,000.00	\$ 30,000.00	
\$ 2,500.00	\$ 5,000.00	
\$ 150.00	\$ 1,800.00	
\$ 600.00	\$ 6,600.00	
\$ 40.00	\$ 19,680.00	
\$ 500.00	\$ 1,000.00	
\$ 12.50	\$ 31,125.00	
\$ 1.70	\$ 11,463.10	
\$ 150.00	\$ 750.00	
\$ 500.00	\$ 1,000.00	
\$ 1,500.00	\$ 3,000.00	
\$ 250.00	\$ 2,000.00	
\$ 40.00	\$ 40,000.00	
\$ 18.00	\$ 48,600.00	
\$ 78.00	\$ 27,300.00	
\$ 180.00	\$ 37,800.00	
\$ 610.00	\$ 381,250.00	
\$ 5,500.00	\$ 55,000.00	
\$ 5,000.00	\$ 5,000.00	
\$ 16,000.00	\$ 32,000.00	
\$ 1,200.00	\$ 6,000.00	
\$ 45,000.00	\$ 45,000.00	
\$ 30,000.00	\$ 30,000.00	
\$ 18.00	\$ 41,780.00	
\$ 76.00	\$ 178,600.00	
\$ 10.00	\$ 39,500.00	
\$ 12.00	\$ 33,000.00	
\$ 18.00	\$ 8,820.00	
\$ 92.00	\$ 41,400.00	
\$ 32.00	\$ 1,664.00	
\$ 8.00	\$ 1,760.00	
\$ 300.00	\$ 1,500.00	
\$ 5,000.00	\$ 33,000.00	
\$ 8,000.00	\$ 8,000.00	
\$ 7,500.00	\$ 7,500.00	
\$ 3,000.00	\$ 19,800.00	
Total	\$ 1,238,672.10	
Major Contracting		

**CITY OF SOUTHGATE
SYCAMORE SEWER PROJECT
BID SUMMARY - OCTOBER 27, 2025**

Line Number	Description	Estimated Amount	Unit	Eminent Excavating		Main Street Contracting, Inc.		D'Agostini & Sons, Inc.	
				Unit Price	Line Total	Unit Price	Line Total	Unit Price	Line Total
1	Audio/Video Route Survey	1	LSUM	\$ 1,500.00	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
2	Traffic Maintenance and Control	1	LSUM	\$ 50,000.00	\$ 50,000.00	\$ 8,048.00	\$ 8,048.00	\$ 25,000.00	\$ 25,000.00
3	Exploratory Excavation	2	EACH	\$ 1,000.00	\$ 2,000.00	\$ 600.00	\$ 1,200.00	\$ 3,000.00	\$ 6,000.00
4	Erosion Control, Silt Sack	12	EACH	\$ 125.00	\$ 1,500.00	\$ 150.00	\$ 1,800.00	\$ 80.00	\$ 960.00
5	Dr Structure, Rem	11	EACH	\$ 700.00	\$ 7,700.00	\$ 500.00	\$ 5,500.00	\$ 450.00	\$ 4,950.00
6	Storm Sewer, Rem	492	LFT	\$ 40.00	\$ 19,680.00	\$ 35.00	\$ 17,220.00	\$ 18.00	\$ 8,856.00
7	Bulk Head	2	EACH	\$ 3,000.00	\$ 6,000.00	\$ 250.00	\$ 500.00	\$ 3,000.00	\$ 6,000.00
8	Concrete Pavement, Rem	2,490	SYD	\$ 8.00	\$ 19,920.00	\$ 9.50	\$ 23,655.00	\$ 10.00	\$ 24,900.00
9	Sidewalk, Rem	6,743	SFT	\$ 1.00	\$ 6,743.00	\$ 1.00	\$ 6,743.00	\$ 1.00	\$ 6,743.00
10	Sign, Rem	5	EACH	\$ 50.00	\$ 250.00	\$ 50.00	\$ 250.00	\$ 60.00	\$ 300.00
11	Tree, Rem, 6 Inch to 18 Inch	2	EACH	\$ 1,000.00	\$ 2,000.00	\$ 350.00	\$ 700.00	\$ 750.00	\$ 1,500.00
12	Tree, Rem, 19 Inch to 36 Inch	2	EACH	\$ 1,500.00	\$ 3,000.00	\$ 3,500.00	\$ 7,000.00	\$ 2,000.00	\$ 4,000.00
13	Tree Trimming	8	EACH	\$ 250.00	\$ 2,000.00	\$ 175.00	\$ 1,400.00	\$ 375.00	\$ 3,000.00
14	Maintenance Aggregate	1,000	TONS	\$ 18.00	\$ 18,000.00	\$ 25.00	\$ 25,000.00	\$ 50.00	\$ 50,000.00
15	Aggregate Base, 6 Inch, MIDOT 21AA Crushed Limestone (CIP)	2,700	SYD	\$ 9.25	\$ 24,975.00	\$ 17.00	\$ 45,900.00	\$ 20.00	\$ 54,000.00
16	Subgrade Undercutting	350	CYD	\$ 55.00	\$ 19,250.00	\$ 85.00	\$ 29,750.00	\$ 80.00	\$ 28,000.00
17	Sanitary Sewer, Class IV, 12 Inch	210	LFT	\$ 200.00	\$ 42,000.00	\$ 75.00	\$ 15,750.00	\$ 125.00	\$ 26,250.00
18	Sanitary Sewer, Class IV, 36 Inch	625	LFT	\$ 900.00	\$ 562,500.00	\$ 700.00	\$ 437,500.00	\$ 808.00	\$ 505,000.00
19	Sanitary Structure, 48 Inch Dia., Catch Basin, Std	10	EACH	\$ 3,500.00	\$ 35,000.00	\$ 5,600.00	\$ 56,000.00	\$ 4,600.00	\$ 46,000.00
20	Sanitary Structure, 48 Inch Dia., Manhole, Std	1	EACH	\$ 5,000.00	\$ 5,000.00	\$ 5,600.00	\$ 5,600.00	\$ 4,800.00	\$ 4,800.00
21	Sanitary Structure, 60 Inch Dia., Manhole, Std	2	EACH	\$ 9,000.00	\$ 18,000.00	\$ 27,500.00	\$ 55,000.00	\$ 15,000.00	\$ 30,000.00
22	Catch Basin Trap	5	EACH	\$ 1,500.00	\$ 7,500.00	\$ 825.00	\$ 3,125.00	\$ 2,500.00	\$ 12,500.00
23	Drop Shaft Connection to Howard Tunnel	1	EACH	\$ 95,000.00	\$ 95,000.00	\$ 200,000.00	\$ 200,000.00	\$ 165,000.00	\$ 165,000.00
24	Sanitary Structure Tap	1	EACH	\$ 1,500.00	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,500.00
25	Underdrain, 6 Inch w/Geotextile Fabric	2,320	LFT	\$ 18.00	\$ 41,760.00	\$ 5.00	\$ 11,600.00	\$ 12.00	\$ 27,840.00
26	Conc. Pavt with Integral Curb, Nonreinf, 7 Inch	2,350	SYD	\$ 72.00	\$ 169,200.00	\$ 82.00	\$ 192,700.00	\$ 92.50	\$ 217,375.00
27	Sidewalk, Conc, 4 Inch	3,950	SFT	\$ 6.00	\$ 23,700.00	\$ 7.00	\$ 27,650.00	\$ 6.00	\$ 23,700.00
28	Sidewalk, Conc, 6 Inch	2,750	SFT	\$ 6.75	\$ 18,562.50	\$ 8.00	\$ 22,000.00	\$ 7.50	\$ 20,625.00
29	Sidewalk, Conc, 7 Inch, ADA Ramp w/ Det. Warning Tile	490	SFT	\$ 14.00	\$ 6,860.00	\$ 19.00	\$ 9,310.00	\$ 30.00	\$ 14,700.00
30	Driveway, Conc, 6 Inch	450	SYD	\$ 61.00	\$ 27,450.00	\$ 77.50	\$ 34,875.00	\$ 75.00	\$ 33,750.00
31	Pavement Marking, 24-inch Stop Bar	52	LFT	\$ 40.00	\$ 2,080.00	\$ 32.00	\$ 1,664.00	\$ 125.00	\$ 6,500.00
32	Pavement Marking, 6-inch Crosswalk, White	220	LFT	\$ 10.00	\$ 2,200.00	\$ 8.00	\$ 1,760.00	\$ 13.00	\$ 2,860.00
33	Sign, Permanent	5	EACH	\$ 625.00	\$ 3,125.00	\$ 300.00	\$ 1,500.00	\$ 350.00	\$ 1,750.00
34	Station Grading	6.6	STA	\$ 1,800.00	\$ 11,880.00	\$ 10,000.00	\$ 66,000.00	\$ 3,000.00	\$ 19,800.00
35	Full Lead Service Replacement, Long (as needed)	1.0	EACH	\$ 5,500.00	\$ 5,500.00	\$ 10,000.00	\$ 10,000.00	\$ 8,000.00	\$ 8,000.00
36	Full Lead Service Replacement, Short (as needed)	1.0	EACH	\$ 6,500.00	\$ 6,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
37	Restoration, 3-inch Topsoil & Hydro-seed	6.6	STA	\$ 3,000.00	\$ 19,800.00	\$ 3,000.00	\$ 19,800.00	\$ 3,000.00	\$ 19,800.00
Total				\$ 1,289,135.50		\$ 1,389,000.00		\$ 1,421,968.00	
				Eminent Excavating		Main Street Contracting		D'Agostini and Sons	

**CITY OF SOUTHGATE
SYCAMORE SEWER PROJECT
BID SUMMARY - OCTOBER 27, 2025**

Line Number	Description	Estimated Amount	Unit
1	Audio/Video Route Survey	1	LSUM
2	Traffic Maintenance and Control	1	LSUM
3	Exploratory Excavation	2	EACH
4	Erosion Control, Silt Sack	12	EACH
5	Dr Structure, Rem	11	EACH
6	Storm Sewer, Rem	492	LFT
7	Bulk Head	2	EACH
8	Concrete Pavement, Rem	2,490	SYD
9	Sidewalk, Rem	6,743	SFT
10	Sign, Rem	5	EACH
11	Tree, Rem, 8 Inch to 18 Inch	2	EACH
12	Tree, Rem, 19 Inch to 36 Inch	2	EACH
13	Tree Trimming	8	EACH
14	Maintenance Aggregate	1,000	TONS
15	Aggregate Base, 6 Inch, MDOT 21AA Crushed Limestone (CIP)	2,700	SYD
16	Subgrade Undercutting	350	CYD
17	Sanitary Sewer, Class IV, 12 Inch	210	LFT
18	Sanitary Sewer, Class IV, 36 Inch	625	LFT
19	Sanitary Structure, 48 Inch Dia., Catch Basin, Std	10	EACH
20	Sanitary Structure, 48 Inch Dia., Manhole, Std	1	EACH
21	Sanitary Structure, 60 Inch Dia., Manhole, Std	2	EACH
22	Catch Basin Trap	5	EACH
23	Drop Shaft Connection to Howard Tunnel	1	EACH
24	Sanitary Structure Tap	1	EACH
25	Underdrain, 6 Inch w/Geotextile Fabric	2,320	LFT
26	Conc. Pavt with Integral Curb, Noneinf, 7 Inch	2,350	SYD
27	Sidewalk, Conc, 4 Inch	3,950	SFT
28	Sidewalk, Conc, 6 Inch	2,750	SFT
29	Sidewalk, Conc, 7 Inch, ADA Ramp w/ Det. Warning Tile	490	SFT
30	Driveway, Conc, 6 Inch	450	SYD
31	Pavement Marking, 24-inch Stop Bar	52	LFT
32	Pavement Marking, 6-inch Crosswalk, White	220	LFT
33	Sign, Permanent	5	EACH
34	Station Grading	6.6	STA
35	Full Lead Service Replacement, Long (as needed)	1.0	EACH
36	Full Lead Service Replacement, Short (as needed)	1.0	EACH
37	Restoration, 3-inch Topsoil & Hydro-seed	6.6	STA

* Indicates Math Error on Submitted Bid Form

Toebe Construction, LLC		
28990 South Wixom Rd Wixom, MI 48393		
Unit Price	Line Total	
\$ 870.00	\$ 870.00	
\$ 140,000.00	\$ 140,000.00	
\$ 1,000.00	\$ 2,000.00	
\$ 150.00	\$ 1,800.00	
\$ 500.00	\$ 5,500.00	
\$ 25.00	\$ 12,300.00	
\$ 0.01	\$ 0.02	
\$ 11.00	\$ 27,390.00	
\$ 1.35	\$ 9,103.05	
\$ 100.00	\$ 500.00	
\$ 500.00	\$ 1,000.00	
\$ 1,500.00	\$ 3,000.00	
\$ 250.00	\$ 2,000.00	
\$ 0.01	\$ 10.00	
\$ 23.10	\$ 62,370.00	
\$ 30.00	\$ 10,500.00	
\$ 200.00	\$ 42,000.00	
\$ 925.75	\$ 578,593.75	
\$ 6,000.00	\$ 60,000.00	
\$ 6,000.00	\$ 6,000.00	
\$ 18,500.00	\$ 37,000.00	
\$ 2,500.00	\$ 12,500.00	
\$ 100,000.00	\$ 100,000.00	
\$ 0.01	\$ 0.01	
\$ 15.00	\$ 34,800.00	
\$ 78.00	\$ 183,300.00	
\$ 5.00	\$ 23,700.00	
\$ 7.00	\$ 19,250.00	
\$ 18.00	\$ 8,820.00	
\$ 67.00	\$ 30,150.00	
\$ 32.00	\$ 1,664.00	
\$ 8.00	\$ 1,760.00	
\$ 400.00	\$ 2,000.00	
\$ 2,500.00	\$ 16,500.00	
\$ 5,000.00	\$ 5,000.00	
\$ 3,000.00	\$ 3,000.00	
\$ 1,500.00	\$ 9,900.00	
Total	\$ 1,464,280.83	
		Toebe

HMC, LLC		
6120 Millat Ave Sterling Heights, MI 48312		
Unit Price	Line Total	
\$ 15,000.00	\$ 15,000.00	
\$ 65,000.00	\$ 65,000.00	
\$ 8,500.00	\$ 17,000.00	
\$ 100.00	\$ 1,200.00	
\$ 700.00	\$ 7,700.00	
\$ 20.00	\$ 9,840.00	
\$ 13,500.00	\$ 27,000.00	
\$ 19.00	\$ 47,310.00	
\$ 4.00	\$ 26,972.00	
\$ 300.00	\$ 1,500.00	
\$ 500.00	\$ 1,000.00	
\$ 4,000.00	\$ 8,000.00	
\$ 200.00	\$ 1,600.00	
\$ 35.00	\$ 35,000.00	
\$ 20.00	\$ 54,000.00	
\$ 75.00	\$ 26,250.00	
\$ 100.00	\$ 21,000.00	
\$ 700.00	\$ 437,500.00	
\$ 8,000.00	\$ 80,000.00	
\$ 8,000.00	\$ 8,000.00	
\$ 25,000.00	\$ 50,000.00	
\$ 750.00	\$ 3,750.00	
\$ 45,000.00	\$ 45,000.00	
\$ 40,000.00	\$ 40,000.00	
\$ 20.00	\$ 48,400.00	
\$ 78.00	\$ 183,300.00	
\$ 8.00	\$ 31,600.00	
\$ 9.00	\$ 24,750.00	
\$ 20.00	\$ 9,800.00	
\$ 72.00	\$ 32,400.00	
\$ 11.00	\$ 572.00	
\$ 15.00	\$ 3,300.00	
\$ 165.00	\$ 825.00	
\$ 11,000.00	\$ 72,600.00	
\$ 8,000.00	\$ 8,000.00	
\$ 9,000.00	\$ 9,000.00	
\$ 5,000.00	\$ 33,000.00	
Total	\$ 1,485,168.00	
		HMC, LLC

C I Contracting, Inc.		
7135 Dan McQuire Dr., Suite B Brighton, MI 48116		
Unit Price	Line Total	
\$ 870.00	\$ 870.00	
\$ 16,181.00	\$ 16,181.00	
\$ 7,288.00	\$ 14,576.00	
\$ 187.00	\$ 2,244.00	
\$ 1,125.00	\$ 12,375.00	
\$ 50.00	\$ 24,600.00	
\$ 327.00	\$ 654.00	
\$ 16.00	\$ 39,840.00	
\$ 3.00	\$ 20,229.00	
\$ 50.00	\$ 250.00	
\$ 300.00	\$ 600.00	
\$ 3,200.00	\$ 6,400.00	
\$ 175.00	\$ 1,400.00	
\$ 52.00	\$ 52,000.00	
\$ 18.00	\$ 48,600.00	
\$ 103.00	\$ 36,050.00	
\$ 261.00	\$ 54,810.00	
\$ 933.00	\$ 593,125.00	
\$ 5,459.00	\$ 54,590.00	
\$ 8,359.00	\$ 8,359.00	
\$ 13,889.00	\$ 27,778.00	
\$ 1,020.00	\$ 5,100.00	
\$ 35,554.00	\$ 35,554.00	
\$ 36,826.00	\$ 36,826.00	
\$ 21.00	\$ 48,720.00	
\$ 70.00	\$ 164,500.00	
\$ 6.00	\$ 23,700.00	
\$ 7.00	\$ 19,250.00	
\$ 19.00	\$ 9,310.00	
\$ 68.00	\$ 29,700.00	
\$ 32.00	\$ 1,664.00	
\$ 8.00	\$ 1,760.00	
\$ 295.00	\$ 1,475.00	
\$ 11,439.00	\$ 75,497.40	
\$ 10,500.00	\$ 10,500.00	
\$ 9,179.00	\$ 9,179.00	
\$ 5,224.00	\$ 34,478.40	
Total	\$ 1,512,744.80	
		C I Contracting

**CITY OF SOUTHGATE
SYCAMORE SEWER PROJECT
BID SUMMARY - OCTOBER 27, 2025**

Line Number	Description	Estimated Amount	Unit
1	Audio/Video Route Survey	1	LSUM
2	Traffic Maintenance and Control	1	LSUM
3	Exploratory Excavation	2	EACH
4	Erosion Control, Silt Sack	12	EACH
5	Dr Structure, Rem	11	EACH
6	Storm Sewer, Rem	492	LFT
7	Bulk Head	2	EACH
8	Concrete Pavement, Rem	2,490	SYD
9	Sidewalk, Rem	6,743	SFT
10	Sign, Rem	5	EACH
11	Tree, Rem, 6 inch to 18 inch	2	EACH
12	Tree, Rem, 19 inch to 36 inch	2	EACH
13	Tree Trimming	8	EACH
14	Maintenance Aggregate	1,000	TONS
15	Aggregate Base, 6 inch, MDOT 21AA Crushed Limestone (CIP)	2,700	SYD
16	Subgrade Undercutting	350	CYD
17	Sanitary Sewer, Class IV, 12 inch	210	LFT
18	Sanitary Sewer, Class IV, 36 inch	625	LFT
19	Sanitary Structure, 48 inch Dia., Catch Basin, Std	10	EACH
20	Sanitary Structure, 48 inch Dia., Manhole, Std	1	EACH
21	Sanitary Structure, 60 inch Dia., Manhole, Std	2	EACH
22	Catch Basin Trap	5	EACH
23	Drop Shaft Connection to Howard Tunnel	1	EACH
24	Sanitary Structure Tap	1	EACH
25	Underdrain, 6 inch w/Geotextile Fabric	2,320	LFT
26	Conc. Pavt with Integral Curb, Nonreinf, 7 inch	2,350	SYD
27	Sidewalk, Conc, 4 inch	3,950	SFT
28	Sidewalk, Conc, 6 inch	2,750	SFT
29	Sidewalk, Conc, 7 inch, ADA Ramp w/ Det. Warning Tile	490	SFT
30	Driveway, Conc, 6 inch	450	SYD
31	Pavement Marking, 24-inch Stop Bar	52	LFT
32	Pavement Marking, 6-inch Crosswalk, White	220	LFT
33	Sign, Permanent	5	EACH
34	Station Grading	6.6	STA
35	Full Lead Service Replacement, Long (as needed)	1.0	EACH
36	Full Lead Service Replacement, Short (as needed)	1.0	EACH
37	Restoration, 3-inch Topsoil & Hydro-seed	5.6	STA

Ric-Man Construction, Inc.			
41500 Mound Rd Sterling Heights, MI 48314			
Unit Price		Line Total	
\$	900.00	\$	900.00
\$	10,300.00	\$	10,300.00
\$	1,000.00	\$	2,000.00
\$	250.00	\$	3,000.00
\$	450.00	\$	4,950.00
\$	100.00	\$	49,200.00
\$	5,400.00	\$	10,800.00
\$	8.00	\$	19,920.00
\$	3.00	\$	20,229.00
\$	75.00	\$	375.00
\$	500.00	\$	1,000.00
\$	1,500.00	\$	3,000.00
\$	250.00	\$	2,000.00
\$	45.00	\$	45,000.00
\$	19.00	\$	51,300.00
\$	70.00	\$	24,500.00
\$	265.00	\$	55,650.00
\$	975.00	\$	609,375.00
\$	3,500.00	\$	35,000.00
\$	5,500.00	\$	5,500.00
\$	17,000.00	\$	34,000.00
\$	1,100.00	\$	5,500.00
\$	205,000.00	\$	205,000.00
\$	235,000.00	\$	235,000.00
\$	20.00	\$	46,400.00
\$	63.00	\$	148,050.00
\$	8.00	\$	31,600.00
\$	10.00	\$	27,500.00
\$	20.00	\$	9,800.00
\$	72.00	\$	32,400.00
\$	32.00	\$	1,664.00
\$	8.00	\$	1,760.00
\$	210.00	\$	1,050.00
\$	5,900.00	\$	38,940.00
\$	4,500.00	\$	4,500.00
\$	4,100.00	\$	4,100.00
\$	2,200.00	\$	14,520.00
Total		\$	1,795,883.00
Ric-Man Construction			

Pamar Enterprises, Inc.			
31604 Pamar Court New Haven, MI 48048			
Unit Price		Line Total	
\$	1,000.00	\$	1,000.00
\$	15,000.00	\$	15,000.00
\$	850.00	\$	1,700.00
\$	65.00	\$	780.00
\$	550.00	\$	6,050.00
\$	15.00	\$	7,380.00
\$	1,050.00	\$	2,100.00
\$	8.00	\$	19,920.00
\$	5.00	\$	33,715.00
\$	50.00	\$	250.00
\$	650.00	\$	1,300.00
\$	4,000.00	\$	8,000.00
\$	175.00	\$	1,400.00
\$	8.00	\$	8,000.00
\$	19.50	\$	52,650.00
\$	65.00	\$	22,750.00
\$	365.00	\$	76,650.00
\$	849.00	\$	530,000.00
\$	5,500.00	\$	55,000.00
\$	9,980.00	\$	9,980.00
\$	13,850.00	\$	27,300.00
\$	1,100.00	\$	5,500.00
\$	698,000.00	\$	698,000.00
\$	9,900.00	\$	9,900.00
\$	11.00	\$	25,520.00
\$	70.00	\$	164,500.00
\$	7.00	\$	27,850.00
\$	7.25	\$	19,937.50
\$	18.50	\$	9,065.00
\$	66.00	\$	29,700.00
\$	32.00	\$	1,664.00
\$	8.00	\$	1,760.00
\$	295.00	\$	1,475.00
\$	6,000.00	\$	39,600.00
\$	8,000.00	\$	8,000.00
\$	6,000.00	\$	6,000.00
\$	500.00	\$	3,300.00
Total		\$	1,932,496.50
Pamar Enterprises			

M-K Construction Company, Inc.			
18388 Dix-Toledo Rd Brownstown Twp., MI 48193			
Unit Price		Line Total	
\$	33,957.00	\$	33,957.00
\$	118,850.00	\$	118,850.00
\$	19,055.00	\$	38,110.00
\$	525.00	\$	6,300.00
\$	1,037.00	\$	11,407.00
\$	22.00	\$	10,824.00
\$	5,656.00	\$	11,312.00
\$	28.00	\$	64,740.00
\$	1.00	\$	6,743.00
\$	285.00	\$	1,425.00
\$	330.00	\$	660.00
\$	3,520.00	\$	7,040.00
\$	192.00	\$	1,536.00
\$	50.00	\$	50,000.00
\$	28.00	\$	75,600.00
\$	3.00	\$	1,050.00
\$	87.00	\$	18,270.00
\$	434.00	\$	271,250.00
\$	6,305.00	\$	63,050.00
\$	43,488.00	\$	43,488.00
\$	20,510.00	\$	41,020.00
\$	3,844.00	\$	19,220.00
\$	725,136.00	\$	725,136.00
\$	316,314.00	\$	316,314.00
\$	10.00	\$	23,200.00
\$	92.00	\$	216,200.00
\$	6.00	\$	23,700.00
\$	7.00	\$	19,250.00
\$	19.00	\$	9,310.00
\$	73.00	\$	32,850.00
\$	47.00	\$	2,444.00
\$	8.00	\$	1,760.00
\$	231.00	\$	1,155.00
\$	3,675.00	\$	24,255.00
\$	14,281.00	\$	14,281.00
\$	6,120.00	\$	6,120.00
\$	11,189.00	\$	73,847.40
Total		\$	2,385,674.40
M-K Construction			

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

ED GAWLIK JR.

VICTORIA ARAJ

City of Southgate

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator

Date: October 31, 2025

Re: Contract Extension with Union: Teamsters Local 214

As previously discussed at this evening's Executive Session, the Administration has presented the City Council with a tentative agreement for a two year extension to the Collective Bargaining Agreement with the Teamsters Local 214. The Administration believes that the adoption of this agreement is in the best interest of the City and we respectfully request authorization for the Mayor, City Clerk, and City Administrator to sign on behalf of the City.

Proposed Motion: *To adopt the proposed two-year Collective Bargaining Agreement with the Teamsters Local 214 and to authorize the Mayor, City Clerk, and City Administrator to sign on behalf of the City.*

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

ED GAWLIK JR.

VICTORIA ARAJ

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator

DM

Date: October 30, 2025

Re: Contract Extension with Union: TPOAM 2018

As previously discussed at this evening's Executive Session, the Administration has presented the City Council with a tentative agreement for a two year extension to the Collective Bargaining Agreement with the TPOAM 2018. The Administration believes that the adoption of this agreement is in the best interest of the City and we respectfully request authorization for the Mayor, City Clerk, and City Administrator to sign on behalf of the City.

Proposed Motion: *To adopt the proposed two-year Collective Bargaining Agreement with the TPOAM 2018 and to authorize the Mayor, City Clerk, and City Administrator to sign on behalf of the City.*

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

ED GAWLIK JR.

VICTORIA ARAJ

City of Southgate

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator 

Date: October 30, 2025

Re: Contract Extension with Union: AFSCME 1917

As previously discussed at this evening's Executive Session, the Administration has presented the City Council with a tentative agreement for a two year extension to the Collective Bargaining Agreement with the AFSCME 1917. The Administration believes that the adoption of this agreement is in the best interest of the City and we respectfully request authorization for the Mayor, City Clerk, and City Administrator to sign on behalf of the City.

Proposed Motion: *To adopt the proposed two-year Collective Bargaining Agreement with the AFSCME 1917 and to authorize the Mayor, City Clerk, and City Administrator to sign on behalf of the City.*

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

ED GAWLIK JR.

VICTORIA ARAJ

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator

Date: October 30, 2025

Re: Planned Development Extension – 11555 Allen Road

In 2023 Council Approved the rezoning of 11555 Allen Road from a C-2 Business District to a Planned Development District. Under the Planned Development Ordinance, the developers have two years to make substantial development. Unfortunately, the developer did not meet that requirement and has requested an extension of the zoning. The Planning Commission met and recommended an approval of an extension. The extension would be for two years. The developer intends to build a new senior living center. Approvals have now been obtained through Wayne County and construction permits have been paid through the Building Department. Therefore, the Administration recommends City Council concur with the Planning Commission and extend Planned Development zoning classification for the parcel.

Proposed Motion: *To extend the Planned Development District Zoning at 11555 Allen Road for a two year period.*

CITY OF SOUTHGATE

PLANNING COMMISSION RESOLUTION

At a meeting of the Southgate Planning Commission called to order by James Yoos on October 13, 2025 at 6:30 p.m. the following resolution was offered:

**Moved by Nemeth, supported by Anderson, to recommend City Council approve the extension of Oasis Senior Living, 11555 Allen Road, Planned Development (PUD) Site Plan Review.
MOTION APPROVED UNANIMOUSLY.**

I, James Yoos, Chairperson of the Southgate Planning Commission, do hereby certify that the foregoing is a true, correct, and complete copy of a resolution adopted by the Southgate Planning Commission at a meeting held on October 13, 2025.

Chairperson

cc: Plan Consultant, City Administrator, Building Department, City Council, Clerk, File, Attorneys

City of Southgate

Planning Commission Meeting

October 13, 2025

This meeting of the Planning Commission was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, October 13, 2025 and called to order by Chairman James Yoos, at 6:30 p.m.

PRESENT: James Yoos, Linda Clark, Leticia Wilson, Jerry Orman, Mark Nemeth, Patricia Anderson, Andrew Moul, Eric Codrington

ABSENT: Chad Godbout (excused)

ALSO PRESENT: City Planner Joe Pezzotti, Building Inspections Director Tim Leach, City Administrator Dan Marsh, City Attorney, Amelia Zelenak, Council Member Priscilla Ayres-Reiss

Minutes:

Moved by Anderson, supported by Nemeth, that the minutes of the Planning Commission Meeting dated September 8, 2025 be approved. MOTION APPROVED UNANIMOUSLY.

Administrative Reports:

The City Council will be voting on the TIFA Development Plan at there next meeting. There are many benefits for the City with this plan.

Southgate Towers project is moving along.

Public Hearings/New Business:

1. Southgate Superior Hospitality, LLC, 12790 Reeck Road, Southgate MI, Site Plan Review, Homewood Suites Hotel. PC 08-2025

A PUBLIC HEARING WAS HELD FOR SOUTHGATE SUPERIOR HOSPITALITY, LLC, 12790 REECK ROAD, SOUTHGATE, MI, SITE PLAN REVIEW, HOMEWOOD SUITES HOTEL.

Notices were sent out.

Moved by Anderson, supported by Clark, to open the Public Hearing.

The City is in receipt of a site plan review application to develop the vacant portion of the property with a new Homewood Suites hotel establishment. The size of the development area measures 2.75 acres in size. The parcel is currently zoned M-1, Light Industrial-Research and is located within the Hotel Overlay District (HOD) where Hotel establishments are a permitted use, subject to additional conditions.

The applicant stated they will address all items listed and follow all of the City's requirements.

No public comments were received.

Moved by Nemeth, supported by Anderson, to close the Public Hearing.

Moved by Nemeth, supported by Yoos, to approve the Site Plan Application from Southgate Superior Hospitality, LLC, 12790 Reeck Road, Southgate MI, for a Homewood Suites Hotel, with the following conditions:

- 1. Increase parking space width to ten (10) feet.**
- 2. Provide emergency vehicle turning radii.**
- 3. Fire Department approval of site access and circulation.**
- 4. City Engineer approval of site access and circulation.**
- 5. City Engineer approval of proposed utility connections.**
- 6. Provide landscape guarantee to City.**
- 7. Submit signage permit through building department prior to installation.**
- 8. Building Department approval of exterior materials.**

MOTION APPROVED UNANIMOUSLY.

2. 11155 Allen Road, PUD Approval Extension Recommendation.

Moved by Nemeth, supported by Anderson, to recommend City Council approve the extension of Oasis Senior Living, 11555 Allen Road, Planned Development (PUD) Site Plan Review.
MOTION APPROVED UNANIMOUSLY.

Old Business:

Moved by Clark, supported by Codrington, to table T & G Downriver Inc., Conditional Use Review, 13760 Eureka Road, for revised plans. MOTION APPROVED UNANIMOUSLY.

Announcements:

Looking to do a joint BZA & PC Training in December 2025. Will have more info soon.

Adjournment:

Moved by Nemeth, supported by Clark, that this meeting of the Planning Commission be adjourned at 6:52 p.m. MOTION APPROVED UNANIMOUSLY.

James Yoos
Chairman, Planning Commission
as

No public comments were received.

Moved by Nemeth, supported by Anderson, to close the Public Hearing.

Moved by Nemeth, supported by Yoos, to approve the Site Plan Application from Southgate Superior Hospitality, LLC, 12790 Reeck Road, Southgate MI, for a Homewood Suites Hotel, with the following conditions:

- 1. Increase parking space width to ten (10) feet.**
- 2. Provide emergency vehicle turning radii.**
- 3. Fire Department approval of site access and circulation.**
- 4. City Engineer approval of site access and circulation.**
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James Yoos
Chairman, Planning Commission
as

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

ED GAWLIK JR.

VICTORIA ARAJ

October 31, 2025

To the Honorable
City Council
Southgate, Michigan 48195

Re: Approve Library Design Consulting Services **(Waiver of Bid)**

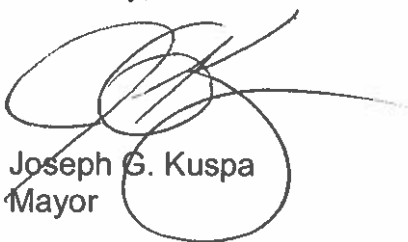
Ladies and Gentlemen:

I have reviewed the above and concur with the Finance Director's recommendation to waive the bid procedure and approve the proposal from Library Design Associates, Inc., Plymouth, Michigan, for Library Design Services in an amount not to exceed \$3,000.00.

Funds are available in the Library Fund budget for this expenditure.

Your favorable consideration of this matter is appreciated.

Sincerely,


Joseph G. Kuspa
Mayor

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

ED GAWLIK JR.

VICTORIA ARAJ

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Douglas Drysdale, Assistant City Administrator / Finance Director *DWD*

DATE: October 30, 2025

RE: Recommendation to Approve Proposal for Library Design Consulting Services
(WAIVER OF BID)

I have reviewed the proposal with the Library Director and concur with his recommendation to waive the city bidding process and approve the proposal from Library Design Associates, Inc. (Plymouth MI) for library design consulting services for an amount not-to-exceed \$3,000.00.

Funds are available in the Library Fund budget for this expenditure.

Proposed Motion

Waive the city bidding process and approve the proposal from Library Design Associates, Inc. for library design consulting services for an amount not-to-exceed \$3,000.00.

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

BILL COLOVOS

KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

GREG KOWALSKY

October 29, 2025

To: Dan Marsh, City Administrator
From: Donald Priest, Library Director
Date: October 29, 2025
Re: Library Design Associates, furniture & shelving consulting services

I have reached out to Library Design Associates, Inc., to request a quote for consulting services. It is my intention to purchase additional shelving and furniture for the library, and I would like to once again lean on the expertise of LDA. As before, their services would help me to determine what would work best in our space, choose materials and patterns, provide any necessary drawings, and create specifications to use for when requesting bids.

Library Design Associates has provided a quote for up to 15 hours, at \$200 an hour, not to exceed \$3,000 for the project. In the event that LDA wins the competitive bid for the project resulting from this work, the consulting fee would be waived.

It is my recommendation that we accept this quote, and engage the consulting services of Library Design Associates. Their recent work preparing for our purchase of new shelving, furniture, and circulation desk was invaluable.

Donald C Priest II
Director
Southgate Veterans Memorial Library



**LIBRARY
DESIGN
ASSOCIATES
INC.**

1149 South Main Street
Plymouth, Michigan 48170-2213

Telephone: (734) 489-6000

October 10, 2025

Southgate Veterans Memorial Library
Attn: Mr. Don Priest, Director
14680 Dix Toledo Rd.
Southgate, MI 48195

SUBJECT: Southgate Veterans Memorial Library Consulting

Dear Mr. Priest:

We are pleased to submit our consulting proposal and qualifications following our recent discussion regarding additional shelving and other furniture additions to the library. The process would be very similar to our previous work developing specifications for the new shelving installed earlier this year.

Our proposal includes the following service phases:

1. Consult with staff to determine all requirements for the new shelving and furniture.
2. Develop specifications, and if needed, any drawings for the new shelving and furniture.
3. Provide finish selections.
4. Prepare budget estimates.

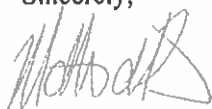
All consulting and planning services above will be provided as described at a rate of \$200.00 per hour, not to exceed (15) hours or \$3,000.00. This includes all travel and incidentals. All consulting hours will be recorded. This includes all meetings on site, and all in-office time by LDA's project management team.

Once all specifications has been approved and a final budget established, all furniture and shelving work will be provided through LDA, unless a bid is required. If LDA is to provide these new items, the consulting fee above will be waived. If this project is bid out and LDA is not awarded the bid, or otherwise does not provide and install the specified items, the planning hours will be billed at the rate indicated above.

Southgate Veterans Memorial Library
Mr. Don Priest, Director
Page 2

Thank you for the opportunity to submit this proposal. We look forward to working with you on this project. Please let me know if you have any questions or need further information.

Sincerely,



Matt de Bear
Library Specialist

ACCEPTED BY:

TITLE:

DATE:

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

ED GAWLIK JR.

VICTORIA ARAJ

October 31, 2025

To the Honorable
City Council
Southgate, Michigan 48195

Re: Approve Library Workspace Design Consulting Services (**Waiver of Bid**)

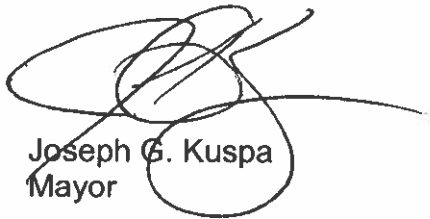
Ladies and Gentlemen:

I have reviewed the above and concur with the Finance Director's recommendation to waive the bid procedure and approve the proposal from Library Design Associates, Inc., Plymouth, Michigan, for Library Workspace Design Consulting Services in an amount not to exceed \$6,000.00.

Funds are available in the Library Fund budget for this expenditure.

Your favorable consideration of this matter is appreciated.

Sincerely,



Joseph G. Kuspa
Mayor

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
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CHRISTIAN GRAZIANI

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PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

ED GAWLIK JR.

VICTORIA ARAJ

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Douglas Drysdale, Assistant City Administrator / Finance Director *DWD*

DATE: October 30, 2025

RE: Recommendation to Approve Proposal for Library Workspace Design Consulting Services (WAIVER OF BID)

I have reviewed the proposal with the Library Director and concur with his recommendation to waive the city bidding process and approve the proposal from Library Design Associates, Inc. (Plymouth MI) for library workspace design consulting services for an amount not-to-exceed \$6,000.00.

Funds are available in the Library Fund budget for this expenditure.

Proposed Motion

Waive the city bidding process and approve the proposal from Library Design Associates, Inc. for library workspace design consulting services for an amount not-to-exceed \$6,000.00.

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

BILL COLOVOS

KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

GREG KOWALSKY

October 29, 2025

To: Dan Marsh, City Administrator
From: Donald Priest, Library Director
Date: October 29, 2025
Re: Workspace consulting with Library Design Associates

I have asked Library Design Associates, Inc., to provide a quote for consulting on the staff work room. We have more staff than ever before, with more projects and tasks than in the past, and the work room is simply crowded. Two of our librarians have, for years, been sharing a space that would be more appropriate for just one of them.

It is my hope that LDA will have ideas we can implement that will open up the space, improve workflow, and relieve some of the strain. They will also be able to provide specifications for any furniture we might need, which we will help me to prepare a request for proposals.

Library Design Associates has provided me a quote for up to 30 hours, at \$200 an hour, not to exceed \$6,000. In the event that LDA wins the competitive bid for the project resulting from this work, the consulting fee would be waived. It is my recommendation that we accept this quote.

Donald C Priest II
Director
Southgate Veterans Memorial Library



**LIBRARY
DESIGN
ASSOCIATES
INC.**

1149 South Main Street
Plymouth, Michigan 48170-2213

Telephone: (734) 489-8000

October 10, 2025

Southgate Veterans Memorial Library
Attn: Mr. Don Priest, Director
14680 Dix Toledo Rd.
Southgate, MI 48195

SUBJECT: Southgate Veterans Memorial Library Staff Area Consulting

Dear Mr. Priest:

We are pleased to submit our consulting proposal and qualifications following our recent discussion regarding updates to the Library's staff area. The overall process will be very similar to the furniture replacement and interior design services provided over the last year, and will also include on-site discussions to develop a functional space plan for the Staff Area.

Our proposal includes the following service phases:

1. Consult with staff and administration to obtain detailed requirements for the Library's Staff Area.
2. Develop drawings showing the layout of all new furnishings and any other items identified during program development.
3. Provide specifications and renderings showing the layout of all work stations.
4. Provide finish and fabric selections for specified items.
5. Prepare budget estimates for all new furniture and other items.

All consulting and planning services above will be provided as described at a rate of \$200.00 per hour, not to exceed (30) hours or \$6,000.00. This includes all travel and incidentals. All consulting hours will be recorded. This includes all meetings on site, and all in-office time by LDA's project management team, and interior designer.

Once all specifications have been approved and a final budget established, all furnishings will be provided through LDA, unless a bid is required. If LDA is to provide these new items, the consulting fee above will be waived. If this project is bid out and LDA is not awarded the bid, or otherwise does not provide and install the specified items, the planning hours will be billed at the rate indicated above.

Southgate Veterans Memorial Library
Mr. Don Priest, Director
Page 2

Thank you for the opportunity to submit this proposal. We look forward to working with you on this project. Please let me know if you have any questions or need further information.

Sincerely,



Matt de Bear
Library Specialist

ACCEPTED BY:

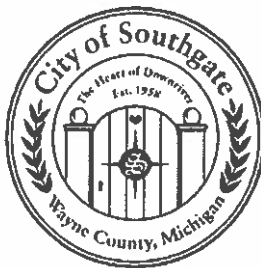
TITLE:

DATE:

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

ED GAWLIK JR.

VICTORIA ARAJ

October 31, 2025

To the Honorable
City Council
Southgate, Michigan 48195

Re: Approve Kennebec Park Play Area **(Waiver of Bid)**

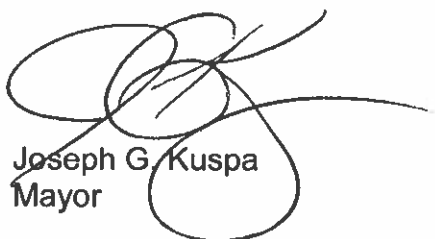
Ladies and Gentlemen:

I have reviewed the above and concur with the Finance Director's recommendation to waive the bid procedure and approve the proposal from Penchura, LLC, Brighton, Michigan, for the Kennebec Park Play Area in the amount of \$62,915.00.

Primary funding for this project will come from the Wayne County Parks Millage Fund grant in the amount of \$61,500.00; the balance of \$1,415.00 will be funded from the City's Parks and Rec Millage Fund.

Your favorable consideration of this matter is appreciated.

Sincerely,



Joseph G. Kuspa
Mayor

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

ED GAWLIK JR.

VICTORIA ARAJ

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Douglas Drysdale, Assistant City Administrator / Finance Director *DWD*

DATE: October 30, 2025

RE: Recommendation to Approve Proposal for Kennebec Park Play Area **(WAIVER OF BID)**

I have reviewed the above bid proposal with the Parks & Recreation Director and concur with her recommendation to waive the city bid process and approve the proposal from Penchura, LLC (Brighton MI) for the Kennebec Park Play Area Project in the amount of \$62,915.00.

Primary funding for this project will come from a Wayne County Parks Millage Fund grant in the amount of \$61,500.00; the balance of \$1,415.00 will be funded from the City's Parks & Rec Millage Fund.

Proposed Motion

Waive the city bid process and approve the proposal from Penchura, LLC for the Kennebec Park Play Area Project in the amount of \$62,915.00, with funding to be provided by a Wayne County Parks Millage grant in the amount of \$61,500.00 and remaining funds of \$1,415.00 to be funded from the City's Parks & Rec Millage Fund, and approve a resolution authorizing Mayor Kuspa to execute the grant agreement on behalf of the City of Southgate.

Southgate Michigan

PARKS & REC

14700 Reaume Parkway—Southgate, MI 48195 (734)258-3035

To: Dan Marsh, City Administrator
From: Julie Goddard, Parks & Recreation Director
Date: October 30th, 2025
Re: Kennebec Park

The Parks & Recreation Department was recently informed that Wayne County was offering the City of Southgate a grant for Park Millage Funding in the amount of \$61,500.00.

A proposed project and location was submitted and approved by the Wayne County Parks Division and the Wayne County Commission.

It is my recommendation that we waive the bid process and award the Kennebec Park Project to Penchura, LLC., of Brighton, Michigan in the amount of \$61,500.00 from Wayne County and the City will pay the remaining \$1,415.00 for the project to Penchura, LLC. Of Brighton, Michigan.

We have worked with Penchura several times in the past and have been very pleased with their design work, excavation and installation process and they can complete the project in the required time frame.

The amount will cover excavation, installation and restoration. The new play area will include a new playscape, a bank of four swings and two park benches.

In addition, please authorize Mayor Kuspa to sign the resolution on the City's behalf as stated in the paperwork.

There are sufficient funds to cover the amount of \$1,415.00 in the Parks and Recreation Millage.

I appreciate your consideration in this matter.

Respectfully Submitted,



Julie Goddard

AGREEMENT
between
THE CHARTER COUNTY OF WAYNE
and
THE CITY OF SOUTHGATE
for
Improvements to
KENNEBEC PARK
FY 2024-2025

TABLE OF CONTENTS

1.	PURPOSE	1
2.	SCOPE OF THE PROJECT	1
3.	TERM OF CONTRACT	1
4.	COUNTY'S COVENANTS	1
5.	CITY'S COVENANTS	1
6.	TERMINATION	2
7.	DATA TO BE FURNISHED	3
8.	ADMINISTRATION	3
9.	RELATIONSHIP OF PARTIES	4
10.	INSURANCE	4
11.	HOLD HARMLESS	4
12.	LIABILITY	4
13.	ENVIRONMENTAL MATTERS	4
14.	COMPLIANCE WITH LAWS	6
15.	AMENDMENTS	6
16.	NONDISCRIMINATION PRACTICES	6
17.	ETHICS IN CONTRACTING	8
18.	NOTICES	8
19.	WAIVER OF ANY BREACH	8
20.	SEVERABILITY OF PROVISIONS	9
21.	MERGER CLAUSE	9
22.	JURISDICTION AND LAW	9
23.	MISCELLANEOUS	9
24.	AUTHORIZATION AND CAPABILITY	10
25.	SIGNATURE	10
	EXHIBIT A: LEGAL DESCRIPTIONS	A-1
	EXHIBIT B: PROJECT DESCRIPTIONS	B-1
	EXHIBIT C: SIGNAGE SPECIFICATIONS	C-1
	EXHIBIT D: INSURANCE COVERAGES	D-1

THIS AGREEMENT ("Agreement") is between the County of Wayne, Michigan, a public body corporate and Home Rule Charter County, acting through its Department of Public Services, Parks Division (hereinafter the "County") and the City of Southgate, a Michigan municipal corporation (hereinafter "City").

1. PURPOSE

1.01 The County and City have an interest in entering into cooperative parks and recreation projects that are mutually beneficial to the citizens of Wayne County.

2. SCOPE OF THE PROJECT

2.01 The County will cooperatively fund the construction of improvements (the "Project") at Kennebec Park, located in the City (individually, "Site" or collectively, "Sites"), for the citizens of Wayne County, at the location(s) described in **Exhibit A** attached hereto and made a part hereof. The County will finance any improvements agreed upon by the Chief Executive Officer for the County or his/her designee and the Mayor of the City or his/her designee, in creation of the Project under the limitations indicated in Sections 3, 4 and 5.

3. TERM OF CONTRACT

3.01 The term of this Agreement shall commence upon approval by the Wayne County Commission and shall terminate on **September 30, 2027 at 11:59 p.m.**

3.02 If City fails to complete the Project by the termination date as stated in Section 3.01, the parties agree that the County shall be under no further obligation to provide any remaining funds committed hereunder.

4. COUNTY'S COVENANTS

4.01 The County will assist in funding construction of the Project described in **Exhibit B** attached hereto and made a part hereof. The FY 2024-2025 funding provided by the County for the recreational Project shall not exceed **Sixty One Thousand Five Hundred Dollars (\$61,500)**.

5. CITY'S COVENANTS

5.01 Prior to construction of any portion of the Project, City shall provide the County with documents evidencing title to each Site, including, but not limited to, deeds, assignments, leases, land contracts, and mortgage instruments. The documents must specify all covenants, restrictions, easements, or other encumbrances on each Site.

5.02 City warrants that it is the legal owner with good, valid, and clear title to each Site and that each Site is accurately described in **Exhibit A**. City shall hold harmless and defend the County against any claims, demands, penalties, fines, liabilities, settlements, damages, costs or expenses, including but not limited to, court costs and litigation expenses, known or unknown, contingent or otherwise, arising out of or in any way related to an action by a third party to quiet title in any Site described in **Exhibit A**.

5.03 City shall keep accurate records and account of the Project costs that shall be accessible for inspection and audit by a representative of the County.

5.04 City shall submit to the County no more frequently than once every 30 days, a certified application for reimbursement of acceptable Project costs together with all contractor and subcontractor certified invoices and any required supporting documentation for reimbursement,

which shall be made upon receipt and approval of the application for reimbursement. The County is under no obligation to reimburse City for any unapproved costs or costs outside the scope of this Agreement.

5.05 City shall be responsible for financing the Project beyond the financial commitment the County has made as indicated in Section 4.01.

5.06 City shall operate and maintain improvements for public recreation, and that it shall allow each park to be open to the public on equal and reasonable terms and that no individual shall be denied ingress or egress thereto or the use thereof on the basis of sex, race, color, religion, national origin, residence, age or handicap.

5.07 City agrees that in consideration of the financial commitment that the County is providing for the Project, City shall operate each Site as a recreational facility for no less than ten (10) years after the Project is completed.

5.08 City will develop signage at its own expense, which recognizes the County as a donor at each Site. The signage shall comply with the specifications described in **Exhibit C** attached hereto and made a part hereof. The County shall have the right to approve the signage. Such approval will not be unreasonably withheld or delayed. City shall install the signage prior to the Project's completion.

5.09 City agrees to provide the County with an opportunity to participate in planning any press conference, ribbon cutting ceremony, opening ceremony, or other public/media announcement related to the Project ("media event"). City further agrees to provide the County with no less than thirty (30) days prior written notice of a proposed media event.

5.10 Breach of any of the provisions contained in this Article may be regarded as a material breach of this Agreement.

6. TERMINATION

6.01 This Agreement can be terminated by either party with or without cause upon thirty (30) days written notice, prior to commencing construction. If terminated prior to commencing construction of the Project, each party is solely responsible for its own costs, fees, and obligations incurred prior to the termination.

6.02 After the Project's construction is commenced, the County may terminate this Agreement with or without cause and shall be responsible for expenses previously approved by the County and incurred by City, not to exceed the amount stated in Section 4.01.

6.03 City may terminate this Agreement, with or without cause, after construction is commenced and shall return to the County any funding provided by the same under this Agreement.

6.04 This Agreement shall terminate if any Site is not operational and regularly open to the public.

7. DATA TO BE FURNISHED

7.01 City must maintain copies of all information, books, data, reports, records, etc., related to the Project. Such information and records shall be maintained for a period of three (3) years from the date City receives its final reimbursement payment under this Agreement.

7.02 Upon the request of the County or its authorized representative, including its Legislative Auditor General, City must furnish, without charge, copies of all information, books, records, data, reports, etc., of City, or any contractors, subcontractors, consultants or agents rendering or furnishing services under this Agreement, whether direct or indirect, that will permit adequate evaluation or audit of the services provided by City or any of its contractors, subcontractors, consultants or agents. City must include a similar covenant allowing for County audit in any agreement it has with a contractor, subcontractor, consultant or agent related to this Agreement. The County may delay reimbursement payments to City pending the results of any such audit without penalty or interest.

7.03 The County may schedule conferences at mutually convenient times with City administrative personnel to gather the information. If, as a result of any audit conducted by or for the County relating to City's performance under this Agreement, a discrepancy should arise as to the amount of compensation due City, City shall pay to the County on demand the amount of compensation in question. If City fails or refuses to make payment, in addition to other legal remedies available to the County, the County may retain said amount from any funds allocated to City but not yet disbursed under this Agreement or may offset such a deficiency against the compensation to be paid City in any concurrent, successive or future agreements between the parties.

7.04 City further acknowledges the right of the Wayne County Commission as a third-party beneficiary of this Agreement to sue for specific performance to enforce the audit rights provided herein for the Legislative Auditor General.

8. ADMINISTRATION

8.01 City must inform the County as soon as the following types of conditions become known:

- A. Probable delays or adverse conditions which do or may materially prevent meeting the objectives of this Agreement, including changes, transfer, or assignment of any real property interest related to any Site;
- B. Favorable developments or events that enable meeting time schedules or goals sooner than anticipated; or
- C. Any changes or modifications in appropriations and funding for the Project.

9. RELATIONSHIP OF PARTIES

9.01 The parties are independent entities. No liability or benefits, such as Workers' Compensation, pension rights, or insurance rights, arising out of, or related to a contract for hire or employer/employee relationship, accrues to either party or either party's agents, contractors, subcontractors, or employees as a result of this Agreement. No relationship, other than that of independent contractor will be implied between the parties, or either party's agents, employees, contractors, or subcontractors.

10. INSURANCE

10.1 City will require that all contractors undertaking work on the Project abide the terms, and provide insurance coverage in said amounts, as set forth in **Exhibit D**.

10.2 All insurance and bonds shall name the Charter County of Wayne and the City as insured or beneficiary.

11. HOLD HARMLESS

11.01 City agrees to remain responsible for its own negligence, or tortious acts, errors, or omissions, and the acts, errors, or omissions of any of its employees, contractors, subcontractors, consultants, or agents. It is agreed that the County is merely acting as a funding source for the Project and that any negligence, or tortious acts, errors, or omissions on the part of the County shall only arise out of providing these funds or processing reimbursement requests made by City as submitted pursuant to Section 5.04.

11.02 This hold harmless provision must not be construed as a waiver of any governmental immunity by the County or City or any of their agencies, or employees, as provided by statute or modified by court decisions.

12. LIABILITY

12.01 The County does not assume and is not responsible for, payment of any debt service, lien, or encumbrance, including, but not limited to, mortgage, promissory note, land contract, or other obligation, incurred prior to the signing or during the term of this Agreement.

12.02 This Agreement is not intended to create beneficial rights in any third party other than the Wayne County Commission. This Agreement is entered into for the sole benefit of the parties to this Agreement.

13. ENVIRONMENTAL MATTERS

13.01 City warrants to the County that City will not use Hazardous Materials (as defined in Section 13.06) at any Site in violation of any governmental regulation pertaining to the use, storage, treatment, transportation, manufacture, refinement, handling, production or disposal of Hazardous Materials.

13.02 City warrants that it is not in violation of governmental regulations pertaining to the use, storage, treatment, transportation, manufacture, refinement, handling, production or disposal of Hazardous Materials at any Site, and, to the best of City's knowledge, there have been no actions commenced or threatened by any party for noncompliance which affects a Site.

13.03 City will keep each Site free of Hazardous Materials except to the extent that the Hazardous Materials are stored or used in compliance with applicable local, state and federal

regulations. City must not cause or permit any Site to be used to generate, manufacture, refine, transport, treat, store, handle, dispose of, transfer, produce, or process Hazardous Materials, except in compliance with governmental regulations. City shall not cause or permit, as a result of any intentional or unintentional act or omission on the part of City, any tenant, subtenant or occupant, the release, spill, leak or emission of Hazardous Materials at any Site or onto any other contiguous property.

13.04 Prior to commencing the Project, City must conduct and complete or cause to be conducted and completed an investigation, including a comprehensive environmental audit, studies, sampling, and testing, as the County deems necessary. A copy of any environmental audit, study, sampling or testing shall be provided to the County within ten (10) working days of City's receipt of such audit, study, sampling or testing. If the audit reveals the existence of any Hazardous Material at any Site, City shall immediately disclose the findings to the County. If the County decides to proceed with the Project, City shall do or cause to be done all remedial, removal and other actions necessary to clean up and remove all Hazardous Materials on, under, from or affecting the Site as required by all applicable governmental regulations, to the satisfaction of the County, and according to all federal, state and local governmental authorities. Any audit conducted by the County is solely for the benefit, protection, and interest of the County. City or any third party cannot rely upon the audit conducted by the County for any purpose.

13.05 It is agreed that the County is merely acting as a funding source for the Project and that the County shall only be responsible for providing these funds and processing reimbursement requests made by City as submitted pursuant to Section 5.04. Therefore, the County shall not be responsible for any claims, demands, penalties, fines, liabilities, settlements, damages, costs or expenses, including attorney and consultant fees, investigation and laboratory fees, court costs and litigation expenses, known or unknown, contingent or otherwise, arising out of or in any way related to:

- A. The presence, disposal, release or threatened release of any Hazardous Materials on, over, under, from or affecting the Site or the soil, water, vegetation, buildings, personal property, persons or animals;
- B. Any personal injury (including wrongful death) or property damage (real or personal) arising out of or related to Hazardous Materials at a Site;
- C. Any lawsuit brought or threatened, settlement reached or government order relating to the Hazardous Materials with respect to a Site;
- D. Any violation of laws, orders, regulations, requirements or demands of government authorities, or any policies or requirements of any mortgage, which are based on or related to the Hazardous Materials used at a Site;
- E. This section applies to the presence, disposal, release, leakage, or threatened release of any Hazardous Materials prior to the effective date of this Agreement.

13.06 Hazardous Material means any material or substance:

- A. Which is or becomes defined as a hazardous substance, pollutant, or contaminant pursuant to the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. 9601 et. seq.) and any amendments thereto and regulations pursuant thereto;

- B. Containing gasoline, oil, diesel, fuel, or other petroleum products;
- C. Which is or becomes defined as hazardous waste pursuant to the Resource Conservation and Recovery Act (42 U.S.C. 6901 et. seq.) and any amendments thereto and regulations pursuant thereto;
- D. Containing polychlorinated biphenyl;
- E. Containing asbestos;
- F. Which is radioactive;
- G. The presence of which requires investigation or remediation under any governmental regulation; or
- H. Which is or becomes defined as a hazardous waste, hazardous substance, pollutant, contaminant, or biologically hazardous material under any governmental regulation.

14. COMPLIANCE WITH LAWS

14.01 Each party must comply with and must require its employees to comply with all applicable laws and regulations.

14.02 City must construct and develop the Project or cause the Project to be constructed and developed according to applicable local, state and federal laws.

15. AMENDMENTS

15.01 No amendment to this Agreement is effective unless it references this Agreement, is written and signed by duly authorized representatives of both parties and approved by resolutions adopted by the Southgate City Council and the Wayne County Commission.

16. NONDISCRIMINATION PRACTICES

16.01 City shall require that all contractors, subcontractors, consultants and agents retained to perform work related to this Agreement comply with:

- A. Titles VI and VII of the Civil Rights Act (42 U.S.C. §§ 2000d et. seq.) and the United States Department of Justice Regulations (28 C.F.R. Part 42) issued pursuant to these Titles.
- B. The Age Discrimination Act of 1985 (42 U.S.C. §6101-07).
- C. Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. §794).
- D. The Americans with Disabilities Act of 1990 (42 U.S.C. §12101 et. seq.) and its associated regulations.
- E. The Elliot-Larson Civil Rights Act (P.A. 1976 No. 453)
- F. The Persons With Disabilities Civil Rights Act (P.A. 1976 No. 220).
- G. The anti-discrimination provisions as required by Section 120-192 of the Wayne County Code of Ordinances.

16.02 All contractors, subcontractors, consultants and agents retained by City to perform work related to this Agreement shall not:

- A. Refuse to recruit, hire, employ, promote or to bar or discharge from employment an individual, or discriminate against an individual in compensation, terms, conditions or privileges of employment because of race, color, creed, national origin, age, marital status, handicap, sex, religion, familial status, height or weight.
- B. Limit, segregate, or classify an employee or applicant for employment in a way which deprives or tends to deprive any individual of employment opportunities or otherwise adversely affects the employment status of an employee because of race, color, creed, national origin, age, marital status, handicap, sex, familial status, height or weight.
- C. Print or publish or cause to be printed or published a notice, application, or advertisement relating to employment indicating a preference, limitation, specification, or discrimination based upon race, color, creed, national origin, age, marital status, handicap, sex, religion, familial status, height or weight.
- D. Except as permitted by rules and regulations promulgated pursuant to Section 120-192 of the Wayne County Code of Ordinances, or applicable state or federal law, make or use a written or oral inquiry or form of application that elicits or attempts to solicit information concerning the race, color, creed, national origin, age, marital status, handicap, sex, religion, familial status, height or weight, of prospective employees. City also shall not make or keep a record of that information or disclose such information.
- E. Make or use a written or oral inquiry or form of application that expresses a preference, limitation or specification based on religion, race, color, creed, national origin, age, height, weight, marital status, handicap, or sex.

16.03 City agrees that it will notify all of its contractors, subcontractors, consultants, or agents of their obligations relative to non-discrimination under this Agreement when soliciting the contractor, subcontractor, consultant, or agent. City will include the provisions of this Article in any contract, as well as provide the County with a copy of any agreement with a contractor, subcontractor, consultant, or agent completing work related to this Agreement.

16.04 All contractors, subcontractors, consultants and agents retained by City to perform work related to this Agreement shall not discriminate against any employee or applicant for employment, training, education, or apprenticeship connected directly or indirectly with the performance of this Agreement, with respect to hire, promotion, job assignment, tenure, terms, conditions or privileges of employment because of race, color, creed, national origin, age, marital status, handicap, sex, religion, familial status, height or weight. This Section does not apply if it is determined by the County Division of Human Relations that the requirements are bona fide occupational qualifications reasonably necessary to perform the duties required for employment. The burden of proof that the occupational qualifications are bona fide is upon City.

16.05 Breach of any of the covenants in this Article may be regarded as a material breach of this Agreement.

16.06 City acknowledges the right of the County Director of Human Relations to sue to enforce the provisions in this Article.

16.07 If City or any of its contractors, subcontractors, consultants, or agents does not comply with the non-discrimination provisions of this Agreement, the County may impose sanctions, as it determines to be appropriate, including but not limited to the cancellation, termination or suspension of this Agreement, in whole or in part.

16.08 In the event that City is or becomes subject to federal or state law which conflicts with the requirements of Section 120-192 of the Wayne County Code of Ordinances, the provisions of federal or state law shall apply and this Agreement shall be interpreted and enforced accordingly. In accordance with the Elliot-Larson Civil Rights Act, P.A. 1976 No. 453, as amended, MCL 37.2101 *et seq.*, City covenants not to discriminate against an employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment because of race, color, religion, national origin, age, sex, weight, height, or marital status, and to require a similar covenant on the part of any contractor, subcontractor, consultant, or agent employed in the performance of this Agreement.

17. ETHICS IN CONTRACTING

17.01 City and all of its contractors must comply with Article 12 of Chapter 120 of the Wayne County Code of Ordinances governing "Ethics in Public Contracting" or any similarly existing City ordinances.

18. NOTICES

18.01 All notices, consents, approvals, requests and other communications ("Notices") required or permitted under this Agreement must be given in writing and mailed by first-class mail and addressed as follows:

If to City:

Director of Parks and Recreation Department
City of Southgate
14700 Reaume Parkway
Southgate, Michigan 48195

If to the County:

Director of Parks
Wayne County Parks
33175 Ann Arbor Trail
Westland, Michigan 48185

and

Director

Wayne County Department of Public Services
400 Monroe, Suite 300
Detroit, Michigan 48226

18.02 All notices are deemed given on the day of mailing. Either party to this Agreement may change its address for the receipt of notices at any time by giving notice to the other as provided. Any notice given by a party must be signed by an authorized representative of such party.

18.03 Termination notices, change of address notices, and other notices of a legal nature, are an exception and must be sent by registered or certified mail, postage prepaid, return receipt requested.

19. WAIVER OF ANY BREACH

19.01 No failure by a party to insist upon the strict performance of any term of this Agreement or to exercise any term after a breach constitutes a waiver of any breach of term. No

waiver of any breach affects or alters this Agreement, but every term of this Agreement remains effective with respect to any other then existing or subsequent breach.

20. SEVERABILITY OF PROVISIONS

20.01 If any provision of this Agreement or the application to any person or circumstance is, to any extent, judicially determined to be invalid or unenforceable, the remainder of this Agreement, or the application of the provision to persons or circumstances other than those as to which it is invalid or unenforceable, is not affected and is enforceable.

21. MERGER CLAUSE

21.01 This Agreement, including the Exhibits contains the entire agreement between the parties and all prior negotiations and agreements are merged in this document. Neither party has made any representations except those expressly set forth in this Agreement. No rights or remedies are, or will be acquired by either party by implication or otherwise unless set forth herein.

21.02 This Agreement may be executed in counterparts, each of which will be deemed an original but all of which together will constitute one agreement.

22. JURISDICTION AND LAW

22.01 This Agreement, and all actions arising from it, must be governed by, subject to, and construed according to the laws of the State of Michigan. Each party consents to the personal jurisdiction of any competent court in Wayne County, Michigan, for any action arising out of this Agreement. Each party will not commence any action against the other because of any matter arising out of this Agreement, in any courts other than those in the County of Wayne, State of Michigan unless original jurisdiction is in the United States District Court for the Eastern District of Michigan, Southern Division, the Court of Claims, the Michigan Supreme Court or the Michigan Court of Appeals.

23. MISCELLANEOUS

23.01 It is mutually understood and agreed that neither of the parties hereto shall be held responsible for damages occasioned by delay or failure to perform where due to fire, strike, flood, acts of God, unavailability of labor, material, legal acts of public authorities, or delays caused by public carriers or third person (including contractors or subcontractors) which cannot reasonably be foreseen or provided against.

23.02 The parties agree that upon termination of this Agreement, the following sections shall survive termination and shall remain in full force and effect: 5.02; 11; 12; 13; 14 and 22.

23.03 The term "County" includes the Charter County of Wayne and all other associated, affiliated, or subsidiary departments or divisions now existing or to be created, their agents, and employees.

23.04 This Agreement must not be construed as a waiver of any governmental immunity by the County or City, or any of their agencies, or employees, has as provided by statute or modified by court decisions.

23.05 The headings of the articles in this Agreement are for convenience only and must not be used to construe or interpret the scope or intent of this Agreement or in any way affect this Agreement.

24. AUTHORIZATION AND CAPABILITY

24.01 This Agreement has been approved, as evidenced by the attached Resolutions adopted by the Southgate City Council and the County Commission. Copies of such resolutions shall be attached to this Agreement.

24.02 Each party warrants that the person signing this Agreement is authorized to sign on behalf of its principal and is empowered to bind its principal to this Agreement.

25. SIGNATURE

25.01 The County and City, by their authorized officers and representatives have executed this Agreement as of the dates written below.

[SIGNATURES ON THE FOLLOWING PAGES]

City of Southgate
Kennebec Park

County Commission approved and execution authorized by Resolution	CHARTER COUNTY OF WAYNE
No. _____	By: _____
Date: _____	Warren C. Evans
	Its: County Executive
	Date: _____

APPROVED AS TO FORM

By: Patricia Moore

DEPT. OF CORPORATION COUNSEL

10/14/2025

City of Southgate
Kennebec Park

Southgate City Council approved
and execution authorized by Resolution

No. _____

Date: _____

CITY OF SOUTHGATE

By: _____

Joseph G. Kuspa

Its: Mayor

Date: _____

EXHIBIT A: LEGAL DESCRIPTIONS

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed, executed, acknowledged and delivered in its name and on its behalf by the State Land Office Board, its duly authorized agency, and has caused the seal of said board to be affixed hereto on the day and year first above written, at the Capitol in the City of Lansing.

STATE OF MICHIGAN

Signed, Sealed and Delivered In Presence of

By the STATE LAND OFFICE BOARD

Leila Bentley
Leila Bentley

Vernon J. Brown
By Vernon J. Brown, Chairman

Nina Watkins
Nina Watkins

John A. Mustard
John A. Mustard, Member

State of Michigan,
County of Ingham,

On this 17th day of May, A. D. 1944, before me, the undersigned, a notary public in and for said county, personally appeared Vernon J. Brown and John A. Mustard, to me known to be the persons who executed the foregoing Quit Claim Deed, who, being by me duly sworn, did say that they are the chairman and a member, respectively, of the State Land Office Board, a public corporation, and that the seal affixed to said instrument is the corporate seal of said board, and that said instrument was signed and sealed by the authority of said board in behalf of said board acting for and on behalf of the State of Michigan, and the said Vernon J. Brown and John A. Mustard acknowledged said instrument to be the free act and deed of said board acting for and on behalf of the State of Michigan, and the free act and deed of the State of Michigan.

Notary Public, Ingham County, Michigan
Mary E. Kielsen

My commission expires December 22, 1944.

DEED

STATE OF MICHIGAN

By the

STATE LAND OFFICE BOARD

to

TOWNSHIP OF ROOSE

RECEIVED

944 MAY 17 PM

RECEIVED

944 MAY 17 PM

RECEIVED

944 MAY 17 PM

RECEIVED

944 MAY 17 PM

Register's Office,

WAYNE

County

Received for Record the MAY 17 1944

day of

at 1:57

o'clock

A. D. 19

and recorded in Liber

7011

W.C.R.

on page

71

Register.

This Indenture, Made this 9th day of May

in the year of our Lord one thousand nine hundred and forty-four, between the State of Michigan, through the State Land Office Board, a public corporation created and existing under and by virtue of Act No. 155 of the Public Acts of 1937, as amended, its duly authorized agency, by Vernon J. Brown and John A. Mustard, chairman and a member thereof, respectively, party of the first part,

and TOWNSHIP OF ECORSE

WAYNE COUNTY, MICHIGAN

party of the second part.

WHEREAS, the title to the land hereinafter described became vested in the party of the first part by virtue of non-redemption from a tax sale held after the effective date of Act No. 155 of the Public Acts of 1937 pursuant to a decree of the circuit court for the county next below mentioned; and

WHEREAS, the said party of the first part offered said land for sale at a public auction sale pursuant to and in accordance with the provisions of Section 7 of the above mentioned act, as amended; and

WHEREAS, the said land was not sold at said public auction sale for want of bidders willing to make a lawful bid therefor; and

WHEREAS, the said party of the second part has by resolution of its governing body made request to the State Land Office Board for a conveyance of said land, which is located within its limits, under and in accordance with the provisions of Section 8 of the above mentioned act, as amended, and has shown to the satisfaction of said State Land Office Board that said land is needed by it for public purposes, and not for resale; now therefore

THIS INDENTURE WITNESSETH: That the said party of the first part, for and in consideration of the premises and the covenant hereinafter set forth by the said party of the second part to be kept and performed, does by these presents grant, bargain, sell, remise, release and QUIET CLAIM unto the said

party of the second part all those certain pieces or parcels of land situate and being in the

County of Wayne, and State of Michigan, known and described as follows, to-wit:

Lots No. 341, 342, 343, 344, 345 and 346, "Roberts Realty Co's Tri Highways Subdivision." (Township Ecorse).

RECORDED MAY 17 1944 11:57 A.M.
BERNARD J. YOUNGBLOOD, Register of Deeds
WAYNE COUNTY, MICHIGAN

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, To Have and To Hold the said premises unto the said party of the second part for so long as the same shall be used by said party of the second part for public purposes, and no longer, provided, however, that should the said premises be used by the said party of the second part for public purposes for a period of ten years or more from and after the date hereof, then, and in that event, unto the said party of the second part, its successors and assigns, Forever.

And the said party of the second part does hereby covenant, grant, bargain and agree to and with the said party of the first part, its successors and assigns, that if at any time during a period of ten years from and after the date hereof it shall cease to use the said premises for public purposes it will cause a good and sufficient reconveyance thereof to be duly executed and delivered unto the said party of the first part, its successors and assigns.

Rec'd of Treasurer's Office

Copied Urban Reg 6/23/69
713

Chas. C. C. C.

EXHIBIT B: PROJECT DESCRIPTIONS



Penchura

Make all P.O.s, Contracts, and Checks to:
Penchura, L.L.C.
889 S. Old US 23
Brighton, MI 48114

Proposal

Date	Project #
10/1/2025	25-1465

Bill To
City of Southgate Parks & Recreation 14400 Dix-Toledo Highway Southgate, MI 48195 United States

Ship To
Please Advise

Customer Contact	Customer Phone	Customer Fax	Terms	P.O. No.	Rep
Julie Goddard	(734) 258-3032		Net 30		JRS

Item	Description	Qty	Weight	Price	Total
Landscape Stru...	Design 6598	1		7,155.00	7,155.00
Landscape Stru...	Design 175	1		20,725.00	20,725.00
88-60PL	DuMor 6' Bench, Recycled Plastic	2		1,070.00	2,140.00
Freight	Freight	1		4,320.00	4,320.00
Installation	Professional Certified Installation	1		21,935.00	21,935.00
	-Excavate 1920 SF & Haul				
	-Install Equipment and Timber Border				
	-Restoration with Seed & Straw				
APS-Border12"	12" APS Playground Border with Surfacing Guide and 1 Spike	45		80.00	3,600.00
APS-ADAHalf...	APS ADA/Wheelchair accessible Half ramp system, includes 1 half ramp, (2) each 6" filler ends and 4 spikes	1		550.00	550.00
EWf-I	Engineered Wood Fiber -Supplied & Installed - Safety Surfacing	95		42.00	3,990.00
discount	Special Discount- Julie is a pleasure to work with.			-1,500.00	-1,500.00

Proposal good for 30 days.

Ship Via: common carrier

Delivery contact name and number: _____

Customer signature below constitutes a purchase order.

Subtotal \$62,915.00

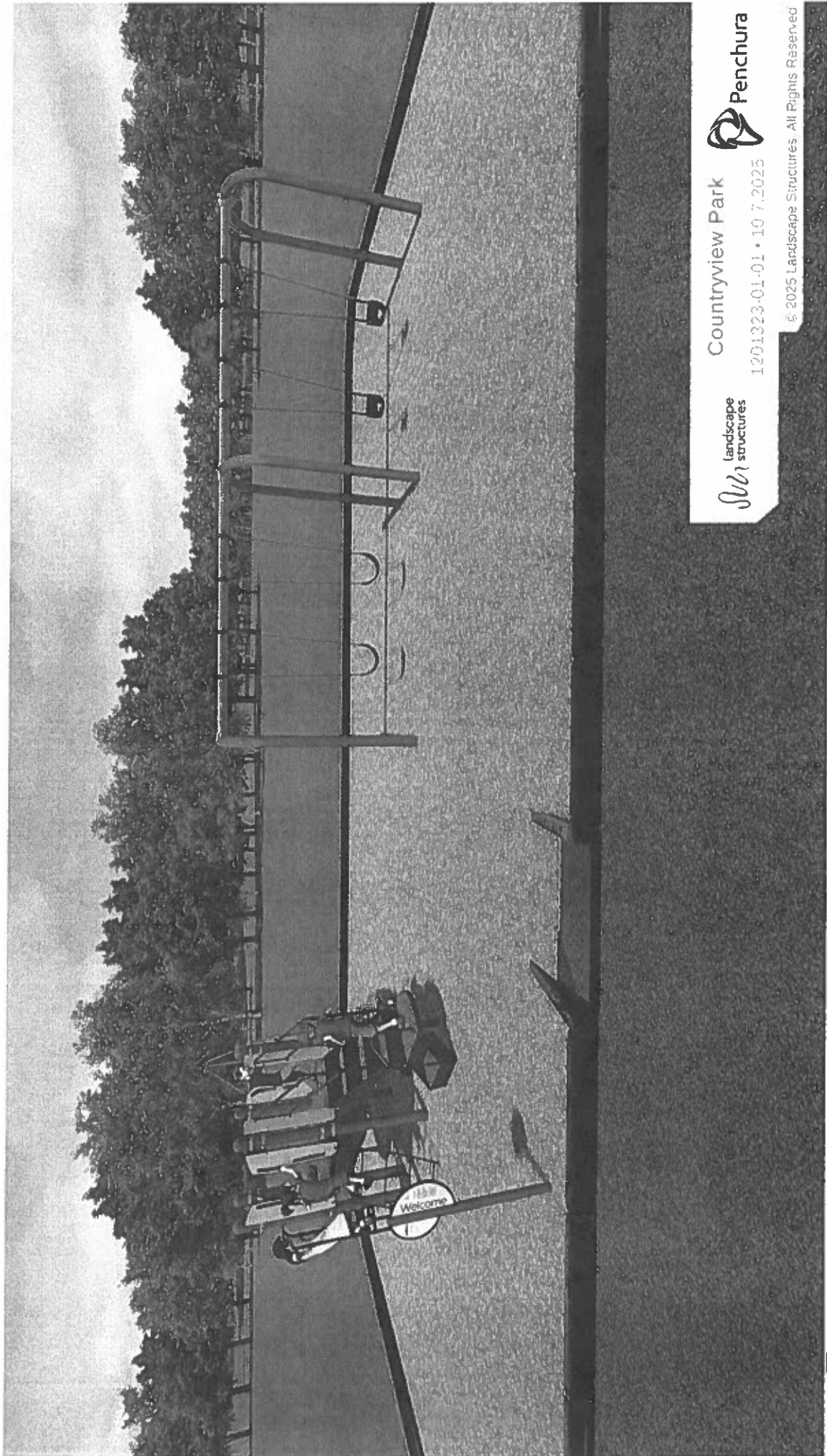
Sales Tax (0.0%) \$0.00

Total \$62,915.00

Credit Card fee of 3% on all payments using a CC.

AMX fee of 5% on all payments using AMX

889 S. Old US 23, Brighton, MI 48114
 Office: (810) 229-6245 Fax: (810) 229-6256 Toll Free: (888) 778-7529



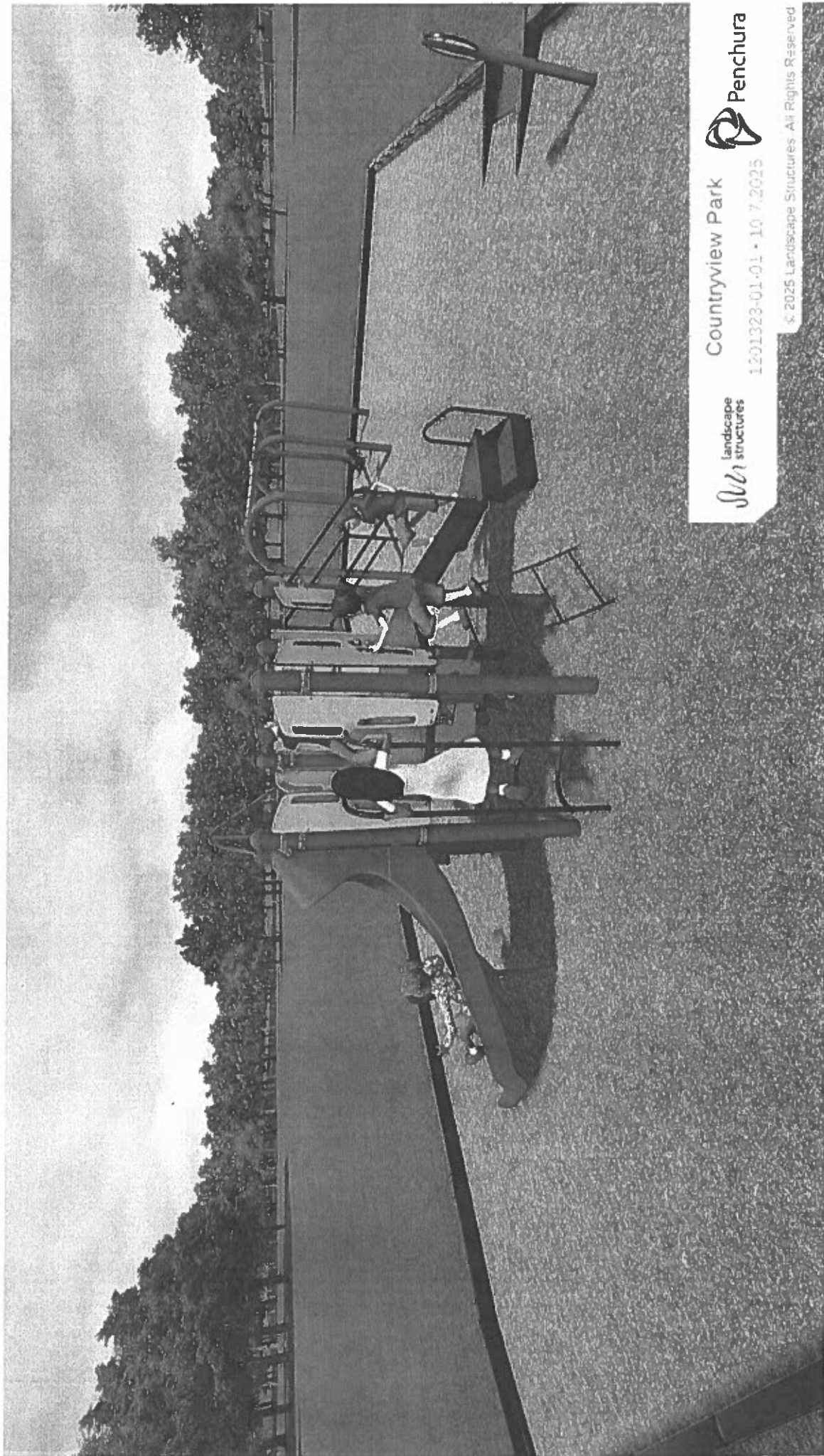
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Countryview Park

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landscape
structures

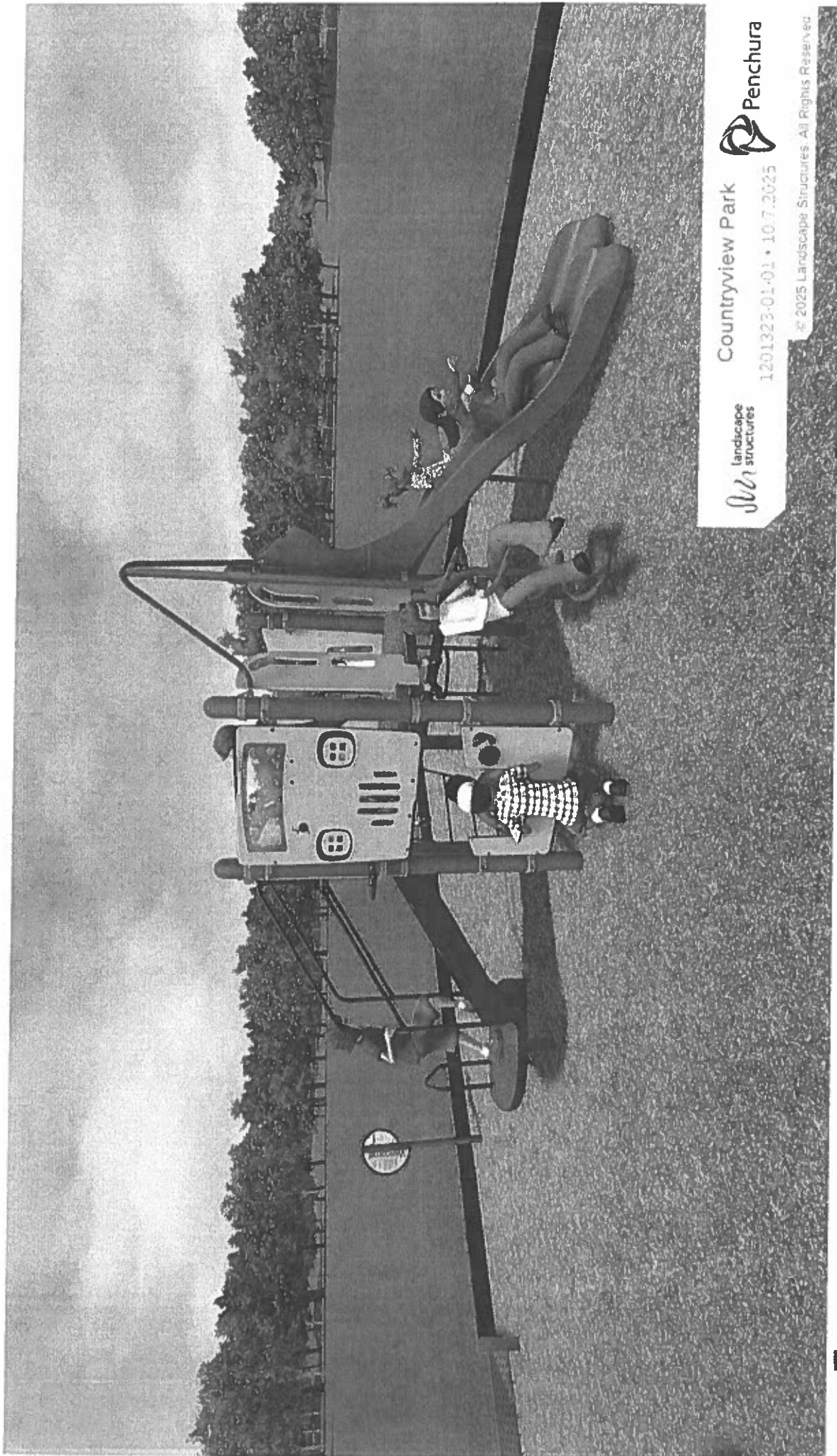
Countryview Park



Penchura

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SL landscape
structures

Countryview Park



Penchura

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EXHIBIT C: SIGNAGE SPECIFICATIONS



Attached, please find the sketch and samples of the sign layout that we are suggesting for all IGA Grant projects. The specifications are as follows:

All parks millage signs must include language that states, made possible through the Wayne County Parks millage in cooperation with (*place your municipality name here*)

- Sign size 48' x 30' $\frac{3}{4}$ ' marine grade plywood
- Sign is to be one sided, two sides is optional
- To be cut with "carriage" style top i.e. arched (optional)
- Color options are determined by the municipality
- Font should be traditional styles in Helveticas, Arial, Times New Roman
- Include County Logo, County Executive and County Commissioners names.
- We suggest using 3M Reflective Adhesive waterproof vinyl. Painting is optional
- Vertical post shall be 4'x 6' weather proof timbers routed on 4' side to accommodate the sign, staining of posts optional
- Bury post a minimum of 42' into ground and backfill with dirt and compost, concrete footing is optional
- Bottom of sign shall be 2ft. minimum above grade
- Sign will be secured to post with flat head Galvanized wood screws (approx. #10) 2 per post (min.)
- Proof to be provided of final design prior to fabrication and installation

We are flexible on fabrication and colors as long as it resembles the example attached. Any request to deviate from the signage should be directed to the Parks Director.

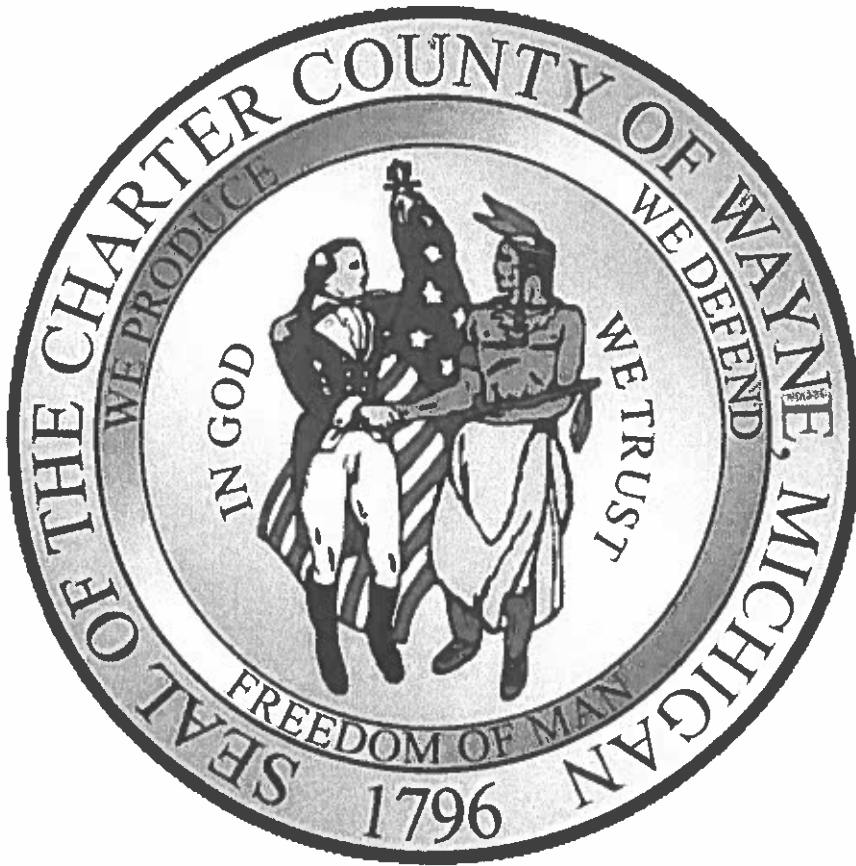


Exhibit D: INSURANCE COVERAGES

City, at its expense, or any contractors, subcontractors, consultants or agents retained by City (each a "Contractor"), at their own expense, shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the services by the Contractor, its agents, representatives or employees. Contractor shall maintain at least the following minimum coverage:

Commercial General Liability (CGL)

Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal and advertising injury with limits no less than \$1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this Contract or the general aggregate limit shall be twice the required occurrence limit.

Umbrella or Excess Liability

Policy in an amount not less than \$1,000,000. Umbrella or excess policy wording shall be at least as broad as the primary or underlying policy(ies) and shall apply both to the Contractor's general liability and to its automobile liability insurance and shall be written on an occurrence basis. The County, officials, employees and others as may be specified in any "Special Conditions" shall be named as an additional insured under this policy.

Automobile Liability

Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if Contractor has no owned autos, Code 8 (hired) and 9 (non-owned), with limits no less than \$1,000,000 per accident for bodily injury and property damage.

Workers' Compensation

Insurance as required by the State of Michigan, with Statutory limits, and employer's liability insurance with limits of no less than \$1,000,000 per accident for bodily injury or disease.

Professional Liability (if Design/Build)

Insurance appropriate to the Contractor's profession, with limits no less than \$3,000,000 per occurrence or claim, \$3,000,000 aggregate.

Builder's Risk (Course of Construction)

Insurance utilizing "All Risk" (Special Perils) coverage form, with limits equal to the completed value of the project and no coinsurance penalty provisions.

Contractors' Pollution Legal Liability and/or Asbestos Legal Liability and/or Errors and Omissions (if project involves environmental hazards)

Insurance with limits no less than \$1,000,000 per occurrence or claim, and \$2,000,000 policy aggregate.

If the Contractor maintains higher limits than the minimum insurance coverage required as stated above in this Exhibit, the Contractor shall maintain the coverage for the higher insurance

limits for the duration of this Agreement.

Additional Insured Status

The County, its officers, officials, employees, volunteers, and others as may be specified in any "Special Conditions" shall be additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10 and CG 20 37 forms if later revisions used).

Primary Coverage

For any claims related to this Agreement, the Contractor's insurance coverage shall be primary insurance as respects the County, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the County, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

Notice of Cancellation

Each insurance policy shall state that coverage shall not be canceled, except with notice to the County.

Waiver of Subrogation

Contractor grants to the County a waiver of any right to subrogation which any insurer of the Contractor may acquire against the County by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the County has received a waiver of subrogation endorsement from the insurer.

Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to and approved by the County. The County may require the Contractor to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

All insurance must be effected under valid and enforceable policies, issued by recognized, responsible insurers qualified to conduct business in Michigan which are well-rated by national rating organizations. All companies providing the coverage required shall be licensed or approved by the Insurance Bureau of the State of Michigan and shall have a policyholder's service rating no lower than A:VII as listed in A.M. Best's Key Rating guide, current edition or interim report.

Claims-made Policies

If any of the required policies provide coverage on a claims-made basis:

1. The retroactive date must be shown and must be before the date of this Agreement or the date the Contractor starts to perform the services.
2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of this Agreement.
3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to this Agreement's effective date, the

Contractor must purchase "extended reporting" coverage for a minimum of five (5) years after completion of Agreement work.

Verification of Coverage

Contractor shall furnish the County with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this Exhibit. The County shall receive and approve all certificates and endorsements before the Contractor begins providing services. Failure to obtain the required documents prior to commencement of services shall not waive the Contractor's obligation to provide them. The County reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by this Exhibit, at any time.

Subcontractors

Contractor shall require and verify that all subcontractors maintain insurance satisfying all the stated requirements, and Contractor shall ensure that the County is an additional insured on insurance required from subcontractors.

Special Risks or Circumstances

The County reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

➤ The Contractor must submit certificates evidencing the insurance to the County Risk Management Division at the time the Contractor executes an agreement with the City, and at least fifteen (15) days prior to the expiration dates of expiring policies.

Surety Bonds

The Contractor shall provide the following surety bonds: 1) bid bond; 2) performance bond; 3) payment bond; 4) maintenance bond. The payment bond and the performance bond shall be in a sum equal to the contract price. If the performance bond provides for a one year warranty a separate maintenance bond is not necessary. If the warranty period specified in the contract is for longer than one year a maintenance bond equal to 10% of the contract price is required. Bonds shall be duly executed by a responsible corporate surety, authorized to issue such bonds in the State of Michigan and secured through an authorized agent with an office in Michigan.

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

ED GAWLIK JR.

VICTORIA ARAJ

October 31, 2025

To the Honorable
City Council
Southgate, Michigan 48195

Re: Renewal of UFED Touch Ultimate Software License

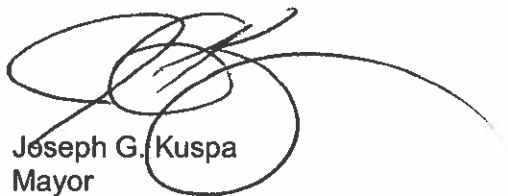
Ladies and Gentlemen:

I have reviewed the above with the Finance Director and I concur with his recommendation to renew the UFED Touch Ultimate Software License with Cellebrite, Inc., Vienna, Virginia, in the annual amount of \$6,900.00 for a one-year period ending September 30, 2026.

Funds are available in the Federal Forfeiture Fund.

Your favorable consideration of this matter is greatly appreciated.

Sincerely,


Joseph G. Kuspa
Mayor

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
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KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

ED GAWLIK JR.

VICTORIA ARAJ

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Douglas Drysdale, Assistant City Administrator / Finance Director *DWD*

DATE: October 30, 2025

RE: Recommendation to Approve UFED Touch Ultimate Software License Renewal

I have reviewed the above item with the Director of Public Safety and concur with his recommendation to approve the UFED Touch Ultimate software license renewal for a one-year period with Cellebrite Inc. (Vienna VA) in the annual amount of \$6,900.00. Purchase of this software was originally approved by city council in 2013, and requires an annual renewal of the license.

Adequate funds are available in the Federal Forfeiture Fund.

Proposed Motion

Approve the UFED Touch Ultimate software license renewal for a one-year period expiring December 8, 2026, with Cellebrite Inc. in the amount of \$6,900.00.



SOUTHGATE POLICE DEPARTMENT MEMO

To: Honorable Mayor Kuspa

From: Joe Marsh, Director of Public Safety

Re: **Purchase approval**

Date: October 17th, 2025

Dear Mayor Kuspa,

In 2013, the City Council approved the purchase for Cellebrite Forensic Phone Technology equipment. Since being approved, this technology has been instrumental in aiding our detectives with phone and digital phone forensic criminal investigations.

Our Cellebrite Technology requires an annual software license renewal. Our current license is valid until December 8th, 2025. This renewal will allow us to keep our system active until September 30th, 2026. The cost to renew our license is now \$6,900.00. It is my recommendation that we renew our Ultimate Subscription license for Cellebrite as outlined in the attached quote that we received from Cellebrite Inc. located at 8065 Leesburg Pike, Suite T3-302, Vienna, VA 22182, in the total amount of \$6,900.00.

With your concurrence, I respectfully request this item be placed on the City Council's agenda for the meeting scheduled on November 5th, 2025 for purposes of purchase approval.

Adequate funding is available in the police department budget.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph L. Marsh".

Joseph L. Marsh

Director of Public Safety

Cellebrite Inc.
8065 Leesburg Pike,
Suite T3-302
Vienna, VA 22182
USA

Tel. +1 800 942 3415
Fax, +1 201 848 9982
Tax ID#: 22-3770059
DUNS: 033095568
CAGE: 4C9Q7
Company Website:
<http://www.cellebrite.com>

Quote

Quote#: Q-480605-1
Date: Oct 15, 2025

Billing Information

Southgate Police Department
14710 Reaume Parkway
Southgate, Michigan 48195
United States

Contact: Timothy Demers
Phone: 734-258-3046

Delivery Information

Southgate Police Department
14710 Reaume Parkway
Southgate, MI 48195
United States

Contact: Timothy Demers
Phone: 734-258-3046

Wire To:

Bank Routing Number: 021000021
Account Number: 761020590
Account Name: Cellebrite Inc.

Check Remittance (Only for NA):

Cellebrite Inc.,
PO BOX 23551
New York, NY, 10087-3551

End Customer: Southgate Police Department

Click [here](#) to process with Credit Card payment

By clicking the link above and accepting this quote,

You are expressing your agreement and compliance to and with the terms contained on this quote.

Customer ID	Good Through	Payment Terms	Currency	Sales Rep
SF-00061430	Dec 08, 2025	Net 30	USD	Caroline Scamell

Qty	Product Code	Description	Unit	Start Date	End Date	Unit Price	Total Price
1	B-UFD-10-001	UFED 4PC Ultimate Subscription	1	Dec 09, 2025	Sep 30, 2026	6,900.00	6,900.00
2	S-UFD-15-100	Physical Extraction Subscription	1	Dec 09, 2025	Sep 30, 2026		
3	S-UFD-15-098	Physical Analyzer Subscription	1	Dec 09, 2025	Sep 30, 2026		

SubTotal	USD 6,900.00
Shipping & Handling	USD 0.00
Sales Tax	USD 0.00
Total	USD 6,900.00

Comments:

Terms and Conditions:

- This Quote/Proforma Invoice/Tax Invoice, together with the terms and conditions and license agreement listed below that are incorporated by reference to this Quote/Proforma Invoice (together, the "Agreement"), constitute an offer by Cellebrite. By signing this the Quote/Proforma Invoice, Issuing a purchase order (or other ordering document) in connection with this the Quote/Proforma Invoice, or downloading and/or using the products identified in this the Quote/Proforma Invoice/Tax Invoice, the customer agrees to be bound by the terms of this Agreement. Any additional or different terms or conditions contained in any customer document, purchase order or other ordering document will not be binding upon Cellebrite unless expressly accepted in a document signed by a Cellebrite authorized signatory.
- Quote is subject to regulatory approval.

- Freight Terms: FCA (NJ)
- General: The following terms shall apply to any product at <http://legal.cellebrite.com/us/index.html>
- EULA: All Cellebrite Software is licensed subject to the end user license agreement available at <https://legal.cellebrite.com/End-User-License-Agreement.html>
- Advanced Services (CAS): The following terms apply to Cellebrite Advanced Services at <https://legal.cellebrite.com/CB-us-us/index.html>
- Premium and Inseyets Unlocks: The following terms shall apply only to Cellebrite Premium and Inseyets Unlocks at <http://legal.cellebrite.com/intl/PremiumUS.htm>
- Pathfinder: The following terms apply to Cellebrite Pathfinder at <https://legal.cellebrite.com/PF-Addendum.htm>
- Training Services: The following terms apply to Cellebrite Training Services at <http://legal.cellebrite.com/intl/Training.htm>
- SaaS: The following terms apply to Cellebrite SaaS Services at <https://legal.cellebrite.com/SaaS.htm>
- Endpoint SaaS: The following terms apply to Cellebrite Cellebrite Endpoint SaaS at <https://legal.cellebrite.com/Endpoint-SAAS.html>

In the event of any dispute as to which terms apply, Cellebrite shall have the right to reasonably determine which terms apply to a given purchase order.

Please indicate the invoice number when remitting payment

***SALES TAX DISCLAIMER:** Cellebrite Inc. is required to collect Sales and Use Tax for purchases made from the following certain U.S. States. Orders are accepted with the understanding that such taxes and charges shall be added, as required by law. Where applicable, Cellebrite Inc. will charge sales tax unless you have a valid sales tax exemption certificate on file with Cellebrite Inc. Cellebrite Inc. will not refund tax amounts collected in the event a valid sales tax certificate is not provided. If you are exempt from sales tax, you must provide us with your sales tax exempt number and fax a copy of your sales tax exempt certificate to Cellebrite Inc.

- Please include the following information on your PO for Cellebrite UFED purchase:
- Please include the ORIGINAL QUOTE NUMBER (For example - Q-XXXXX) on your PO
 - CONTACT NAME & NUMBER of individual purchasing and bill to address
 - E-MAIL ADDRESS of END USER for monthly software update as this is critical for future functionality

I, the undersigned, hereby confirm that I am authorized to sign this Quote/Proforma Invoice on behalf the customer identified above, and I hereby approve that my signature is legally binding upon the customer identified above.

Customer Name: Southgate Police Department

Signature: _____

Effective Date: ____/____/____

Name (Print): _____

Title: _____

Please sign and email to Caroline Scamell at caroline.scamell@cellebrite.com

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

ED GAWLIK JR.

VICTORIA ARAJ

October 31, 2025

To the Honorable
City Council
Southgate, Michigan 48195

Re: Approve Library Replacement Drinking Fountain and Water Bottle Filling Station

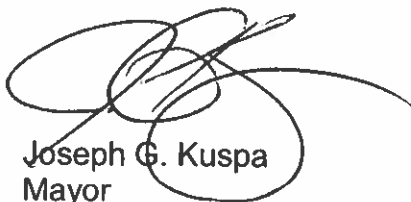
Ladies and Gentlemen:

I have reviewed the above and concur with the Finance Director's recommendation to approve the proposal from Quint Plumbing for the Replacement Drinking Fountain and Water Bottle Filling Station at the Library in the amount of \$5,996.00. Quint Plumbing is the City's approved contractor for plumbing services.

Adequate funds are available in the Library Fund budget.

Your concurrence on this matter would be greatly appreciated.

Sincerely,



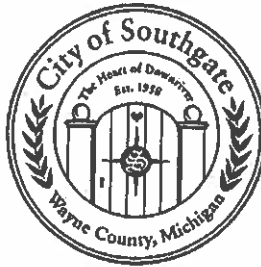
Joseph G. Kuspa
Mayor

JGK/law

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

ED GAWLIK JR.

VICTORIA ARAJ

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Douglas Drysdale, Assistant City Administrator / Finance Director *DWD*

DATE: October 30, 2025

RE: Recommendation to Approve Proposal for Library Replacement Drinking Fountain and Water Bottle Filling Station

I have reviewed the above proposal with the Library Director and concur with his recommendation to approve the proposal from Quint Plumbing & Heating, Inc. (Wyandotte MI) for the replacement and installation of a new drinking fountain and water bottle filling station in the amount of \$5,996.00. Quint Plumbing is the city-approved contractor for plumbing services.

Adequate funds are available in the Library Fund budget.

Proposed Motions

Approve proposal from Quint Plumbing & Heating, Inc. for the replacement and installation of a new drinking fountain and water bottle filling station in the amount of \$5,996.00.

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

BILL COLOVOS

KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

GREG KOWALSKY

October 29, 2025

To: Dan Marsh, City Administrator
From: Donald Priest, Library Director
Date: October 29, 2025
Re: Elkay Water Bottle filling station installation

The Southgate library is seeking to replace our current drinking fountains with an Elkay bottle filling station & drinking fountain. I have seen similar drinking fountains at other public libraries, and heard from their staff that they are very popular. I consider one a good upgrade to our library.

Quint Plumbing & Heating, Inc., provided an estimate for this project. It will require removing the old fountain and compressor, as well as piping in the wall and the stainless steel plate behind the existing fountains. Along with the cost of labor and the new drinking fountain itself, the estimate totals \$5,996.

It is my recommendation that we accept this estimate.

Donald C Priest II
Director
Southgate Veterans Memorial Library

Quint Plumbing & Heating, Inc

4144 6th Street Wyandotte, MI 48192

Phone: 734-281-1153

Email: admin@quintplumbing.com

City of Southgate

10/23/25

Library

Jerry Stacy (734) 643-0197

We are pleased to offer the following estimate to install new Elkay drinking fountain. The following price includes labor and material/parts needed.

Total - \$ 2,500.00

We are pleased to offer the following estimate to remove old fountain and compressor from wall. The following price includes labor and material/parts needed.

Total - \$1,800.00

We are pleased to offer the following estimate to replace piping in wall and hand stainless plate. The following price includes labor and material/parts needed.

Total - \$1,696.00

All estimates figure work be scheduled and completed during normal business hours. Monday-Friday 7:30am-4pm. This estimate is only valid for 15 days. Any approval after the 15-day mark will have to be re-evaluated.

Please see the following page for additional important information.

Customer Initial: _____ Date: _____

Quint Plumbing & Heating, Inc

4144 6th Street Wyandotte, MI 48192

Phone: 734-281-1153

Email: admin@quintplumbing.com

Prior to the start of work, we will need a signed copy of the estimate, as well as, a 50% deposit if total estimate of work is exceeding \$500. Signed copies can be sent back via email, mail, or by dropping it off at our office. Deposits can be paid via check, cash, or card. Please be advised, all card transactions do inquire a 3% processing fee per transaction.

Any additional items found due to pre-existing code violations/conditions that need to be repaired/replaced will incur additional cost that will be tracked at time and material. This estimate is limited to the scope of work stated. It does not include any unforeseeable issues/changes to the work, any additional cost of material and/or labor, etc. that might be uncovered while our crew is there. If any issues/changes occur, it can be discussed with the owner/responsible party so they are made aware.

This estimate assumes that the work area will be easily accessible and free/clear of clutter and debris. If the area is not easily accessible, the start of work may be delayed. If the area is then requested to be cleared by Quint Plumbing or an outside contractor organized by Quint Plumbing, the work will then be performed at a time and material basis.

There will be no lawn, landscaping, fence, tile, flooring, black top, driveway, concrete, sidewalk restoration/replacement.

If you should have any further questions, please feel free to give our office a call.

Sincerely,

Quint Plumbing

Customer Signature/Approved By: _____ Date: _____

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

ED GAWLIK JR.

VICTORIA ARAJ

City of Southgate

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator

Date: October 28, 2025

Re: Sale of City Owned Vacant Lots – 11699 Mulberry and 14282 Fordline

The Administration recommends the attached RFP for the sale and redevelopment of the vacant lots located at 11699 Mulberry and 14282 Fordline. Both of these lots were purchased by the City through tax foreclosure in July 2017. The houses on these lots were subsequently demolished and the lots have remained vacant since that time.

The attached RFP details the requirements to bid on the purchase of the properties. This RFP is similar to the RFP previously approved by Council for the sale of 14282 Fordline in 2024. At that time, the City did not receive any proposals. Recently the City has been approached with interest to purchase the Fordline property, therefore the Administration recommends reopening the RFP process as a means to incentivize the development of single family, owner occupied homes.

The proposed price of each property is \$10,000, and bidders may bid on one or both lots. Should the bid be awarded to an owner occupant, payment for the property will be held in escrow by the City, and released back to the owner provided they live in the house for at least five years from the closing date.

If you have any questions please contact me.

Proposed Motion: To approve the attached RFP for the sale of 14282 Fordline, Southgate, MI, parcel ID #53-011-01-0037-000, and 11699 Mulberry, Southgate MI, parcel ID # 53-006-03-0110-000

REQUEST FOR PROPOSALS (RFP)
CITY OF SOUTHGATE
WAYNE COUNTY, MICHIGAN
RESIDENTIAL LOT REDEVELOPMENT

The City of Southgate is accepting proposals for THE PURCHASE AND REDEVELOPMENT OF 14282 FORDLINE AND
OR 11699 MULBERRY, in the City of Southgate, Wayne County, Michigan

Sealed Proposals accepted until December 10, 2025.

Proposals received by:

Janice Ferencz, City Clerk
City of Southgate
14400 Dix-Toledo Rd
Southgate, MI 48195

RFP Documents will be available electronically starting Friday November 7, 2025 starting at 10:00am on the City of Southgate website: www.southgatemi.org. RFP Documents will also be available at City Hall in the Clerk's office.

All questions shall be directed to Dan Marsh, City Administrator, at dmarsh@southgatemi.gov

I. 14282 FORDLINE PROPERTY DETAILS

- a. Parcel ID
53-011-01-0037-000
- b. Legal Description
25G37 to 40 LOTS 37 TO 40 INCL ALSO E 1/2 ADJ VAC ALLEY ROBERTS REALTY COS TRI
HIGHWAYS SUB T3S R10E L57 P87 WCR
- c. Zoning
R1-B
- d. Lot Size
Frontage: 87.00 feet
Depth 110.00 feet

City of Southgate
Janice Ferencz, City Clerk
Residential Lot Redevelopment

Total Acres: 0.220

- e. School District
Southgate Community School District

II. 11699 MULBERRY PROPERTY DETAILS

- a. Parcel ID
53-006-03-010-000
- b. Legal Description
24A110 LOT 110 ALSO W 1/2 ADJ VAC ALLEY SINCLAIR AND DODGE ESTATE T3S R10E
L53 P63 WCR SPLIT ON 08/25/2021 WITH 53 006 03 0109 002, 53 006 03 0111 001 INTO
53 006 03 0109 300
- c. Zoning
R1-B
- d. Lot Size
Frontage: 62.50 feet
Depth 132.00 feet
Total Acres: 0.189
- e. School District
Southgate Community School District

II. INSTRUCTIONS AND CONDITIONS

- a. Delivery
Proposals for one or both parcels shall be delivered to the City Clerk at Southgate City Hall, 14400 Dix-Toledo Road, Southgate, Michigan 48195 between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday (note: City Hall is closed from 12:00p.m. – 1:00p.m. for lunch)
- b. Expeditious Agreement
The maker of the best proposal(s), as recommended by the City Administrator, Building Director, City Engineers, and Deputy Assessor, shall expeditiously enter into a purchase agreement, subject to the terms set forth in these Specification, for submission to the City Council.

City of Southgate
Janice Ferencz, City Clerk
Residential Lot Redevelopment

c. As Is Condition

These properties are being sold, in an "As Is" condition without express or implied warranty. The City of Southgate assumes no responsibility for the environmental conditions of the properties.

Prospective purchaser(s) understands that, whether buildings were removed or not, the City of Southgate accepts no responsibility for underground conditions in cases where there were previous structures, with or without a basement.

d. Title Insurance

The City of Southgate will furnish a warranty deed. Title insurance must be obtained at the purchaser's expense.

e. Taxes and Prorated Items

All taxes and assessments which have become a lien upon the land as of the date of the Purchase Agreement shall be paid by the City as Seller. Current taxes, if any, INCLUDING CURRENT TAXES ON STRUCTURES ALREADY DEMOLISHED, shall be prorated and adjusted as of the date of closing in accordance with the "Due Date" basis of the City of Southgate.

f. Closing Fee

Purchaser is responsible for the payment of the TWO HUNDRED (\$200.00) DOLLARS closing fee. The closing fee will be paid at time of closing.

g. Dirt Removal

Said Agreement will provide that any dirt removed from the site shall be the responsibility of the Purchaser at Purchaser's expense.

h. Reservation

The City reserves the right to reject any or all proposals and the right to waive any formal defects in proposals when deemed in the best interest of the City.

i. Evaluation

In order to best serve the City's interest, proposals will be evaluated for highest and best use of the property, quality of development as measured by meeting or exceeding the suggested minimum features, and the demonstrated experience, qualifications, quality of workmanship, and readiness of the prospective purchaser. Past performance on other projects, including any adverse effects on neighboring properties, will be considered.

III. REQUIREMENTS

a. **Proposal**

Proposal makers must submit a site plan showing all yard setbacks; structure elevations; floor plan; characteristics of proposed home: (identify number of stories, number of bedrooms, number of bathrooms, square footage, fire place, etc.). **Construction plans are not required with proposal.**

b. **Disclosure and Anti-Collusion**

Proposal makers must complete the sworn affidavit included in this RFP, listing all persons, firms or corporations having any interest in the agreement that would result from acceptance of the proposal, and stating whether any member of the City Council or Officer, or Employee of the City is directly interested in said proposal.

c. **Bid Deposits**

A bid deposit of one thousand (\$1,000.00) dollars in the form of a cashier's check or bank money order payable to the City of Southgate is required for all bidders. The purpose of the bid deposit is to protect the integrity of this solicitation and review process. The bid deposit shall be applied to the purchase price at the time of closing. Deposits may be forfeited, at the City's sole discretion, in cases where an acceptable proposal is withdrawn by the bidder prior to execution of a purchase agreement.

IV. BUILDING REQUIREMENTS

a. **Building Features**

Proposals must be attached to Signature Sheet and describe the proposed new single-family dwelling by specifying the following features:

- i. Number of stories
- ii. Estimated amount of square footage
- iii. If plans include a garage, the attached garage cannot exceed 75% of the frontage of the dwelling
- iv. Number of bathrooms
- v. Provisions for underground utilities.
- vi. Other desirable architectural features such as covered porches, extended soffits, picture windows, bay windows, doorwalls, fireplaces, vaulted ceiling
- vii. Provisions for brick exterior or other exterior materials
- viii. Trim on dwelling

ix. Decks, porches, pool, and patios

b. Required Minimum Features

- i. Consist of a minimum living area of 1000 sq.ft. This does not include basement or garage square footage.
- ii. Full brick exterior on the entire first floor.
- iii. Full basement
- iv. All utilities underground (electric, cable and telephone)
- v. Off street parking
- vi. All basements shall have a backflow prevention system, which shall include back water valves and sump pump.
- vii. All basements shall comply with the most current Michigan Residential Code

c. Suggested Minimum Feature

- i. Garage

d. Standards

Purchaser understands that development of each property is subject to all the current codes and ordinances of the City of Southgate applicable for construction and use, such as the following:

Maximum Height: 2 stories, no more than 25 feet

Maximum Lot Coverage: All structures can only cover thirty-five percent (35%)

Setback Requirements:

Front: Twenty-five (25) feet setback

Side: One side must be minimum of five (5) feet and the total must be a minimum of 15 (fifteen) feet.

Rear: Minimum of thirty-five (35) feet

NOTE: Submittals which exceed these minimum requirements should be clearly stated on the proposal. More specific information of the proposed project will aid the Administration in making its recommendation for acceptance to the City Council.

e. Protection of Adjoining Properties

Purchaser understands that they will be responsible to protect adjoining public and private properties from damage during construction. Protection shall be made to

control water runoff and erosion during construction activities. The person making or causing an excavation to be made shall provide written notice to the owners of adjoining buildings advising them that the excavation is to be made and that the adjoining buildings should be protected. Said notification shall be delivered not less than 10 days prior to the scheduled starting date of the excavation.

Purchaser further understands they will be required to provide turf establishment before Final Certificate of Occupancy will be issued. (NOTE: Sod, seed and mulch blankets or hydro-seed will be acceptable means of turf establishment.)

V. BUILDER(S)/DEVELOPER(S) INSTRUCTIONS AND CONDITIONS

a. **Prior to Closing**

Purchaser will have 120 days to obtain a building permit from the date of executed purchase agreement. Building permit will only be issued to a licensed builder.

The City Building Official may grant one (1) thirty (30) day extension to secure the Building Permit provided a satisfactory reason is provided for the need for an extension.

b. **Timely Development**

Purchaser is required to undertake development of the accepted proposal no later than 180 days after the closing. "Undertake Development" shall mean completion of the basement foundation, walls and backfilling verified by inspection by the Engineering and Building Departments. Purchaser is required to complete the development within 365 days after closing. "Complete the Development" shall mean issuance of a final certificate of occupancy by the City.

c. **Letter of Credit and City Repurchase Option**

Time is of the essence in commencing and completing this development so that it will generate real property tax revenue for the City. The sum of five-thousand (\$5,000.00) dollars in certified funds shall be deposited by the Purchaser with the City Treasurer at closing to be held as a Letter of Credit (in lieu of a performance bond) to ensure commencement of the development within 180 days of the closing and completion of the development within 365 days of the closing. This Letter of Credit will require the City Treasurer to pay into the City's General Fund the sum of five-thousand (\$5,000.00) dollars in the event the Building Department notifies the City Treasurer that the "Undertake Development" or the "Complete the Development" requirement has not been timely satisfied.

The Letter of Credit will require the City Treasurer to refund the Letter of Credit to the Purchaser upon issuance of a Certificate of Occupancy within 365 days of the closing

and provided the “undertake development” requirement was timely satisfied. In the event the Purchaser has not undertaken development within 180 days of the closing, the City may, at its option, repurchase the property for eighty (80%) percent of the purchase price (in lieu of applying the Letter of Credit). This right of repurchase will be evidenced by a recordable document to be executed at closing. In the event the City repurchases the property, the Letter of Credit will be refunded to Purchaser.

VI. OWNER – OCCUPANT INSTRUCTIONS AND CONDITIONS

a. **Terms of Sale for Owner Occupant**

The lot is being sold for ten thousand (\$10,000) dollars.

If you are an **Owner Occupant** who will live in the constructed home when completed, payment for the property (\$10,000) will be held in escrow in the Treasurer’s office. The payment will be released back to the purchaser(s) if the home is occupied as their primary residence for five (5) years commencing from the date of closing.

SIGNATURE SHEET – 14282 FORDLINE

Date: _____

TO: The City Building Department
Southgate, Michigan

THE UNDERSIGNED HEREBY CERTIFY AS FOLLOWS:

- ☐ INSPECTION: Familiarity with the present condition of premises based on recent inspection.
 - ☐ Builder/Developer Qualifications Attached
 - ☐ COMPREHENSION: Understanding Specifications including expeditious agreement, Council approval, permit prior to closing, and commitment to undertake development within one hundred and eight (180) days.
 - ☐ PROPOSED BUILDING FEATURES: **PROPOSAL MUST BE ATTACHED.**
 - ☐ DEPOSIT: One Thousand (\$1,000) Dollars – Check # _____
 - ☐ EXECUTED ANTI-COLLUSION AFFIDAVIT to be attached.
- CHECK ONE:**
- ☐ **Proposal Maker will build home to reside in.**
 - ☐ **Proposal Maker will build home for sale for owner occupant.**

SIGNATURE: _____

NAME: _____

Please Print

ADDRESS: _____

Please Print

Phone: _____

E-mail: _____

City of Southgate
Janice Ferencz, City Clerk
Residential Lot Redevelopment

ANTI-COLLUSION AFFIDAVIT

NOTE: The affidavit set forth before MUST be executed on behalf of the proposal markers and furnished with every proposal.

STATE OF MICHIGAN

COUNTY OF WAYNE

_____, being first duly sworn, deposes and says

he/she is the _____ of _____

(Title) (Name of Company) the proposal maker which has submitted, on the _____ day of _____, 20__ to the City of Southgate, Michigan, a proposal for the property at 14282 Fordline, Southgate, MI 48195 all as fully set forth in said proposals. The aforementioned proposal maker constitutes the only person, firm or corporation having any interest in said proposal or in any contract, benefit or profit which may, might or could accrue to, or grow out of the acceptance in whole or in part of the said proposal, except as follows:

Affiant further states that said proposal is in all respects fair and is submitted without collusion or fraud; and that no member of the City Council, or officer or employee of said City is directly or indirectly interested in said proposal.

(Affiant Signature)

SWORN to and subscribed before me, a Notary Public, in for the above name State and County this _____ day of _____, 20_____.

Notary Public: _____

My Commission Expires: _____

City of Southgate
Janice Ferencz, City Clerk
Residential Lot Redevelopment

SIGNATURE SHEET – 11699 MULBERRY

Date: _____

TO: The City Building Department
Southgate, Michigan

THE UNDERSIGNED HEREBY CERTIFY AS FOLLOWS:

- ☐ **INSPECTION:** Familiarity with the present condition of premises based on recent inspection.
 - ☐ **Builder/Developer Qualifications Attached**
 - ☐ **COMPREHENSION:** Understanding Specifications including expeditious agreement, Council approval, permit prior to closing, and commitment to undertake development within one hundred and eight (180) days.
 - ☐ **PROPOSED BUILDING FEATURES: PROPOSAL MUST BE ATTACHED.**
 - ☐ **DEPOSIT:** One Thousand (\$1,000) Dollars – Check # _____
 - ☐ **EXECUTED ANTI-COLLUSION AFFIDAVIT** to be attached.
- CHECK ONE:**
- ☐ **Proposal Maker will build home to reside in.**
 - ☐ **Proposal Maker will build home for sale for owner occupant.**

SIGNATURE: _____

NAME: _____
Please Print

ADDRESS: _____
Please Print

Phone: _____

E-mail: _____

City of Southgate
Janice Ferencz, City Clerk
Residential Lot Redevelopment

ANTI-COLLUSION AFFIDAVIT

NOTE: The affidavit set forth before MUST be executed on behalf of the proposal makers and furnished with every proposal.

STATE OF MICHIGAN

COUNTY OF WAYNE

_____, being first duly sworn, deposes and says

he/she is the _____ of _____

(Title) (Name of Company) the proposal maker which has submitted, on the _____ day of _____, 20__ to the City of Southgate, Michigan, a proposal for the property at 14282 Fordline, Southgate, MI 48195 all as fully set forth in said proposals. The aforementioned proposal maker constitutes the only person, firm or corporation having any interest in said proposal or in any contract, benefit or profit which may, might or could accrue to, or grow out of the acceptance in whole or in part of the said proposal, except as follows:

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(Affiant Signature)

SWORN to and subscribed before me, a Notary Public, in for the above name State and County this _____ day of _____, 20_____.

Notary Public: _____

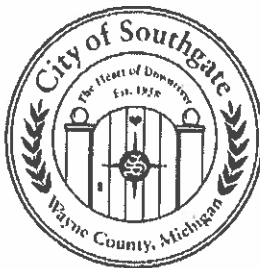
My Commission Expires: _____

City of Southgate
Janice Ferencz, City Clerk
Residential Lot Redevelopment

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

CHRISTIAN GRAZIANI

KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

ED GAWLIK JR.

VICTORIA ARAJ

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator 

Date: October 30, 2025

Re: Voting Machine Name Change

The Administration has received the attached letter and correspondence from the City Clerk indicating a name change to the City voting machines. No other aspects of the contract are changing and no action is required at this time.

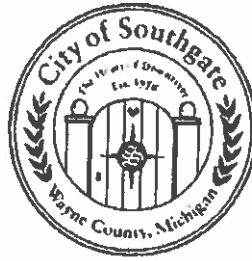
If you have any questions please contact me.

Proposed Motion: *Receive and File*

JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
Council President

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KAREN E. GEORGE

PHILLIP J. RAUCH

PRISCILLA AYRES-REISS

ED GAWLIK JR.

VICTORIA ARAJ

MEMO

To: Dan Marsh, City Administrator
Doug Drysdale, Finance Director

From: Janice M. Ferencz, City Clerk

Date: October 29, 2025

Re: Dominion Voting Systems Inc. Name Change to Liberty Vote USA Inc.

Attached is a letter stating that Dominion Voting Systems Inc, which we use their voting equipment (tabulators, voter assist terminals and EMS computer) to administer our elections, has changed its name to Liberty Vote USA Inc. All contracts entered into with Dominion Voting Systems Inc. remain in effect. This is informational only and no action is needed.

If you have any questions, please contact our office.

Emily Stacy

From: Nicole Nollette <nicole.nollette@libertyvote.com>
Sent: Friday, October 24, 2025 5:46 AM
To: Emily Stacy
Subject: [EXTERNAL] Notice of Name Change to Liberty Vote USA Inc.

CAUTION: This email originated from outside of City of Southgate email server. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Emily,

Liberty Vote Corp. recently purchased Dominion Voting Systems, Inc. and certain related entities.

As of October 20, 2025, the legal entity Dominion Voting Systems, Inc. has changed its name to **Liberty Vote USA Inc.**

The Tax Identification is unchanged. An updated W-9 is below for your records.

All contracts entered into with Dominion Voting Systems, Inc. remain in effect.

There is no change to the company's remit to information. In the immediate term, our bank will accept any payments directed to either Liberty Vote USA Inc. or Dominion Voting Systems, Inc.

There have also been changes to Liberty Vote USA Inc.'s ownership structure. If you require any updated compliance forms, including forms related to Liberty Vote USA Inc.'s new ownership information, or if you have any questions regarding your existing contracts, invoicing or payments, please reach out directly to your Customer Success Manager.

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type.
See Specific Instructions on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Liberty Vote USA Inc.	
2 Business name/disregarded entity name, if different from above.	
3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☒ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions)	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3). Exempt payee code (if any): Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any): (Applies to accounts maintained outside the United States.)
3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. ☐	
5 Address (number, street, and apt. or suite no.). See instructions. 410 17th Street, Suite 850	
6 City, state, and ZIP code Denver, CO 80202	
7 List account number(s) here (optional)	
Requester's name and address (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-					
OR									
Employer identification number									
2	7	-	0	5	6	5	1	4	9

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person 

Date **10/21/25**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they