

Southgate City Council Agenda

Council Chambers

14400 Dix-Toledo Rd., Southgate, Michigan 48195

Wednesday February 18, 2026

6:30pm **Work Study Session**

1. Officials Reports
2. Discussion of Agenda Items

7:00 pm **Regular Meeting**

Pledge of Allegiance

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

- Minutes:**
1. Work Study Meeting Minutes dated February 4, 2026
 2. Regular City Council Meeting Minutes dated February 4, 2026

Scheduled Persons in the Audience:

Consideration of Bids:

Scheduled Hearings:

Communications "A"

1. Letter from Mayor; Re: Purchase of Cameras for the Ice Rink & Rec. Dept. (Waiver of Bid)
2. Letter from Mayor; Re: Authorize Payment for Police Academy Tuition
3. Memo from Administrator; Re: 2025 Update of the Wayne Co. Hazard Mitigation Plan
4. Memo from Administrator; Re: Right of Way Dedication for 16700 Fort Street

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Communications "B" – (Receive and File):

Ordinances:

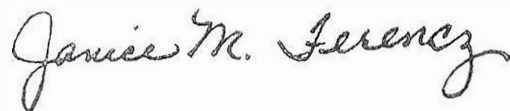
Old Business:

New Business:

Unscheduled Persons in the Audience:

Claims & Accounts: Warrant #1539 \$2,314,199.92

Adjournment:



Janice M. Ferencz, City Clerk

Work Study Session

February 4, 2026

An Informal Meeting of the Council of the City of Southgate was held on February 4, 2026 at 6:30 P.M. and called to order by Council President Zoey Kuspa.

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

Absent:

Also Present: Mayor Joseph G. Kuspa, City Attorney Edward Zelenak, City Administrator Daniel Marsh, Assistant City Administrator/Finance Director Doug Drysdale, City Treasurer Chris Rollet, City Engineer John Hennessey, Fire Chief Justin Graves, DPS Director Kevin Anderson, Recreation Director Julie Goddard, Building Director Tim Leach

Mayor Kuspa announced Andrea & Mica's love story as the winner of the Love Story Contest, which was hosted by the CASE Commission.

Mayor Kuspa proclaimed the month of February as Black History Month.

Discussed the following agenda items:

- Bid Consideration for the Purchase and Delivery of Trees
- Renewal of DirectTV Video Service Local Franchise Agreement
- Public Hearing Request
 1. Southgate Wyandotte Operation/Maintenance/Capital Service
 2. Water and Sewer Rates
- Proposed Scheduled – FY 2026/27 Budget Process
- Purchase of 2 Police Vehicles-Waiver of Bid
- Emergency Water Main Repair Services

This meeting ended at 6:48 p.m.

City of Southgate

Regular City Council Meeting

February 4, 2026

A Regular Meeting of the Council of the City of Southgate was held on Wednesday, February 4, 2026 in the Southgate City Hall Council Chambers and was called to order at 7:00 PM by Council President Zoey Kuspa.

This meeting began with the Pledge of Allegiance.

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

Absent:

Also Present: Mayor Joseph G. Kuspa, City Attorney Edward Zelenak, City Administrator Daniel Marsh, Assistant City Administrator/Finance Director Doug Drysdale, City Treasurer Chris Rollet, City Engineer John Hennessey, Fire Chief Justin Graves, DPS Director Kevin Anderson, Recreation Director, Building Director Tim Leach

Moved by Gawlik, supported by Rauch, RESOLVED THAT the Southgate City Council amend the agenda to add Item #5 to Communication "A": Memo from Administrator; Re: Emergency Water Main Repair Services.

Minutes:

Moved by George, supported by Ayres-Reiss, RESOLVED, that the minutes of the City Council Work Study Session dated January 21, 2026 be approved as presented. Motion carried unanimously.

Moved by Ayres-Reiss, supported by Gawlik, RESOLVED, that the minutes of the Regular City Council Meeting dated January 21, 2026 be approved as presented. Motion carried unanimously.

Consideration of Bids:

1. Letter from Mayor; Re: Purchase and Delivery of Trees moved by Rauch, supported by George, RESOLVED THAT the Southgate City Council award the bid for the purchase and delivery of trees to Schichtel's Nursery, Inc., expiring December 31, 2026. Motion carried unanimously.

Communications "A":

1. Memo from Administrator; Re: Renewal of DirectTV Video Service Local Franchise Agreement moved by Ayres-Reiss, supported by Rauch, THAT the Southgate City Council authorize the renewal of the DirectTV Video Service Local Franchise Agreement for a ten year period, to establish the franchise fee at five percent, and to authorize the City Administrator to sign on behalf of the city. Motion carried unanimously.
2. Memo from ACA/Finance Dir.; Re: Request for Public Hearings;
 - Southgate Wyandotte Operation/Maintenance/Capital Service
 - Water and Sewer Rates

Moved by Gawlik, supported by George, RESOLVED THAT the Southgate City Council schedule a public hearing for Wednesday, May 6, 2026 at 7:00 p.m. in the Municipal Council Chambers to entertain comments from interested individuals regarding the "Special Assessment" costs associated with the Southgate – Wyandotte Operation and Maintenance and Capital Improvement charges. Motion carried unanimously.

Moved by Gawlik, supported by Ayres-Reiss, RESOLVED THAT the Southgate City Council schedule a public hearing for Wednesday, May 6, 2026 at 7:00 p.m. in the Municipal Council Chambers to entertain

Regular City Council Meeting February 4, 2026

comments from interested individuals regarding the proposed Water and Sewer rates to become effective July 1, 2026. Motion carried unanimously.

3. Memo from ACA/Finance Dir.; Re: Proposed Schedule – FY 2026-27 Budget Process moved by George, supported by Rauch, RESOLVED THAT the Southgate City Council approve the proposed schedule for 2026/27 Budget Process on such dates that were requested (Workshop-April 25th, Public Hearing-May 6th & Adoption-May 20th). Motion carried unanimously.
4. Letter from Mayor; Re: Purchase of 2 Police Vehicles-Waiver of Bid moved by Rauch, supported by Price, RESOLVED THAT the Southgate City Council waive the city bidding process and accept the State of Michigan MiDEAL bid award price and approve the purchase from Southgate Ford of two (2) 2026 Ford Police Interceptor Utility AWD patrol vehicles in the total amount of \$88,896.00. Motion carried unanimously.
5. Memo from Administrator; Re: Emergency Water Main Repair Services moved by Rauch, supported by Ayres-Reiss, RESOLVED THAT the Southgate City Council approve the emergency purchase of water main repair services from RVP Construction in the amount of \$8,850.00. Motion carried unanimously.

Claims and Accounts:

Moved by Rauch, supported by George, RESOLVED, that Claims and Accounts be paid as outlined on Warrant #1538 for \$8,383,623.90. Motion carried unanimously.

Adjournment:

Moved by Ayres-Reiss, supported by Gawlik, RESOLVED THAT this Regular Meeting of the Southgate City Council be adjourned at 7:09 P.M. Carried unanimously.

Zoey Kuspa
Council President

Janice M. Ferencz
City Clerk

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

PRISCILLA AYRES-REISS

PHILLIP J. RAUCH

ADRIENE PRICE

ED GAWLIK JR.

February 12, 2026

To the Honorable
City Council
Southgate, Michigan 48195

Re: Recommendation to Approve Purchase of Cameras for Ice Arena / Recreation
Center **(Waiver of Bid)**

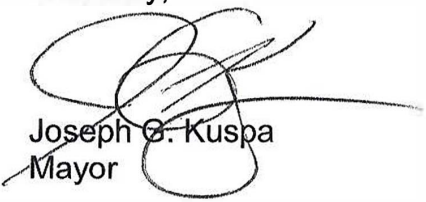
Ladies and Gentlemen:

I have reviewed the above and concur with the Parks & Recreation Director's recommendation to waive the bidding process and approve the purchase of new video cameras for the Ice Arena and Recreation Center in the amount of \$9,711.00 from D/A Central. D/A Central is a current vendor of the City and these cameras are compatible with the existing surveillance system.

Your concurrence on this matter would be greatly appreciated.

Funds are available in Parks and Recreation Millage fund.

Sincerely,

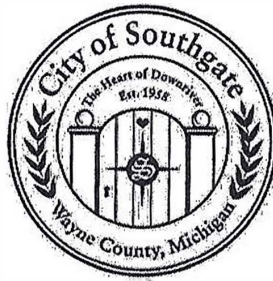

Joseph G. Kuspa
Mayor

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

PRISCILLA AYRES-REISS

PHILLIP J. RAUCH

ADRIENE PRICE

ED GAWLIK JR.

MEMORANDUM

TO: Honorable Mayor and City Council

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

DATE: February 11, 2026

RE: Recommendation to Approve Purchase of Cameras for Ice Arena / Recreation Center **(WAIVER OF BID)**

I have reviewed the above with the Parks and Recreation Director and concur with her recommendation to waive the bid process and approve the purchase of new video cameras in the Ice Arena and Recreation Center to D/A Central Inc. (Oak Park MI) in the amount of \$9,711.00. The city is currently utilizing D/A Central for cameras in other municipal complex buildings; these cameras are compatible with the existing surveillance system.

Funds are available in the Parks & Recreation Millage Fund.

Proposed Motion

Waive the bidding process and approve the purchase of new video cameras for the Ice Arena and Recreation Center from D/A Central in the amount of \$9,711.00.

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: February 11th, 2026
Re: Upgrade Cameras Ice Arena/Recreation Center

We are in need of upgrading our camera system in the Ice Arena/Recreation Center as it is currently becoming obsolete.

This upgrade would allow for Recreation to be on same platform as the rest of the Municipal Complex buildings including DPS, City Hall & Police.

The cameras would replace the existing cameras and also add an additional one at the Banquet Center/Arena B Main Entrance and well as extra ports for expansion when necessary.

The camera feed would no longer be located in the Recreation Office and would be recorded at the Police Department. This will allow the Police to easily be able to review the video and use when needed.

I am asking that we waive the bid and award D/A Central of Oak Park, Michigan the bid for the necessary equipment at the cost of \$9,711.00 as they are our current approved vendor.

There are sufficient funds available in the Parks & Recreation Millage Fund, for this project.

It is my recommendation to the Administration and Council that we waive this bid and award D/A Central this project.

Respectfully Submitted,



Julie Goddard
Parks & Recreation Director
City of Southgate



D/A CENTRAL

intelligent technology solutions

**13155 Cloverdale
Oak Park, MI 48237**

**PROPOSAL
28973**

February 9, 2026

BILL TO:

City of Southgate
14400 Dix-Toledo Highway
Southgate, MI, 48195
Attn: Julie Goddard
(734) 258 3032

WORK LOCATION:

City of Southgate - Parks and Recreation
14700 Reaume Parkway
Southgate, MI, 48195
Attn: Julie Goddard
(734) 258 3032

Upgrade Video Surveillance System at the Recreation Center

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

PROJECT OVERVIEW

Julie,

Thank you for the opportunity to design and quote a new video replacement system for your Recreation Center, based on your request and my onsite visit earlier.

The system we are proposing will include new bullet style cameras in the same locations as your existing four cameras as we discussed. These new cameras will include new CAT6 plenum rated cable from the camera directly to the MDF closet. We will provide a new network switch for the cameras. This video camera switch will be installed in the existing network switch rack where it will be connected to the City's supplied network switch and infrastructure, to be directed to the existing network video recorder (NVR) for video storage and administration.

SCOPE OF WORK DETAILS

D/A Central will provide and install the following:

VIDEO

Camera 1 - Main Lobby

- Axis 5MP Bullet Style camera
- Cat6 plenum cable
- Milestone Pro+ Device License
- Milestone Care+ License
- Intended view Lobby Overview as existing

Camera 2 - 2nd Floor

- Axis 5MP Bullet Style camera
- Milestone Pro+ Device License
- Milestone Care+ License
- Cat6 plenum cable
- Intended view Overview as existing

Camera 3 - West Main entrance exterior

- Axis 8MP Bullet Style camera
- Milestone Pro+ Device License
- Milestone Care+ License
- Cat6 plenum cable
- Intended view entrance/exit from building

Camera 4 - East Main entrance exterior

- Axis 8MP Bullet Style camera
- Milestone Pro+ Device License
- Milestone Care+ License
- Cat6 plenum cable
- Intended view entrance/exit from building

Head End at MDF

- D-Link 24 Port managed PoE switch - connected to City of Southgate network for connection to existing NVR

General Requirements and Responsibilities

By D/A Central:

- Initial programming and set-up of the cameras in the system
- Remote programming and set-up of cameras in system to allow site to perform final programming for desired views based on user login
- Coordinate and work with Client for configuration and functional testing of the system.
- Initial programming needed to bring the system online
- D/A Central may utilize trusted partners to install system components locally.
- Final programming needed to fully test and hand over system

By Client:

- Client will be available for camera view confirmations and final approvals
- If needed, IP addresses and POE/POE+ network switch ports, all network infrastructure, gateways, subnets and VLAN's. Configuration in a timely manner for proper system management and deployment
- All 120V-AC power and conduit to be provided by others, unless specifically noted herein
- If needed, Client will be responsible for providing a tie-in from the fire alarm system to drop power to the locking hardware, either at the device or at the power source
- If needed, provide location & space at head-end for hardware installation/mounting, including fire-rated back plane (plywood) as applicable.
- All licenses, permits and associated fees to be the responsibility of others (unless noted herein).
- Client representative will be available for final testing and walkthrough for project sign off.

Disclosures and Clarifications:

- Due to possible market and supply chain fluctuations, D/A Central cannot guarantee a specific timeline for delivery and installation of the proposed solution. We will use resources to the best of our ability to meet timelines.
- This proposal is valid for 30 days from the date shown.
- This proposal is deemed as NOT requiring Authority Having Jurisdiction (AHJ) sign-off or acceptance. Should this change in the future, it is above and beyond this scope and additional charges may be incurred
- Working hours, unless otherwise agreed upon, are 8:00 am - 5:00 pm, Monday-Friday. Any work performed outside these hours will require additional charges
- D/A must be provided free access to the areas needed for this solution. Please inform us if there are certain considerations of which we should be aware.
- Site will be left clean and free of installation debris at the end of each day and the end of the project in general.
- If applicable, D/A will adhere to site requirements. If site rules require two people to operate a lift, this may be reason for additional charges.
- If extensive site / safety training is required, this may be reason for additional charges.
- Any additional conduit work, other than what is listed in the breakdown above, is not included in the quote and if required may require additional charges.
- D/A will be able to provide as-built drawings only if clean drawings in CAD or PDF format are provided to us.
- Unless otherwise noted, Standard Terms and Conditions apply, and a 30% initial startup billing will be processed shortly after acceptance.
- Whenever possible, D/A Central prefers to have remote access set up to provide final programming, testing, and future serviceability.
- Additional work outside the scope of this project will be handled on a time and material basis.
- D/A is non-union. Therefore, union labor is not included in this proposal unless indicated otherwise.
- Sales tax, if applicable, will be calculated and invoiced accordingly.
- Unless stated above, we will use all existing and functional field devices and cable that are compatible with the proposed solutions
- Any required rooftop penetrations are excluded from this proposal; to be provided by others.
- Expedited Shipping, if required, will be billed separately.

This quote includes installation of equipment, testing and verification of proper operation.

All new D/A equipment carries a one-year parts and labor Prime Support Warranty.

The next page will show line items and a system total.

Please contact me with any questions or if you would like to proceed.

Thank you for the privilege of serving.

Regards,

Joseph A. Vanwelsenaers

Joseph A. Vanwelsenaers

D/A Central, Inc.

13155 Cloverdale

Oak Park, Michigan 48237

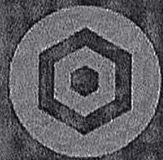
Ph: 248/ 399-0600 x 122

Email: joe.vanwel@dacentral.com

CC: Jason Rucker

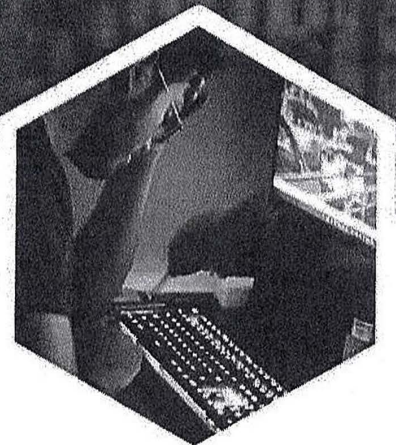
PART DESCRIPTION	QTY
License, XProtect Pro+, Device	4.00
License, Care+, XProtect Pro+, Device, 1 Year	4.00
Axis Full Featured Impact and Weather Resistant 5MP Bullet Camera	2.00
Axis Full Featured Impact and Weather Resistant 8MP Bullet Camera	2.00
Switch, Managed, 28-Port, 24 x 10/100/1000 Base T and 4 x 100/1000Mbps Gbe/SFP combo ports	1.00
CAT6, Plenum, Unshielded	10.00
Cable Support	20.00
Cabling	
Installation	
Documentation/Drawings	
Engineering	
Project Management	
Investment Protection for 1 year	1.00
Miscellaneous Installation Materials	1.00
Freight	1.00

SUBTOTAL:	\$9,711.00
TAX (AVA-EXEMPT):	\$0.00
TOTAL:	\$9,711.00



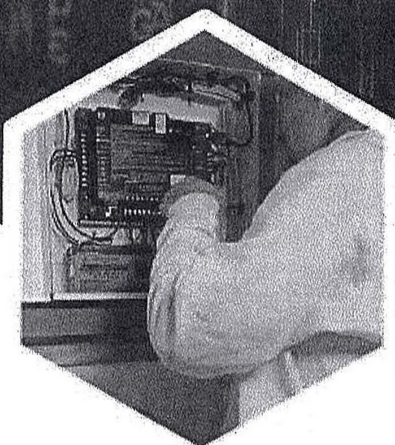
PrimeSupport

BY **D/A** D/A CENTRAL



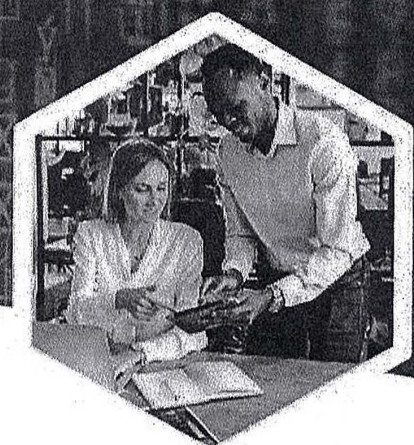
FIXED PRICE

Eliminate the hassle of unpredictable expenses.



COMPREHENSIVE COVERAGE

Protect your system with labor, product, and engineering coverage



PERSONALIZED SUPPORT

Count on real people responding in real time.

Get covered 24/7/365 with **PrimeSupport**.

THE WORST TIME TO FIND OUT YOUR SYSTEM FAILED IS AFTER AN EVENT. D/A Prime Support ensures that your system is there when you need it most. Our support specialists understand the intricacies involved with fully integrated systems because we design and build them from the ground up. As a result, we can detect the difference between system component failures and training needs. Our years of experience allow D/A to cost effectively maintain your entire system within a guaranteed time frame, limiting disruption to your operation.

TYPICAL MANUFACTURER WARRANTIES HAVE PARTS ONLY PROTECTION POTENTIALLY LEAVING YOUR SYSTEM OUT OF COMMISSION WHILE WAITING FOR REPAIRS. However, you and your staff are relying on your system 24/7/365. D/A Prime Support assures that you retain your system value and capabilities. Don't leave your operation, employees and visitors vulnerable while your system is inoperable.

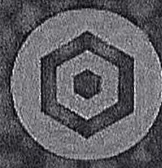


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PrimeSupport

BY D/A D/A CENTRAL

	PrimeSupport	PrimeSupport Plus
Priority Service	☒	☒
Personalized System Training	☒	☒
Remote Engineering Support	☒	☒
Annual System Lifespan Review	☒	☒
10% Discount on Published Labor Rates*	☒	☒
On-site Labor, Diagnostic and Repair	☒	☒
Hardware Repair or Replace Under Warranty**	☒	☒
Annual Lifecycle Budgeting Review		☒
Full Product Replacement Coverage		☒
After-hours Service		☒
Warranty Advanced Replacement (as available)**		☒
Service Portal		☒

OPTIONAL ADD-ONS TO PRIME SUPPORT PLUS:

Manufacturer's Software Support Agreement	☐
System Health Monitoring	☐
Preventative Maintenance for Field Devices	☐
System Recertification	☐
System Component Testing and Validation	☐

* As published annually in Master Service Guide | ** Coverage includes D/A installed products only | *** Remote location, use of lifts or bucket trucks are additional costs

Standard Terms and Conditions

1. Where applicable, the above systems are subject to the approval of the "Authority Having Jurisdiction" (AHJ); any changes required by the AHJ are not included. Any required permits are not included.
2. Customer must provide building power source where required. 110 VAC power on 20-amp dedicated circuit, no more than .5V to ground, clear of spikes and surges, where required, with insulated earth ground.
3. Customer will provide network drops where required.
4. Customer must provide environmentally safe location in areas where the work is to be performed.
5. D/A Central Inc. requires written notification of any existing environmental hazard (i.e. asbestos) that its personnel could be exposed to while providing this system. Each area of concern will require separate notification.
6. Customer is solely responsible for compliance with any applicable ADA requirements.
7. D/A Central's technicians shall have full and free access, upon their arrival, to the equipment covered under this Agreement to provide maintenance thereon. That includes remote access for rapid response, unless mutually agreed upon differently.
8. Non-solicitation agreement - Client will not directly or indirectly employ or recruit for employment any employee, agent or subcontracted party of D/A on any project during the Term of this Agreement and for two (2) years thereafter, without prior written consent of D/A.
9. If applicable, the customer must provide connection to fire alarm system to interface into their equipment. All costs associated with the fire contractor's scope of work are the customer's responsibility and are not included in this proposal. This proposal assumes that all fire-related inspections will occur during normal business hours. Any fees required by the inspection authority and/or the fire contractor are the customer's responsibility and are not included in this proposal.
10. All permits and fees associated with permits are excluded from this proposal and are the responsibility of the customer. The customer is responsible for the cost for any and all permits required from local government before project commencement and are to be determined before installation can begin.
11. Customer must provide proper working hardware. All doors are assumed to be properly aligned, and all existing hardware is presumed to be in good working condition and remains the responsibility of Customer. Any hardware found to be non-working or insufficient for the needs of the system will be replaced as necessary but will require a change order to be issued prior to any additional work being completed.
12. Programming is included in this proposal and is defined as the input of system software information. D/A Central will assist the customer in the input of schedules while the actual input of data will remain the responsibility of the customer. There may be an additional charge if the customer requests D/A Central Inc. to perform this labor.
13. If this quote contains software, D/A Central Inc. will load the software on one computer per server or client license purchased. If requested, D/A Central Inc. will provide the customer a quote to load software onto additional computers. If the customer provides the computer and additional installation time is required because of hardware, software, firewall, domain policies, privileges, etc., additional charges may apply.
14. D/A Central will perform testing and commissioning of the system.
15. Conduit runs are not included with this proposal, unless specifically stated otherwise.
16. Customer must provide accessible and non-obstructed chase ways for needed wire run. Customer must provide riser sleeve or core drilling between floors, where required.
17. Customer must provide adequate mounting space for all panels, terminal interfaces, modems and expanders on a wall mounted plywood surface.
18. Customer must provide proper lighting in all work areas as required.
19. All drawings and related documentation created or provided by D/A Central, Inc. are proprietary and will remain the property of D/A Central, Inc., any use or reproduction of same are strictly prohibited.
20. Customer must provide permanent signage related to life safety codes, as needed.
21. If applicable, the customer must provide patching or painting. The customer is responsible for restoring all the existing locations (where the card readers, electric locks, door contacts, REX motions, cameras, etc. were located) to original (non-Automated) specifications. There may be an additional charge if the customer requests D/A Central Inc. to perform this labor.
22. This quotation, unless agreed upon in advance under an associated agreement, does not include invoicing fees or discounts, safety training program charges, background checks or other fee-based portals. If those fees are required, they will be added to invoices to cover all associated costs. Project invoices paid by credit card will incur a 3% fee.
23. Taxes are not included unless specifically stated otherwise. Sales tax, if applicable, will be calculated and invoiced accordingly.
24. From time to time, extenuating circumstances, such as those caused by tariffs or product shortages, may cause D/A to endure unexpected and sudden cost increases. In such cases, D/A may pass on price increases accordingly and the timing of these may supersede our normal timeframes for quote validity.
25. All terms and conditions above apply unless specifically noted otherwise herein.



D/A CENTRAL
intelligent technology solutions

D/A Central, Inc.
Upgrade Video Surveillance System at the Recreation Center

Proposal # 28973
Date: 2/9/2026

Summary of Costs

SUBTOTAL:	\$9,711.00
TAX (AVA-EXEMPT):	\$0.00
TOTAL:	\$9,711.00

Acceptance

The contract price for engineering and mobilization will be billed up front, unless otherwise stated or indicated in an existing MSA. Projects exceeding one calendar month will be billed for work completed during each month (progressive billing). Progressive billing will include invoicing for engineering and programming, prior to on-site installation, as well as for materials stored at D/A Central Inc. offices and/or delivered to site. Progressive billing for project management will also be done based on a monthly percentage of the proposed total upon commencement of installation.

This quote is valid for 30 days. From time to time, extenuating circumstances, such as those caused by tariffs or product shortages, may cause D/A to endure unexpected and sudden cost increases. In such cases, D/A may pass on price increases accordingly and the timing of these may supersede our normal timeframes for quote validity.

CLIENT: **City of Southgate - Parks and Recreation**

DATE: _____

SIGNATURE: _____

PRINT: _____

PO: _____

COMPANY: **D/A Central, Inc.**

TITLE: Upgrade Video Surveillance System at
the Recreation Center

PROPOSAL #: 28973

SALES REP: Joe Vanwelsenaers

PHONE: (248)399-0600 EXT 122

EMAIL: joe.vanwel@dacentral.com



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JOSEPH G. KUSPA
Mayor

JANICE M. FERENCZ
City Clerk

CHRISTOPHER P. ROLLET
Treasurer



City of Southgate

- CITY COUNCIL -

ZOEY KUSPA
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February 11, 2026

To the Honorable
City Council
Southgate, Michigan 48195

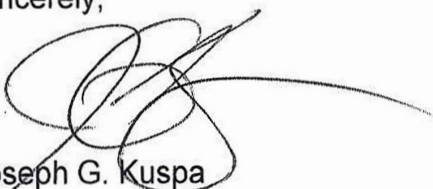
Re: Recommendation to Authorize Payment for Police Academy Tuition

Ladies and Gentlemen:

I have reviewed the above and concur with the Police Chief's recommendation to authorize payment to Schoolcraft College for police academy tuition in the amount of \$6,795.92. The Michigan Public Safety Academy Assistance Grant will reimburse the City for tuition, salaries and other operating costs while the police applicant attends the academy.

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

PRISCILLA AYRES-REISS

PHILLIP J. RAUCH

ADRIENE PRICE

ED GAWLIK JR.

MEMORANDUM

TO: Honorable Mayor and City Council

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

DATE: February 11, 2026

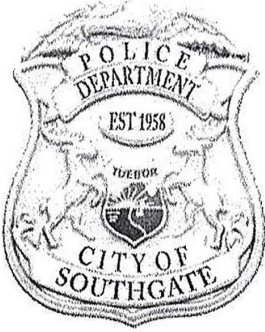
RE: Recommendation to Authorize Payment of Police Academy Tuition

I have reviewed the above with the Chief of Police and concur with his recommendation to authorize payment to Schoolcraft College for police academy tuition in the amount of \$6,975.92 for applicant Reed Wilkin. Reimbursement from the State of Michigan has been approved and received for this tuition payment.

Funds are available in the General Fund for this expenditure.

Proposed Motion

Authorize payment to Schoolcraft College for police academy tuition for police applicant Reed Wilkin in the amount of \$6,975.92, in accordance with the Michigan Public Safety Academy Assistance Grant Program.



SOUTHGATE POLICE DEPARTMENT MEMO

To: Honorable Mayor Joseph G. Kuspa

From: Mark A. Mydlarz, Chief of Police

Re: **Request for Payment of Invoice for Schoolcraft College**

Date: February 11th, 2026

Dear Mayor,

The Police Department is participating in the PA 166 of 2022 Michigan Public Safety Academy Assistance Grant Program through the State of Michigan. This grant program is designed to help police departments recruit and retain police officers by sponsoring applicants through a local police academy. A police department in the State of Michigan that sponsors a police applicant through the academy under this grant program is eligible to receive up to \$20,000 per recruit for academy costs and for salaries while attending an academy.

This fall, we were able to identify one police applicant, Reed Wilkin, whom we sponsored into the January 2026 police academy at Schoolcraft College. After successfully completing the police department hiring process Cadet Wilkin was enrolled in the January 2026 police academy session. Once enrolled, we completed and submitted the necessary Police Academy Grant Program paperwork which was submitted to the Michigan State Police.

Cadet Wilkin is expected to complete the police academy training this May. Schoolcraft College sent us an invoice for the academy training costs for Cadet Wilkin. The individual academy invoice amount for Cadet Wilkin is \$6,975.92. Further, we have received notification from the Michigan State Police that our request for grant funding has been approved for Cadet Wilkin and we received \$20,000 for Reed Wilkin's police academy training and associated cost.

We will be required to submit payment for the invoice to Schoolcraft College which is located at 18600 Haggerty Road, Livonia, Michigan 48152, in the amount of \$6975.92.

I am requesting approval to make payment to Schoolcraft College in full for the cost of the police academy training for Cadet Wilkin's training. With your concurrence, I respectfully request this item be placed on the City Council's agenda for the meeting scheduled on February 18, 2026 for purposes of payment approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Mydlarz", with a stylized flourish underneath.

Mark A. Mydlarz

Chief of Police

cc: Finance Director, City Administrator, Chief Mydlarz, COA Pres. Klonowski, MAP
Union Pres. Parsons, Public Safety Commission (7), file

Bill to: SOUTHGATE PD (PACAD)
14710 Reaume Pkwy
Southgate, MI 48195

Printed: 02/06/2026

Detail by Student

Student: 0663617 Wilkin, Reed A.
SSN: ###-##-0884 Ref No:

Student Total: 6,975.92

Section	Section Title	Credits	Term	Start	End	Status
CJ-287-04	Police Academy	21.00	2026/01	01/12/26	05/07/26	New

Charge Description	Net Charges
BKMT Bkfst Main Third Party	161.92
FBLM Learning Manage Fee	12.00
FIEF Instructional Equipment Fee	231.00
FINF Infrastructure Fee	189.00
FLAB Laboratory Fee	1,393.00
FREG Registration Fee	44.00
FSVC Service Fee	189.00
FXCF Excess Contact Hour Fee	556.00
TN Non-Resident Tuition	4,200.00
Student Total	6,975.92

Payment Due 6,975.92

Please include sponsor and ship number with payment.

Questions? Call Student Accounts at 734-462-4586 or
email studentaccounts@schoolcraft.edu

Payments can be made free of charge by calling out Cashier's office at
734-462-4449.

Schoolcraft College
18600 HAGGERTY ROAD
Livonia, MI 48152

Sponsor: 0925164
Sponsorship: 5194
AR Type: 3317
Start & End: 01/12/26 to 05/04/26
Term: 2026/01

Page: 1
Contract: 2026/01 PACAD
Bill No: 0000005447
Amount Due: 6,975.92

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

PRISCILLA AVRES-REISS

PHILLIP J. RAUCH

ADRIENE PRICE

ED GAWLIK JR.

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator *DM*

Date: February 12, 2026

Re: Resolution to Adopt the 2025 Update of the Wayne County Hazard Mitigation Plan

Included in your agenda email was a link to the updated Wayne County Hazard Mitigation Plan.

Approval of the plan will make the City eligible to apply for, receive, and directly benefit from grant funds from FEMA's Hazard Mitigation Assistance programs (HMGP, BRIC, and FMA).

Included in the agenda packet is a sample resolution for local adoption of the plan. The Administration recommends City Council's favorable consideration to allow the Mayor and City Clerk to sign the resolution.

If you have any questions please contact me.

Proposed Motion: To approve the adoption resolution for the 2025 update of the Wayne County Hazard Mitigation Plan and to authorize the Mayor and City Clerk to sign on behalf of the City.

Appendix D: Sample Adoption Resolution

(LOCAL GOVERNMENT, INCLUDING SPECIAL DISTRICTS), (STATE)

RESOLUTION NO. _____

A RESOLUTION OF (LOCAL GOVERNMENT) ADOPTING THE (TITLE AND DATE OF MITIGATION PLAN)

WHEREAS the (local governing body) recognizes the threat that natural hazards pose to people and property within (local government); and

WHEREAS the (local government) has prepared a multi-hazard mitigation plan, hereby known as (title and date of mitigation plan) in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS (title and date of mitigation plan) identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in (local government) from the impacts of future hazards and disasters; and

WHEREAS adoption by the (local governing body) demonstrates its commitment to hazard mitigation and achieving the goals outlined in the (title and date of mitigation plan).

NOW THEREFORE, BE IT RESOLVED BY THE (LOCAL GOVERNMENT), (STATE), THAT:

Section 1. In accordance with (local rule for adopting resolutions), the (local governing body) adopts the (title and date of mitigation plan). While content related to (local government) may require revisions to meet the plan approval requirements, changes occurring after adoption will not require (local government) to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

ADOPTED by a vote of ____ in favor and ____ against, and ____ abstaining, this ____ day of _____, _____.

By: _____ (print name)

ATTEST: By: _____ (print name)

APPROVED AS TO FORM: By: _____ (print name)

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

PRISCILLA AYRES-REISS

PHILLIP J. RAUCH

ADRIENE PRICE

ED GAWLIK JR.

Memorandum

To: Honorable City Council Members

From: Dan Marsh, City Administrator 

Date: February 12, 2026

Re: Right of Way Dedication for 16700 Fort Street

The Administration recommends approval of the attached Right of Way Dedication agreement for a throughway along the south side of 16700 Fort Street, the Sheetz development location. The agreement will ensure upkeep and public access without imposing maintenance responsibility on the City. Additionally, should the business cease operation in the future, the agreement allows for the roadway to be vacated at that time.

The City legal counsel and the City engineers have reviewed the agreement and provided no objection.

If you have any questions please contact me.

Proposed Motion: To approve the Dedication Agreement with Southgate Center LLC, 810 Seventh Ave. 10th Floor, New York, NY 10019, and to authorize the Mayor and City Clerk to sign on behalf of the City.



February 11, 2026

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

**Re: Public Road Right of Way Dedication
16700 Fort Street, Sheetz
City of Southgate
Hennessey Project No. 11002**

Dear Mr. Marsh:

Hennessey Engineers has reviewed the documentation provided for our office, titled Exhibit B, Road Legal Description and Depiction, prepared by Civil & Environmental Consultants, Inc., Toledo, Ohio, and provides the following comment:

- The proposed road right of way width of 60 feet, as described in the road right of way legal description, meets the standards set forth in the City's codified ordinances, Chapter 1248, Improvements; 1248.04, Streets and Alleys; 1248.04(b), and per the City of Southgate's Design Standards Manual, Paving and Grading; Section D, City Public Right of Way, for a local road.

If you have any questions, or if additional information is necessary, please do not hesitate to contact me.

Very Truly Yours,

HENNESSEY ENGINEERS, INC

A handwritten signature in black ink, appearing to read 'John M. Miller', is written over the printed name.

John M. Miller
Project / Construction Manager

cc: John J. Hennessey, P.E., Vice-President, Hennessey Engineers, Inc.

File B.3

EDWARD M. ZELENAK
City Attorney

AMELIA ZELENAK
Assistant City Attorney



City of Southgate

NORMA J. WURMLINGER
MUNICIPAL BUILDING

February 13, 2026

Honorable Mayor and Council
City of Southgate
14400 Dix Toledo Rd
Southgate, MI 48195

RE: Right-of-Way

Dear Mayor Kuspa and Members of the Council,

I recommend that City Council take affirmative action to approve the resolution creating a right-of-way for the project development adjacent to Fort Street. The execution of the proposal shall inure to the benefit of the area businesses, housing developments and the City of Southgate.

Very truly yours,

EDWARD M. ZELENAK

EMZ:sh

DEDICATION AGREEMENT

This Dedication Agreement ("**Agreement**") dated _____, 2026, is made between the **City of Southgate**, a Michigan municipal corporation ("**City**") whose address is 14400 Dix Toledo Road, Southgate, Michigan 48195 and **Southgate Center LLC**, a Delaware limited liability company ("**Developer**") whose address is 810 Seventh Ave., 10th Floor, New York, New York 10019.

RECITALS:

A. Developer is the owner of certain property located in the City of Southgate, Wayne County, Michigan, legally described on the attached **Exhibit A**, incorporated herein by reference ("**Property**").

B. Developer has developed a private roadway on the Property, for the purpose of providing access to and from the Property, which is legally described and depicted on the attached **Exhibit B**, incorporated herein by reference ("**Road**").

C. Developer desires to dedicate and convey the Road to the City for public purposes, and the City desires to accept the dedication of the Road, on the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and conditions described in this Agreement, the parties agree as follows:

1. Dedication of Road. Developer hereby dedicates and conveys the Road to the City for public right-of-way purposes, and will execute and deliver a warranty deed to the City for the Road. The City hereby accepts such dedication and accepts the Road into the public right-of-way system, and will take any and all actions necessary or appropriate to accept such dedication as expediently as possible.

2. Maintenance. Developer shall maintain and repair the Road in good condition consistent with existing City standards and shall repair any conditions that may present a hazard to the public, all at Developer's sole cost and expense. Such obligation shall include, without

limitation, pavement repairs and resurfacing when the condition of the Road requires, snow plowing, salting and ice removal, street sweeping and cleaning, storm drainage maintenance within the Road right-of-way and roadway signage. The City shall have no obligation to maintain or repair the Road (or to incur any expense for such maintenance or repair), but shall have the right to do so in the event of an emergency response or public safety necessity upon such prior notice as may be reasonable under the circumstances, in which case Developer shall reimburse the City for such expense. This Section shall remain in effect for the term of this Agreement unless and until the City formally assumes the obligations for all maintenance and repair of the Road as provided in this Section by resolution of its City Council. In no event shall Developer be responsible at any time for the installation of any traffic signal device at the intersection of the Road and Fort Street, or to incur any expense or contribute toward the cost of such traffic signal device.

3. Uninterrupted Access to Road. The City agrees that the Developer, its tenants and occupants, and all of their successors, assigns, customers, vendors, contractors and invitees shall have vehicular access to the Property from the Road and Fort Street during the term of this Agreement. The City agrees not to permit or take any action to close, prohibit, interrupt or restrict vehicular access to or from the Property to or from the Road or Fort Street.

4. Term of Agreement. This Agreement shall remain in effect in perpetuity unless and until (i) a gas station is no longer being operated on the Property and (ii) Developer provides a written request to the City to vacate the Road, in which case the City agrees to take all action necessary and appropriate to vacate the Road by resolution of its City Council. Upon such vacation, title to the entire vacated Road shall be vested in Developer and combined with the Property.

5. Indemnification. Developer shall indemnify, defend and hold harmless the City from any and all claims, judgments, costs and expenses (including reasonable attorney fees) to the extent of any liability relating to the maintenance, repair and/or resurfacing of the Road by Developer, except for claims, judgments, costs and expenses (including reasonable attorney fees) which result from the wrongful or negligent acts or omissions of the City.

6. Maintenance Default. In the event Developer or its successors or assigns at any time fails or refuses to maintain and repair the Road as provided herein, the City may deliver written notice of such deficiency to Developer. After delivery of said notice, Developer must provide the City written notification within thirty (30) days regarding plans to promptly cure such deficiency within either (i) sixty (60) days after delivery of such notice, or (ii) such longer time period as is necessary, and subject to approval by the City, not to be unreasonably withheld, to complete such cure in the event such cure cannot be completed within such sixty (60) day period. If Developer fails to complete said cure within the sixty (60) day period or the longer period approved by the City, then the City shall have the right to perform such maintenance and/or repair work not performed by Developer and assess all reasonable costs and expenses for the same against Developer. Such costs and expenses shall be due and owing within thirty (30) days after written notice from the City to Developer. Such notice shall be sent by certified mail or nationally-recognized overnight courier and a proof of service of said mailing shall be evidence of the City's compliance with this obligation. In addition to the other

methods of collection, the City shall have the right to place such assessments on the City tax rolls of the Property and collect the same in the same manner as any property tax or assessment.

7. **Notices.** All notices required herein shall be in writing, either hand-delivered with the receipt of delivery, or by certified mail, return receipt requested, or by overnight courier service as follows and shall be deemed given upon personal delivery, three (3) business days after deposit for certified mail, or the next business day after deposit with an overnight courier for next day delivery:

To City: City of Southgate
Attn: City Administrator
14400 Dix Toledo Road
Southgate, Michigan 48195

To Developer: Southgate Center LLC
Attn: Michael Carroll
1745 Broadway, 7th Floor
New York, New York 10019

With a copy to the following so long as a Sheetz, Inc. branded gas station and/or convenience store is being operated on the Property:

Sheetz, Inc.
Attn: Lease Administration
243 Sheetz Way
Claysburg, Pennsylvania 16625

8. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties as to the subject matter hereof, and supersedes any and all prior and contemporaneous representations, statements, promises, and undertakings of any kind, whether oral or written.

9. **Successors and Assigns.** This Agreement shall run with the land and be binding upon and inure to the benefit of Developer and the City and their respective successors and assigns. Upon the conveyance or transfer of the Property, the transferor of shall be relieved of all liability hereunder except that which arose during the transferor's period of ownership and which remains unsatisfied on the date of the transfer. The City acknowledges and represents that this Agreement may be relied upon for the future land use and development of the Property by Owner and its successors and assigns and transferees.

10. **Amendment.** This Agreement shall be amended only by a written amendment executed by the parties and recorded with the Wayne County Register of Deeds.

11. **Waiver.** No waiver of any of the terms and conditions of this Agreement shall be binding or effectual for any purpose unless expressed in writing and signed by both parties and any such waiver shall be effective only in the specific instance and for the purpose given.

12. Severability. The invalidity or any article, section, subsection, clause or provision of this Agreement shall not affect the validity of the remaining articles, sections, subsections, clauses, or provisions hereof, which shall remain valid and enforceable to the fullest extent permitted by law.

13. Construction. Any rule of construction to the effect that ambiguities are resolved against the drafting party shall not apply to the interpretation and construction of this Agreement.

14. Governing Law. This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. Any and all suits for any and every breach of this Agreement may be instituted and maintained in any court of competent jurisdiction in the County of Wayne, State of Michigan.

15. Third-Party Beneficiaries. No term or provision of this Agreement is intended to be, or shall be, for the benefit of any person not a party to the Agreement, and no such person shall have any right or cause of action hereunder.

16. Recording. This Agreement shall be recorded by Developer with the Wayne County Register of Deeds.

17. Counterparts. This instrument may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same agreement.

[signatures on following pages]

The parties execute this Agreement on the date set forth above.

SOUTHGATE CENTER LLC,
a Delaware limited liability company

By: _____

Name: _____

Title: _____

STATE OF _____)
) ss:
COUNTY OF _____)

The foregoing was acknowledged before me on _____, by _____, the _____ of Southgate Center LLC, a Delaware limited liability company, on behalf of the company.

Notary Public, _____
 _____ County, _____
 Acting in _____ County, _____
 My Commission Expires: _____

CITY OF SOUTHGATE,
a Michigan municipal corporation

By: _____

Title: Mayor

By: _____

Title: City Clerk

STATE OF MICHIGAN)
) ss:
COUNTY OF WAYNE)

The foregoing was acknowledged before me on _____, by
_____ and _____, Mayor and City Clerk,
respectively, of the City of Southgate, a Michigan municipal corporation, on behalf of the
corporation.

Notary Public,
_____ County, Michigan
Acting in _____ County, Michigan
My Commission Expires: _____

Prepared by and When Recorded Return to:

John D. Gaber
Williams, Williams, Rattner & Plunkett, P.C.
380 N. Old Woodward Avenue, Suite 300
Birmingham, Michigan 48009
248-642-0333

EXHIBIT A

Property Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SOUTHGATE, COUNTY OF WAYNE, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 3 SOUTH, RANGE 11 EAST, CITY OF SOUTHGATE, WAYNE COUNTY MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SECTION 31, DISTANT NORTH 00 DEGREES 06 MINUTES 19 SECONDS EAST 494.28 FEET FROM THE SOUTHWEST CORNER OF SECTION 31; THENCE NORTH 00 DEGREES 06 MINUTES 19 SECONDS EAST 1126.20 FEET ALONG SAID WEST LINE, THENCE SOUTH 88 DEGREES 35 MINUTES 35 SECONDS EAST 460.12 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 19 SECONDS WEST 717.00 FEET TO THE NORTHWESTERLY LINE OF FORT STREET; THENCE ALONG SAID NORTHWESTERLY LINE SOUTH 59 DEGREES 18 MINUTES 20 SECONDS WEST 153.67 FEET AND SOUTHWESTERLY ON A CURVE CONCAVE TO THE SOUTHEAST, RADIUS 982.65 FEET, A DISTANCE OF 462.07 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 53-020-99-0002-703

Commonly known as: 16700 Fort Street, Southgate, MI 48195

EXHIBIT B

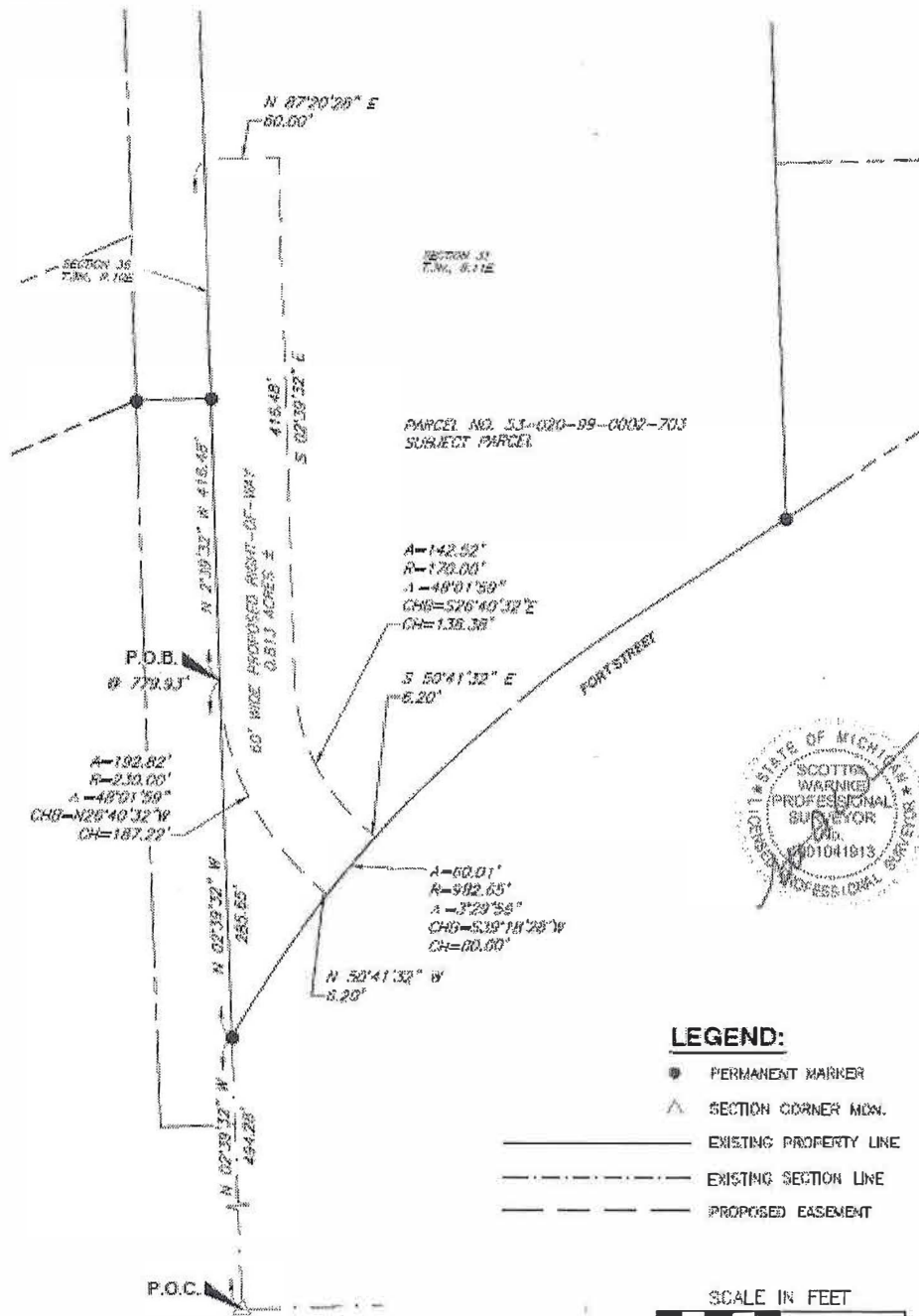
Road Legal Description and Depiction

See Attached.



RIGHT-OF-WAY DEDICATION

CITY OF SOUTHGATE, WAYNE COUNTY, MICHIGAN, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWN 3 NORTH, RANGE 11 EAST



One SeaGate
Suite 2050
Toledo, OH 43604
Ph: 419.724.5281
www.cecinc.com

SKILKENGOLD DEVELOPMENT LLC
SHEETZ - FORT STREET
16800 FORT STREET
SOUTHGATE, MI 48195
RIGHT-OF-WAY DEDICATION
DRAWING

DRAWN BY: CRP	CHECKED BY: SAW	APPROVED BY: SAW	FIGURE NO.: 2 OF 2
DATE: DRAFT	DWG SCALE: 1"=100'	PROJECT NO: 347.571	