



Rochester Hills

Minutes - Draft

City Council Regular Meeting

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

David J. Blair, Jason Carlock, Ryan Deel, Carol Morlan, Theresa Mungiola, Marvie Neubauer and David Walker

Vision Statement: *The Community of Choice for Families and Business*

Mission Statement: *"Our mission is to sustain the City of Rochester Hills as the premier community of choice to live, work and raise a family by enhancing our vibrant residential character complemented by an attractive business community."*

Monday, March 4, 2024

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

President Deel called the Regular Rochester Hills City Council Meeting to order at 7:01 p.m. Michigan Time.

ROLL CALL

Present 7 - David Blair, Jason Carlock, Ryan Deel, Carol Morlan, Theresa Mungiola, Marvie Neubauer and David Walker

Others Present:

*Bryan Barnett, Mayor
Dan Christ, City Attorney
Bill Fritz, Public Services Director
Sara Roediger, Planning and Economic Development Director
Leanne Scott, City Clerk
Joe Snyder, Chief Financial Officer
Laurie Taylor, Assessing Director
Mike Viazanko, Building/Ordinance/Facilities Director*

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

A motion was made by Blair, seconded by Carlock, that the Agenda be Approved as Amended to move Legislative File 2024-0123 "Request for Michigan Liquor Control Commission approval of an application for a Transfer of a Class C & SDM License with Sunday Sales Permit and an Outdoor Service Permit submitted by the Canvas Hospitality Group LLC, d/b/a The Jackson Restaurant" from New Business to Planning and Economic Development immediately following Legislative File 2024-0102. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Mungiola, Neubauer and Walker

COUNCIL AND YOUTH COMMITTEE REPORTS

Rochester Hills Government Youth Council (RHGYC):

President Deel introduced RHGYC Representative, Aaron Yoon.

Mr. Yoon shared that he is a Junior at Rochester High School and that this is his third year on the RHGYC. He announced that last month he was voted as the Chairperson, Eliza Pizzuti as the Vice Chairperson, and Siddh Sheth as the Secretary of the RHGYC. He stated that they will be meeting this month to discuss the Cultural Event and that their next regular meeting will be on March 7, 2024.

Rochester Area Youth Assistance (RAYA):

Ms. Mungoli announced that there will be a Pancake Breakfast Fundraiser with the Rochester Fire Department on March 10, 2024 from 10 a.m. to 11 a.m.

She shared that there is an event on March 19, 2024 regarding digital safety and mindfulness that will be held at Hart Middle School from 7 p.m. to 8:30 p.m.

She continued that on April 11, 2024 at the Rochester Hills Library, there will be an informational session for middle school students, high school students, and their parents on making smart choices regarding harmful teen behaviors.

Rochester Avon Recreation Authority (RARA):

Ms. Mungoli announced that Michelle Hale is retiring from RARA after 38 ½ years of service.

PRESENTATIONS

2024-0127 Presentation by the Avondale Youth Assistance; Michael Kazyak, Chairman, presenter

Attachments: [030424 Agenda Summary.pdf](#)
[Presentation.pdf](#)

Michael Kazyak, Chairman, Avondale Youth Assistance, presented the following Avondale Youth Assistance Annual Report:

- Youth Assistance is a community-based program whose mission is to strengthen youth and families and to prevent and reduce delinquency, neglect, and abuse through community involvement. Youth Assistance initiatives are supported by a unique tri-sponsorship agreement between the Circuit Court, local school districts, and local municipalities.
- 501 (3)(C) Organizations
- 26 Youth Assistances in Oakland County
- One in every School District relying on support for our sponsors
- Caseworkers are employees of Oakland County

- Board Members volunteer their time and talents to better the youth in the community they are volunteering in
- A very special thank-you to our sponsors:
 - Auburn Hills
 - Rochester Hills
 - Troy
 - Bloomfield Township
 - State of Michigan
 - Avondale School District
- New Executive Board Members
 - Carol Morlan, Vice Chairperson
 - Rochester Hills City Council Representative
 - Matthew Lucas, Secretary
 - Avondale School Special Education Teacher
 - Founder of Circle of Friends Program
 - Thank-you to Josh Boyce for your dedication to the youth in our community
- Annual Student Recognition
 - 11 students were recognized for personal achievement, leadership, or community service.
 - This year, the event will be held on April 24, 2024 at Avondale High School
 - Applications are currently being taken until February 29, 2024 for Grades 6-12
- KAMP: Kids Academic Mentoring Program
 - Started at Deerfield and moved to Graham with Paraprofessionals
 - 23 students benefited last year
 - This year the program was taken over by the schools per AYA model
 - Currently 35 students with a waiting list
- AYA Year in Review
 - Back to School Event - 30 Students
 - Shop with a Hero - 25 Students
 - Blessings in a Backpack
 - Circle of Friends - Bowling Funday
 - Families enjoyed Thanksgiving and Holiday Dinner thanks to the generosity of the Moose Lodge and Costco
 - New Program: Screenagers
 - An award-winning program that probes family life and depicts messy struggles over social media, video gaming, academics, addictions and way to navigate the digital world
 - Partnership with Avondale Schools: Breathe for Change
 - Select teachers will be equipped to enhance students' pedagogy, deepen their yoga knowledge, and strengthen their abilities to foster healing while teaching
- Caseloads
 - Our caseworker handled all types of behavioral issues last year for youth aged five and up
 - The nature of the cases include:
 - Assaults and Batteries
 - Incurability at home or school
 - Drug Possession
 - Threatening behaviors at home or school
 - Retail Fraud

- *Disorderly Conduct*
- *Average age of youth referred for casework services = 12.2 years of age*
- *Caseload numbers*
 - *In 2022, Avondale Youth Assistance received over 90 cases during that fiscal year (June 30 - July 1)*
 - *In 2023, Avondale Youth Assistance has received 73 cases, thus far, within the fiscal year ending in July of 2024*
 - *Through the Oakland County Youth Assistance Emergency Needs Program, the Caseworker receives urgent requests from families due to family disruptions, interruptions, or unforeseen circumstances. The families are assessed, and resources are allocated appropriately. Requests include rent/mortgage payments, childcare, food, insurance deductibles, and co-pays, etc. The total amount currently requested within this fiscal year amounts to \$5,120.00, with \$2,500.00 still pending approval*
- *Students are referred by:*
 - *Parents*
 - *Police*
 - *School Administrators*
 - *Courts*
- *Board of Directors*
 - *Michael Kazyak - Chairperson*
 - *Carol Morlan - Vice Chairperson*
 - *Stephanie Morita - Treasurer*
 - *Matthew Lucas - Secretary*
 - *Board Members - Henry Knight, Dr. James Schwarz, Officer Brian Jones, Lynn Douglas, Crystal Sanford-Brown, JoAnn Roberts, Landon Fugate*

Ms. Morlan thanked Mr. Kazyak for his presentation and stated that she is on the Avondale Youth Assistance Board, where they continue to work with the children and families in Avondale Schools. She added that she hopes to partner with the Rochester Area Youth Assistance to provide more programming to the children.

President Deel remarked that the Youth Assistance program is one of the best partnerships the City has to intervene in the lives of at-risk children. He thanked the Avondale Youth Assistance for everything they do in the community of Rochester Hills.

Presented.

PUBLIC HEARINGS

2024-0091 FY 2024 1st Quarter Budget Amendments

Attachments: [030424 Agenda Summary.pdf](#)
[1st Qtr Budget Amendments \(Overview\).pdf](#)
[1st Qtr Budget Amendments \(Detail\).pdf](#)
[Public Hearing Notice.pdf](#)
[Resolution \(Draft\).pdf](#)

Joe Snyder, Chief Financial Officer, explained that presented before Council

are the City of Rochester Hills 2023 First Quarter Budget Amendments. He noted that this Budget Amendment consists of items that were not completed in the prior year; therefore, were carried over to the current year for completion. He stated that most of the budget amendment dollars proposed to be carried over were budgeted in 2023 and were unspent and rolled into the Fund Balance at the end of 2023 and are proposed to be reallocated in 2024. He added that in total the budget amendments presented tonight propose to increase total revenue by \$4.8 million and increase total expenditures by \$29.8 million which will result in a net impact on Fund Balances of \$25 million.

He provided the following information regarding revenues:

- \$450,000 is from the State of Michigan EGLE Landfill Remediation Grant
- \$142,000 is from the State of Michigan EGLE Riverbank Stabilization Grant
- \$131,000 is from the Federal EECBG Grant
- The remaining \$4.2 million is from Net Transfers-In from Other Funds

He provided the following information regarding expenditures:

- \$3.2 million in Operating Expenditures
 - Vast majority (about \$2.5 million) is for Carryovers of Operating Programs not completed in 2023
 - Not-For-Profit Grant, Software Services, City Master Plan and other Professional Services in the General Fund
 - Engineering Services in the Major Road and Local Street Funds
 - Operating equipment and Equipment Maintenance in the Fire Capital and Capital Improvement Funds
 - Water Meters in the Water and Sewer Operating Division
 - Various Maintenance, Repair, and Demolition projects in the Facilities Fund
 - Software Services in the MIS Fund
 - Professional Services for Environmental Remediation in the EGLE Grant Fund (this has offsetting Grant reimbursement)
- \$22.3 million in Capital Projects
 - Majority of the Carryovers (\$21 million of the \$22 million) were not completed in 2022
 - Major Roads: \$1.6 million
 - Fire Capital: \$2.2 million
 - Pathway Construction: \$475,000
 - Capital Improvement: \$30,000
 - Water and Sewer Capital: \$7.1 million
 - Facilities: \$8.1 million
 - Fleet Fund: \$1.5 million
 - \$1 million of new capital dollars requested including:
 - Clinton River at Cloverport Riverbank Stabilization: \$437,000
 - Pathway Streetlights at Adams Road Crossing: \$15,000
 - Sanitary Sewer OMID Special Assessment: \$500,000
 - Borden Park Automated Field Lighting Upgrade: 425,000
 - Museum Energy Management System: \$80,000

- \$4.2 million in Transfers-Out (Offsetting Transfers-In on the Revenue side)

President Deel Opened the Public Hearing at 7:23 p.m. Seeing no public comment, President Deel Closed the Public Hearing at 7:24 p.m.

Ms. Mungoli thanked Mr. Snyder for the financial details that he provided and remarked that it is nice to know that the City continues to be in sound fiscal shape.

A motion was made by Mungoli, seconded by Morlan, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Mungoli, Neubauer and Walker

Enactment No: RES0071-2024

Whereas, in accordance with the provisions of Public Act 2 of 1968, the Uniform Budgeting and Accounting Act, and the Charter for the City of Rochester Hills, Chapter III Section 3.7, the City Council may amend the budget during the fiscal year, either on its own initiative or upon recommendation of the Mayor; and

Whereas, the Public Hearing for the proposed FY 202 1st Quarter Budget Amendments was noticed on February 15, 2024; and

Whereas, the proposed FY 2024 1st Quarter Budget Amendments were available for public viewing beginning on February 23, 2024; and

Whereas, at its March 4, 2024 meeting, City Council held a Public Hearing on the proposed FY 2024 1st Quarter Budget Amendments.

Now, Therefore, Be It Resolved that the Rochester Hills City Council hereby approves the following FY 2024 fund totals as amended:

TOTAL BUDGET SUMMARY	2024 Current Budget	Proposed Change	2024 Amended Budget
101 - General Fund	\$ 31,597,420	\$ (300,000)	\$ 31,297,420
202 - Major Road Fund	\$ 12,909,600	\$ 1,711,360	\$ 14,620,960
203 - Local Street Fund	\$ 14,158,920	\$ 105,390	\$ 14,264,310
206 - Fire Department Fund	\$ 14,984,180	\$ -	\$ 14,984,180
207 - Special Police Fund	\$ 11,553,570	\$ -	\$ 11,553,570
208 - Parks Millage Fund	\$ 720,000	\$ -	\$ 720,000
213 - RARA Millage Fund	\$ 808,150	\$ -	\$ 808,150
214 - Pathway Maintenance Fund	\$ 785,520	\$ -	\$ 785,520
232 - Tree Fund	\$ 194,000	\$ -	\$ 194,000
244 - Water Resources Fund	\$ 741,730	\$ -	\$ 741,730
265 - OPC Millage Fund	\$ 1,393,740	\$ -	\$ 1,393,740
285 - ARPA Fund	\$ 350,000	\$ (350,000)	\$ -
286 - EGLE Grant Fund	\$ -	\$ 450,000	\$ 450,000
299 - Green Space Fund	\$ 323,030	\$ 437,480	\$ 760,510
331 - Water Resources Fund	\$ 227,690	\$ -	\$ 227,690
402 - Fire Capital Fund	\$ 4,530,000	\$ 2,365,880	\$ 6,895,880
403 - Pathway Construction Fund	\$ 305,450	\$ 491,140	\$ 796,590
420 - Capital Improvement Fund	\$ 11,275,500	\$ 4,660,240	\$ 15,935,740
510 - Sewer Department	\$ 17,153,840	\$ 307,500	\$ 17,461,340
530 - Water Department	\$ 23,566,790	\$ 257,500	\$ 23,824,290
593 - Water & Sewer Capital Fund	\$ 21,051,920	\$ 7,656,690	\$ 28,708,610
595 - Water & Sewer Debt Fund	\$ 1,161,010	\$ -	\$ 1,161,010
596 - Solid Waste Fund	\$ 728,920	\$ -	\$ 728,920
631 - Facilities Fund	\$ 25,548,390	\$ 9,506,830	\$ 35,055,220
636 - MIS Fund	\$ 3,210,970	\$ 161,540	\$ 3,372,510
661 - Fleet Fund	\$ 5,052,800	\$ 1,571,160	\$ 6,623,960
677 - Insurance Fund	\$ 477,000	\$ -	\$ 477,000
736 - Retiree Healthcare Trust Fund	\$ 230,630	\$ -	\$ 230,630
752 - Cemetery Perpetual Care Trust Fund	\$ 5,000	\$ -	\$ 5,000
761 - Green Space Perpetual Care Trust Fund	\$ 326,420	\$ 295,000	\$ 621,420
243 - Brownfield Revolving Fund	\$ -	\$ -	\$ -
844 - Brownfield Redevelopment Fund [Legacy]	\$ 496,620	\$ -	\$ 496,620
848 - LDFA Fund	\$ 3,234,880	\$ 496,850	\$ 3,731,730
870 - RH Museum Foundation Fund	\$ 100	\$ -	\$ 100
GRAND TOTAL - ALL FUNDS	\$ 209,103,790	\$ 29,824,560	\$ 238,928,350

ORDINANCE FOR ADOPTION

2024-0066 Request for Acceptance of Second Reading and Adoption - An ordinance amendment to Chapter 30, Community Development, Article II, Tax Exempt Housing, to add Section 30-33 - Avon Towers Preservation Limited Dividend Housing Association Limited Partnership (a/k/a) Avon Towers; repeal conflicting ordinances, and prescribe a penalty for violations

Attachments: [030424 Agenda Summary.pdf](#)
[021224 Agenda Summary.pdf](#)
[Ordinance.pdf](#)
[021224 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Laurie Taylor, Assessing Director, explained that on February 12, 2024 City Council approved an Ordinance for First Reading that provided Avon Towers a tax exemption for which a service charge should be paid in lieu of taxes. She stated that this request is for City Council to adopt on Second Reading the amendment to the Ordinance adding Section 30-33 for Avon Towers.

A motion was made by Neubauer, seconded by Walker, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Mungoli, Neubauer and Walker

Resolved, that an Ordinance to amend Chapter 30, Community Development, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to add Section 30-33 - Avon Towers Preservation Limited Dividend Housing Association Limited Partnership (a/k/a) - Avon Towers; and repeal conflicting ordinances is hereby Accepted for Second Reading and Adoption and shall become effective March 11, 2024 following its publication in the Oakland Press on Sunday, March 10, 2024.

2024-0071 Request for Acceptance of Second Reading and Adoption - An Ordinance to add Article IV, Geese Management to Chapter 14, Animals, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to prohibit geese feeding, repeal conflicting ordinances, and prescribe a penalty for violations

Attachments: [030424 Agenda Summary.pdf](#)
[021224 Agenda Summary.pdf](#)
[Ordinance.pdf](#)
[021224 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Mike Viazanko, Building/Ordinance/Facilities Director, commented that this item is for Second Reading to prohibit the feeding of wild geese. He explained that prior to this, the ordinance only addressed the feeding of deer, so this will be able to help address the increase in the number of complaints received. He added that this was approved for First Reading on February 12, 2024.

President Deel noted that this is already a violation of State law.

Mr. Viazanko stated that was correct, but that this would now allow us to enforce it under our ordinance.

A motion was made by Neubauer, seconded by Mungoli, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Mungoli, Neubauer and Walker

Enactment No: RES0073-2024

Resolved, that an Ordinance to add Article IV, Geese Management to Chapter 14, Animals, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to prohibit geese feeding, repeal conflicting ordinances, and prescribe a penalty for violations is hereby Accepted for Second Reading and Adoption and shall become effective March 11, 2024 following its publication in the Oakland Press on Sunday, March 10, 2024.

2024-0073 Request for Acceptance of Second Reading and Adoption - An Ordinance to repeal Section 78-171 and to amend Sections 78-210 and 78-213 of Chapter 78, Peddlers, Solicitors and Itinerant Merchants, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to define "Ice Cream Vendor"; require an ice cream vendor to undergo a background check; prescribe a penalty for violations and repeal conflicting ordinances

Attachments: [030424 Agenda Summary.pdf](#)
[021224 Agenda Summary.pdf](#)
[Ordinance.pdf](#)
[021224 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Mike Viazanko, Building/Ordinance/Facilities Director, stated that this is the Second Reading for an Ordinance that would take Ice Cream Vendors out of the Peddlers, Solicitors, and Itinerant Merchants section and line them up with the food vendors. He explained that there is no change in the wording of the Ordinance. He added that this was approved for First Reading on February 12, 2024.

Ms. Mungoli shared her concerns that there may be standards set for Ice Cream Vendors and a different standard set for background checks for food trucks. She continued that these trucks could have similar audiences and wants to know why we are not requiring the food truck vendors to have a background check.

Mr. Viazanko commented that if there is a food truck that sells ice cream, it would fall under this Ordinance. He noted that the reason for the background checks for Ice Cream Vendors is that most of the customers are kids and that kids do not normally go up to food trucks as much as they do ice cream trucks. He shared that they will work on exploring background checks to a wider range of truck vendors.

A motion was made by Mungioli, seconded by Morlan, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioli, Neubauer and Walker

Enactment No: RES0074-2024

Resolved, that an Ordinance to repeal Section 78-171 and to amend Sections 78-210 and 78-213 of Chapter 78, Peddlers, Solicitors and Itinerant Merchants, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to define "Ice Cream Vendor"; require an ice cream vendor to undergo a background check; prescribe a penalty for violations and repeal conflicting ordinances is hereby Accepted for Second Reading and Adoption and shall become effective March 11, 2024 following its publication in the Oakland Press on Sunday, March 10, 2024.

2024-0074 Request for Acceptance of Second Reading and Adoption - An Ordinance to amend Sections 54-501 and 54-502 in Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify fees charged for itinerant merchants and ice cream vendors and repeal conflicting ordinances, and prescribe a penalty for violations

Attachments: [030424 Agenda Summary.pdf](#)
[021224 Agenda Summary.pdf](#)
[Ordinance.pdf](#)
[021224 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Mike Viazanko, Building/Ordinance/Facilities Director, discussed that this is the Second Reading for an Ordinance that would take the fees charged for mobile food vendors and align them under mobile food vendors rather than the merchants section. He explained that this is to keep everything in line with the previously approved ordinance change. He added that this was approved for First Reading on February 12, 2024.

A motion was made by Mungioli, seconded by Morlan, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioli, Neubauer and Walker

Enactment No: RES0075-2024

Resolved, that an Ordinance to amend Sections 54-501 and 54-502 in Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify fees charged for itinerant merchants and ice cream vendors and repeal conflicting ordinances, and prescribe a penalty for violations is hereby Accepted for Second Reading and Adoption and shall become effective March 11, 2024 following its publication in the Oakland Press on Sunday, March 10, 2024.

PLANNING AND ECONOMIC DEVELOPMENT

2024-0102 Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption at The Jackson Restaurant, located at 184 N. Adams Road within the Village of Rochester Hills Shopping center on the east side of N. Adams Road and north of Walton Boulevard; Justin Vaiciunas, Canvas Hospitality Group, LLC, Applicant

Attachments: [030424 Agenda Summary.pdf](#)
[Minutes PC 022024 \(Draft\).pdf](#)
[Staff Report 021424.pdf](#)
[Revised Applicant Letter 021424.pdf](#)
[Applicant Letter.pdf](#)
[Development Application.pdf](#)
[Environmental Impact Statement.pdf](#)
[Floor Plan.pdf](#)
[Updated Renderings 021424.pdf](#)
[Renderings.pdf](#)
[Public Hearing Notice.pdf](#)
[Resolution \(Draft\).pdf](#)
[Suppl Presentation.pdf](#)

Sara Roediger, Planning and Economic Development Director, **Justin Vaiciunas**, The Jackson Restaurant, and **Michael Mauro**, The Jackson Restaurant, were present.

Ms. Roediger presented the following information regarding the Conditional Use Approval request for The Jackson Restaurant:

- Site
 - East side of North Adams Road, north of Walton Boulevard
 - Former Noodles Co.
- Applicant
 - Justin Vaiciunas, Co-Owner
- CB Community Business District
- Conditional Use Permit for On Premise Consumption of Alcohol
 - Hour of Operation: Tuesday - Thursday (11 a.m. - 9 p.m.), Friday - Saturday (11 a.m. - 10:00 p.m.), Sunday (11 a.m. - 4 p.m.)
 - Lunch and Dinner Menu
 - 24 Employees
- Planning Commission recommended approval on February 20, 2024

Mr. Vaiciunas stated that this is his first time starting a business on his own and that he is excited to bring the business to Rochester Hills, where he grew up.

Mr. Vaiciunas and **Mr. Mauro** presented the following information regarding The Jackson Restaurant:

- The Idea
 - The name comes from Jackson Pollock, the famous modern American artist. At its core, the restaurant will focus on delivering an artistic approach to its food, beverage, and design. The design will create a modern vibe allowing people to socialize and gather in a space that allows your mind to relax while still feeling the energy of the guests around.

- Food

- At the Jackson, food will be curated to create an experience. Dishes will be relatable but plated and changed to excite the mind and taste. The food will come in both share-plate and large-plate styles to allow for a social or more intimate occasion.

- Drinks

- The Jackson will offer a full beverage menu for all guests to enjoy. Craft cocktails will be modern takes on classic drinks. The wine program will be developed to pair with the exciting food offerings. Local beers will be highlighted as a beverage choice.

- The Team

- Justin Vaiciunas

- Chef Vaiciunas, a native of Rochester Hills, brings his award-winning expertise to the table with a menu focused on artistic presentation, seasonality, and local sourcing. Winning "Best New Restaurant" in 2014 from the Detroit Free Press and "Best New Chef" in 2015, he has won countless awards and has been referenced in multiple national publications highlighting his skill and technique. In addition, he has traveled the country opening luxury hotels and restaurants. Living in Miami, The Hamptons, Chicago, Palm Beach, San Diego, and most recently Dallas, he has proven himself to be an amazing chef and hospitality operator. The Jackson's culinary offerings, constantly evolving, aim to provide a dynamic and captivating dining experience.

- Michael Mauro

- Michael Mauro, responsible for the wine and beverage program, curates a selection of old and new world wines and elevated beverages, supporting local Michigan ingredients and farmers. With a distinguished career that spans across renowned establishments, Michael has showcased his expertise at prestigious venues such as Zuma in Bangkok, Hong Kong, and Dubai, Sexy Fish in Miami, and Atlantis resorts in Dubai. Having worked in multiple restaurants in Singapore, he holds sommelier certificates from the Court of Master Sommeliers, Wine and Spirit Education, and the Sake Service Institute of Japan. Michael's unwavering love and passion for industry are evident, and now he is poised to embrace the challenge of owning and leading a new restaurant.

- The Operation

- The Jackson will be a new offering to the City of Rochester Hills. It will be open for lunch and dinner to locals and the surrounding community. We will host chef and wine dinners throughout the year and will be a part of events and functions in the local community. Guests looking for a chef-forward upscale restaurant now have another option in their own community to enjoy.

President Deel commented that the two applicants have experience from all around the globe and that they are bringing that experience to Rochester Hills.

Ms. Neubauer noted that she is on the Planning Commission and that she appreciates the additional art elements that were presented today. She continued that she also appreciates the multiculturalism that is being brought to the City and their use of local suppliers. She questioned if there will be any

outdoor dining.

Mr. Viaciunas responded that they have not officially proposed it, but that there will most likely be three or four sets of tables outdoors.

President Deel inquired if they will have to take further action if they decide to add outdoor dining.

Ms. Roediger responded that it would be handled administratively.

Ms. Morlan questioned if there are plans to have wine tasting classes.

Mr. Mauro shared that he is planning on doing a lot of educational courses and that he is working on getting his Level Two Sommelier license. He added that on Mondays the restaurant is closed and they are looking to have cocktail courses and wine tastings.

Ms. Mungoli noted that the social media for the restaurant has been tremendous and that she has already seen buzz in the community about the restaurant. She questioned when they are planning to open the restaurant and if they will be taking reservations on the Open Table app.

Mr. Viaciunas shared that the plan is to open around the middle of June and that they are primarily only doing cosmetic upgrades to the space. He continued that they will be taking reservations on Resy around 30 days prior to the opening.

Mayor Barnett remarked that their background is extensive and that the addition of this unique restaurant will add to the vibrancy at the Village of Rochester Hills.

A motion was made by Neubauer, seconded by Morlan, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Mungoli, Neubauer and Walker

Enactment No: RES0076-2024

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use to allow sales for on premises alcoholic beverage consumption associated with a restaurant use, based on documents received by the Planning Department on January 19, 2024 with the following findings:

Findings

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The existing building and proposed conditional use have been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.

3. The proposed restaurant use should have a positive impact on the community as a whole and the surrounding area by providing additional eating and gathering opportunities within the Community Business District and the Village of Rochester Hills.
4. The existing development and proposed use are served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The existing development and proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare as there are a number of existing restaurants within the Village, the tenant space was previously a restaurant and the nearest residential land use is over 300 feet away, across N. Adams Road.
6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

2024-0123 Request for Michigan Liquor Control Commission approval of an application for a Transfer of a Class C & SDM License with Sunday Sales Permit and an Outdoor Service Permit submitted by the Canvas Hospitality Group LLC, d/b/a The Jackson Restaurant

Attachments: [030424 Agenda Summary.pdf](#)
[The Jackson Letter.pdf](#)
[Application.pdf](#)
[Floor Plan.pdf](#)
[Menu.pdf](#)
[Renderings.pdf](#)
[Resolution \(Draft\).pdf](#)

Sara Roediger, Planning and Economic Development Director, **Justin Vaiciunas**, The Jackson Restaurant, and **Michael Mauro**, The Jackson Restaurant, were present.

Clerk Scott stated that the Liquor License Technical Review Committee met on February 22, 2024 and voted unanimously to recommend approval. She continued that with the approval of the Conditional Use Permit tonight, City Council is being asked to recommend approval of the application by the Michigan Liquor Control Commission.

President Deel noted that this liquor license was formerly owned by The B Spot and will be transferred to the applicant by the Village of Rochester Hills.

Vice President Walker shared that he is a member of the Liquor License Technical Review Committee and that he appreciates that they chose the City as their location for this restaurant.

A motion was made by Walker, seconded by Neubauer, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Munglioli, Neubauer and Walker

Enactment No: RES0077-2024

Resolved, that the Rochester Hills City Council recommends that the application for a Transfer of a Class C & SDM License with Sunday Sales Permit and an Outdoor Service Permit submitted by the Canvas Hospitality Group LLC, d/b/a The Jackson Restaurant to be located at 176 N. Adams Road be considered for approval by the Michigan Liquor Control Commission.

2024-0128 Request for Approval of the EGLE Restoration and Remediation Project SubGrant Application for 1406 E. Avon Road and Parcel No. 15-24-100-021, United Tech Construction, LLC, Applicant

Attachments: [030424 Agenda Summary.pdf](#)
[Memo ASTI 022324.pdf](#)
[EGLE Grant Application.pdf](#)
[McDowell Preliminary Soils Investigation \(Draft\) 040604.pdf](#)
[GES Baseline Environmental Assessment Pt 1.pdf](#)
[GES Baseline Environmental Assessment Pt 2.pdf](#)
[GES Baseline Environmental Assessment Pt 3.pdf](#)
[GES Baseline Environmental Assessment Pt 4.pdf](#)
[GES Baseline Environmental Assessment Pt 5.pdf](#)
[McDowell Environmental Site Assessment 010223.pdf](#)
[McDowell Baseline Environmental Assessment 010223 Pt 1.pdf](#)
[McDowell Baseline Environmental Assessment 010223 Pt 2.pdf](#)
[McDowell Baseline Environmental Assessment 010223 Pt 3.pdf](#)
[MCE Environmental Site Assessment 122822 Pt 1.pdf](#)
[MCE Environmental Site Assessment 122822 Pt 2.pdf](#)
[MCE Environmental Site Assessment 122822 Pt 3.pdf](#)
[MCE Environmental Site Assessment 122822 Pt 4.pdf](#)
[Brownfield Redevelopment Assessment Report 031416 Volume I Pt 1.pdf](#)
[Brownfield Redevelopment Assessment Report 031416 Volume I Pt 2.pdf](#)
[Brownfield Redevelopment Assessment Report 031416 Volume II.pdf](#)
[Brownfield Redevelopment Assessment Report 090111 Volume I.pdf](#)
[Brownfield Redevelopment Assessment Report 090111 Volume II Pt 1.pdf](#)
[Brownfield Redevelopment Assessment Report 090111 Volume II Pt 2.pdf](#)
[Resolution \(Draft\).pdf](#)
[Suppl Presentation.pdf](#)

Sara Roediger, Planning and Economic Development Director, **Tom Wackerman**, ASTI Environmental, **Elvis Logu**, United Tech Construction, **Bukurije Logu**, United Tech Construction, and **Jeff Lanier**, SMEUSA, were present.

Ms. Roediger presented the following information regarding United Tech Construction's application for the EGLE Restoration and Remediation Project SubGrant:

- Site
 - South side of Avon Road, North of Walton Boulevard
 - Former Highland Park Woodfill
- Applicant
 - United Tech Construction, LLC
- R-3 One-Family Residential District

- Request

- \$9,739,925 for eligible activities as follows:*
 - \$179,000 Assessment*
 - \$8.29 million Remediation*
 - \$1.271 million Contingency*

She continued that this application went before the City's EGLE Restoration and Remediation Grant Committee which is made up of the Mayor, City Staff, President Deel, and Vice President Walker and that the committee recommended approval of the request to City Council, contingent upon the submittal of financial information.

Mr. Wackerman shared that 14 years ago this property was identified as a high-priority for redevelopment and that this is the first application what will go through the review process for this Grant. He stated that the request is for \$9.7 million and that the first step is presenting an administratively complete application, which the applicant has done. He continued that the application then has to be approved. He explained that the committee has set a policy that if the application is only for assessment, then the committee can approve it. He added that if it includes remediation or controls, then it has to be approved by City Council. He noted that the remediation and controls are largely dependent on what the site will be used for in the future. He explained that approval of the application does not permit any money to be spent, except for the development of work plans. He continued that it is only after the development of work plans that money can be spent for assessment and remediation and that the applicant must sign a subgrant agreement. He added that a work plan is then prepared and presented to the City Council and EGLE for approval. He noted that this is a reimbursement program and that application must be made after the work is complete for reimbursement. He shared that this particular project is two parcels and that the assessment needs to be done for this past woodfill site. He announced that EGLE is in the process of putting together a policy for methane-producing landfills which will have a direct effect on residential uses.

Mr. Logu expressed his excitement for this project.

President Deel requested Mr. Wackerman provide more information on what a woodfill is.

Mr. Wackerman shared that Rochester Hills was the dumping grounds for Metro Detroit and that a woodfill is a low-impact landfill where the wood can be put to decompose.

Vice President Walker expressed that his is cautiously optimistic because there are a lot of steps in this process that still need to be vetted to bring the project to fruition. He questioned why one of the parcels is in the applicant's name and the other parcel is in a municipality's name.

Mr. Logu stated that when they acquired the parcels from the City of Highland Park, one small parcel was left out and they are working to acquire the access agreement from the City of Highland Park through a ballot measure that will go to the voters in November.

Ms. Logu shared that they were not aware at first that the small parcel was not included in the purchase but that they still kept the same purchase price.

Vice President Walker stated that he has concerns about the methane that was found on the parcel and that EGLE may have an issue with a residential development being proposed at the site. He commented that there is an estimated 600 acres that need to be cleaned up with an estimated cleanup cost of \$1 billion, which makes the \$75 million Grant seem like it might not be that much money. He added that he is hesitant to set aside almost \$10 million for these applicants without knowing what other applicants' needs might be. He recommended that assessment be approved administratively rather than earmarking the full \$10 million at this time.

Mr. Lanier shared that his background is in vapor mitigation and brownfield redevelopment work. He stated that this site has shallow fill material at an average of 6.5 feet and that a lot of assessment has already been done on this site. He expressed that his biggest concern is the vapor mitigation of the property and that the site has very minimal contamination compared to other sites in the City. He noted that there are two issues with cleaning up the site: the first is that there is high lead concentrations that can be removed from a simple removal process and backfilling with clean soil, and the second is the methane that was found in one small area in the southwest corner. He remarked that this is a very feasible cleanup project from a cleanup and redevelopment standpoint.

Ms. Mungoli questioned how long they have owned the property and if they planned to clean it up on their own initially.

Ms. Logu responded that they have owned the property for 14 months.

Mr. Logu commented that there is a significant cost to this and it is hindering the future development of the property.

Ms. Mungoli questioned if they are planning 196 units on the property once it has been cleaned.

Mr. Logu responded that was correct and that they plan to have the cleanup done in two years.

Mr. Wackerman stated that the recommendation of the committee is that an assessment is done within 15 months and that a workplan must be approved within two years. He added that all work must be complete by July 2027.

Ms. Mungoli questioned where the access points to the site will be.

Mr. Logu responded that there is 770 feet of access frontage on Avon Road and there is also the potential of access on the east and west of the site.

Ms. Mungoli noted that the area has had some significant challenges with methane in the past and that she looks forward to hearing how they are going to mitigate it.

Mr. Blair requested clarification on the document that was provided to City Council outlining some sample test holes that were dug.

Mr. Wackerman commented that one of the issues is delineation and that the data is not provided on the graphic.

Mr. Lanier stated that the graphic does not show clean samples and that estimates are showing the deepest spot of removal is around 13 feet, all the way to 2 feet.

President Deel questioned if the Grant from EGLE includes the haul away of the dirt.

Mr. Wackerman responded that the Grant includes the excavation, transportation, and disposal of contaminated material.

Mayor Barnett questioned what can and cannot be done by November in regards to the voters in the City of Highland Park.

Ms. Logu responded that the access agreement will be signed first and that they will take ownership of the parcel once the election is complete.

Mr. Logu added that the access will be for assessment and remediation.

Mayor Barnett inquired whether the time between now and November is enough time to complete the assessment.

Mr. Lanier responded that it would be dependent upon the review process because the field work is relatively quick.

Mayor Barnett questioned if they have had development projects like this in the past.

Ms. Logu responded that this is their first development project and that they found out it was contaminated after they closed on the land.

Mr. Logu noted that they are in final negotiations with a developer of the land and that a big part of that process is cleaning up the property.

Mayor Barnett remarked that this is a project that will take strong partners from both the development side and the cleanup side to see the project to completion.

Mr. Logu commented that some other sites might not be developed like they are intending with their site.

Mayor Barnett questioned what the applicant's profession was.

Mr. Logu responded that his background is in finance and that he worked for the head of production for a large bank. He added that his mother is a builder

and that she has built a few houses in Rochester Hills. He announced that they have secured financing for the cleanup portion of the project.

A motion was made by Walker, seconded by Mungioli, that this matter be Adopted As Amended by Resolution to "authorize the applicant to engage in reimbursement for Environmental Assessment and Monitoring on the site for a cost not-to-exceed \$179,000.00 plus a 15 percent contingency." The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioli, Neubauer and Walker

Enactment No: RES0078-2024

Resolved, that the Rochester Hills City Council hereby authorizes the applicant to engage in reimbursement for Environment Assessment and Monitoring on the site for a cost not-to-exceed \$179,000.00 plus a 15 percent contingency.

PUBLIC COMMENT for Items not on the Agenda

Michael Spisz, Oakland County Commissioner, welcomed the new City Council Members. He stated that a committee will be voting on the rates for the Oakland County Dispatch Services tomorrow afternoon and that the full vote before the Board of Commissioners will be next week.

John Przybysz, 3120 Primrose Drive, questioned why the City Council is voting on a pay raise for themselves. He urged City Council to watch out for the welfare of its residents.

CONSENT AGENDA

All matters under Consent Agenda are considered to be routine and will be enacted by one motion, without discussion. If any Council Member or Citizen requests discussion of an item, it will be removed from Consent Agenda for separate discussion.

2023-0637 Approval of Minutes - City Council Regular Meeting - November 13, 2023

Attachments: [CC Min 111323.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0079-2024

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on November 13, 2023 be approved as presented.

2024-0117 Request for Purchase Authorization - Installation of one (1) municipal street light on a pole at the northwest quadrant intersection of Tienken and Tienken Court in the amount of \$1,115.90; DTE Energy, Belleville, MI

Attachments: [030424 Agenda Summary.pdf](#)
[Contract.pdf](#)
[Sketch and Estimate.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0080-2024

Resolved, that the Rochester Hills City Council hereby authorizes the installation and payment of one (1) municipal street light on a pole at the northwest quadrant intersection of Tienken and Tienken Court payable to DTE Energy, Belleville, Michigan in the amount of \$1,115.90 and further authorizes the Mayor to execute the agreement on behalf of the City.

2024-0134 Resolution Opposing the Water Affordability Act

Attachments: [030424 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0081-2024

Whereas, House Bills 5088 through 5093 have been introduced in the State of Michigan House of Representatives and Senate Bills 549 through 554 have been introduced in the State of Michigan Senate (hereinafter "bills"); and

Whereas, the above referenced bills have been referred to State House of Representatives and State Senate committees for consideration; and

Whereas, these introduced bills would, if enacted into law, impose new fees on Michigan residents who receive water from municipal water providers; and

Whereas, the fees in the proposed legislation would add between \$24 and \$36 to the annual water bills of City of Rochester Hills residents; and

Whereas, the fee proposed will have a disproportionate negative impact on low-income residents and seniors because it is a fixed fee without consideration of water usage; and

Whereas, the intent of the introduced bills is to assist lower income residents throughout Michigan by paying their water bills; and

Whereas, City of Rochester Hills is responsible for the distribution of water to approximately 30,000 residential households and commercial customers received from the Great Lakes Water Authority (GLWA); and

Whereas, GLWA currently provides a Water Residential Assistance Program (WRAP) that offers low-income customers an income-based assistance plan with up to \$100 a month in bill credits, \$2,400 in bill arrearage assistance, and \$2,000 in plumbing repairs; and

Whereas, City of Rochester Hills funds the WRAP within the current charges it receives from GLWA and must pass along those charges to the residential and commercial customers through the current water rates which are calculated each year and approved by the City Council; and

Whereas, the City of Rochester Hills has established a Water System Advisory Council to review water and sewer rates on an annual basis and provide a recommendation to City Council, and the Water System Advisory Council in recent years has recommended a smoothing option, which raises water rates at a uniformly year over year to allow predictability in water rates for residents and reduce the need for significant rate increases; and

Whereas, House Bills 5088-5093/Senate Bills 549-554 adds an additional burden on residential and commercial customers that frustrates the City's ability to smooth water rate increases; and

Whereas, money obtained from Oakland County GLWA ratepayers to support the WRAP program is allocated to support low-income residents in need of assistance in Oakland County; and

Whereas, House Bills 5088-5093/Senate Bills 549-554 duplicate a service already provided by the existing WRAP program; and

Whereas, passage of House Bills 5088-5093 and Senate Bills 549-554 would create another state entity to perform the same function as the WRAP program with no requirement that the funds generated from the new fees be committed to the locality and provides no local control. GLWA has representation on its board from Oakland County and the WRAP program is administered locally by a local community action agency enabling local control and attentiveness to local needs.

Now, Therefore, Be It Resolved, that the City Council of the City of Rochester Hills opposes passage of House Bills 5088-5093 and Senate Bills 549-554 on the basis that they raise water costs to City of Rochester Hills residents and businesses, and duplicate an existing service to low-income individuals; and

Be It Further Resolved, that a copy of this resolution be distributed to all state legislators representing residents of City of Rochester Hills and urge our state-elected representatives and the representatives from Oakland County to oppose this legislation.

Passed the Consent Agenda

A motion was made by Mungioli, seconded by Neubauer, including all the preceding items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioli, Neubauer and Walker

LEGISLATIVE & ADMINISTRATIVE COMMENTS

President Deel addressed the public comment regarding a pay raise and stated that his is not aware of any pay raises on the agenda. He congratulated the Clerk's Office for a fantastic job on conducting the recent election.

Mr. Blair addressed the public comment and also stated that he is not aware of any pay raises and that a pay raise might be one way to attract people to serve

the City. He shared that he attended the Ribbon Cutting Ceremony for the newly renovated mosque at the Islamic Association of Greater Detroit on Auburn Road. He explained that they took a tour of the mosque and the school and wished them continued success in the City.

Ms. Mungoli congratulated the Clerk's Department and all of the volunteer residents for an exceptional election.

Clerk Scott thanked all of the individuals who dedicated their time to help them run a successful election.

President Deel expressed his appreciation for being a part of an organization that has people from almost every department helping out with the election or whenever necessary.

Mayor Barnett addressed the public comment regarding pay raises and stated that the City Council has not received a pay raise in ten years and that there are no proposed pay raises that he is aware of.

He provided the following City Updates:

- *Stoney Creek High School won the Girls Competitive Cheer State Championship and the City's three high schools were in all in the top three spots.*
- *He thanked County Commissioner Spisz for sharing his comments and stated that there will be a 26 percent pay increase for the fire dispatch services starting next month. He expressed that these increases are prohibiting the ability of the City to invest in Police Officers and other City Services.*
- *Last week was the Community Outlook Breakfast where a large number of City staff members were also in attendance.*
- *The Clerk's Office provided leadership in the past election and he specifically thanks Clerk Leanne Scott and Deputy Clerk Sheila Brown for guiding the City through the election process.*
- *A group of students from Harvard University's Institute of Politics came to the City to review the State House race in the District, which is projected to be one of the top three seats to potentially flip power to the opposing party. He added that the U.S. Congressional House seat is the number one seat that could potentially flip power to the opposing party. He continued that the U.S. Senate seat is projected to be the only competitive Senate seat in the country.*
- *He attended the Ribbon Cutting Ceremony at the Islamic Association of Greater Detroit where he spoke with Detroit Mayor Mike Duggan.*
- *The Parks Department team traveled to Kalamazoo to receive the Best Design Award in the State for Innovation Hills*
- *The Master Plan process is beginning and it is a year long process that guides the City in setting its priorities.*
- *He displayed various compliments that the City has received on the City's social media pages in honor of World Compliment Day.*

ATTORNEY'S REPORT

City Attorney Dan Christ had nothing to report.

NOMINATIONS/APPOINTMENTS

2024-0111 Nomination/Appointment of two (2) Citizen Representatives to the Cemetery Citizen Advisory Technical Review Committee

Attachments: [030424 Agenda Summary.pdf](#)
[Nomination Form.pdf](#)
[Ferry CQ.pdf](#)
[Ogden CQ.pdf](#)
[Sahu CQ.pdf](#)
[Notice of Vacancy.pdf](#)
[Resolution \(Draft\).pdf](#)

President Deel stated that Council is requested to appoint two Citizen Representatives to the Cemetery Citizen Advisory Technical Review Committee, each for a one-year term to expire on December 31, 2024.

President Deel Opened the Floor for Nominations.

Mr. Blair nominated Bill Ogden and Janis Ferry.

Seeing No Further Nominations, President Deel Closed the Floor for Nominations.

President Deel announced that Bill Ogden and Janis Ferry would be appointed to the Cemetery Citizen Advisory Technical Review Committee.

A motion was made by Blair, seconded by Mungioni, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioni, Neubauer and Walker

Enactment No: RES0082-2024

Resolved, that the Rochester Hills City Council hereby appoints Janis Ferry and Bill Ogden to the Cemetery Citizen Advisory Technical Review Committee.

2024-0112 Nomination/Appointment of one (1) Citizen Representative to the Green Space Advisory Board, to fill the unexpired term of David McCracken ending December 31, 2026

Attachments: [031824 Agenda Summary.pdf](#)
[Appointment Form.pdf](#)
[Carpenter CQ.pdf](#)
[McCurdy CQ.pdf](#)
[030424 Agenda Summary.pdf](#)
[Nomination Form.pdf](#)
[McCracken Resignation.pdf](#)
[Bennett CQ.pdf](#)
[Braun CQ.pdf](#)
[De CQ.pdf](#)
[Duperon CQ.pdf](#)
[Fakhouri CQ.pdf](#)
[Ferry CQ.pdf](#)
[Galliway CQ.pdf](#)
[Hunter CQ.pdf](#)
[Jamian CQ.pdf](#)
[McGunn CQ.pdf](#)
[Ogden CQ.pdf](#)
[Pohl CQ.pdf](#)
[Sahu CQ.pdf](#)
[Swider CQ.pdf](#)
[Yazbeck CQ.pdf](#)
[Notice of Vacancy.pdf](#)
[030424 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

President Deel stated that Council is requested to appoint one Citizen Representative to the Green Space Advisory Board, to fill the unexpired term of David McCracken ending on December 31, 2026.

President Deel Opened the Floor for Nominations.

Mr. Carlock nominated Brian McCurdy.

Ms. Mungoli nominated Steven Carpenter. She thanked David McCracken for his work over the years as a committee volunteer and stated that there is a need for the City to diversify the volunteers on their committees.

Seeing No Further Nominations, President Deel Closed the Floor for Nominations.

President Deel announced that Brian McCurdy and Steven Carpenter were nominated for the Green Space Advisory Board. He added that as there were more nominations than vacant positions available, per the City Council's Rules, the appointment for the vacancy will move to the March 18, 2024 City Council Meeting.

Discussed; Nominated Steven Carpenter and Brian McCurdy.

Enactment No: RES0098-2024

2024-0113 Nomination/Appointment of one (1) Citizen Representative to the Historic Districts Study Committee, to fill the unexpired term of David McCracken ending

December 31, 2025

Attachments: [030424 Agenda Summary.pdf](#)
[Nomination Form.pdf](#)
[McCracken Resignation.pdf](#)
[Lassner CQ.pdf](#)
[Yazbeck CQ.pdf](#)
[Notice of Vacancy.pdf](#)
[Resolution \(Draft\).pdf](#)

President Deel stated that Council is requested to appoint one Citizen Representative to the Historic Districts Study Committee, to fill the unexpired term of David McCracken ending December 31, 2025.

President Deel Opened the Floor for Nominations.

Ms. Morlan nominated Caralyce Lassner. She commented that Ms. Lassner's background as an attorney and her 40 years of residency in the City will benefit the committee.

Seeing No Further Nominations, President Deel Closed the Floor for Nominations.

President Deel announced that Caralyce Lassner would be appointed to the Historic Districts Study Committee.

A motion was made by Mungioli, seconded by Morlan, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioli, Neubauer and Walker

Enactment No: RES0083-2024

Resolved, that the Rochester Hills City Council hereby appoints Caralyce Lassner to the Historic Districts Study Committee, to fill the unexpired term of David McCracken ending December 31, 2025.

2024-0114 Nomination/Appointment of one (1) Citizen Representative to the Liquor License Technical Review Committee, to fill the unexpired term of David McCracken ending December 31, 2024

Attachments: [030424 Agenda Summary.pdf](#)
[Nomination Form.pdf](#)
[McCracken Resignation.pdf](#)
[Aradi CQ.pdf](#)
[Campbell CQ.pdf](#)
[Fakhouri CQ.pdf](#)
[Garvey CQ.pdf](#)
[Kaszubski CQ.pdf](#)
[McCurdy CQ.pdf](#)
[Ogden CQ.pdf](#)
[Sahu CQ.pdf](#)
[Swider CQ.pdf](#)
[Notice of Vacancy.pdf](#)
[Resolution \(Draft\).pdf](#)

President Deel stated that Council is requested to appoint one Citizen Representative to the Liquor License Technical Review Committee, to fill the unexpired term of David McCracken ending December 31, 2024.

President Deel Opened the Floor for Nominations.

Vice President Walker nominated Brian McCurdy.

Seeing No Further Nominations, President Deel Closed the Floor for Nominations.

President Deel announced that Brian McCurdy would be appointed to the Liquor License Technical Review Committee.

A motion was made by Neubauer, seconded by Mungioli, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioli, Neubauer and Walker

Enactment No: RES0084-2024

Resolved, that the Rochester Hills City Council hereby appoints Brian McCurdy to the Liquor License Technical Review Committee, to fill the unexpired term of David McCracken ending December 31, 2024.

2024-0115 Nomination/Appointment of three (3) Citizen Representatives to the Zoning/Sign Board of Appeals, each for a three-year term to expire March 31,

Attachments: [031824 Agenda Summary.pdf](#)
[Appointment Form.pdf](#)
[Graves CQ.pdf](#)
[Ogden, Bill CQ.pdf](#)
[Sanders CQ.pdf](#)
[Tischer CQ.pdf](#)
[Young CQ.pdf](#)
[030424 Agenda Summary.pdf](#)
[Nomination Form.pdf](#)
[Braun CQ.pdf](#)
[Campbell CQ.pdf](#)
[Duperon CQ.pdf](#)
[Fakhouri CQ.pdf](#)
[Frederiksen CQ.pdf](#)
[Galliway CQ.pdf](#)
[Kaszubski CQ.pdf](#)
[Lemanski CQ.pdf](#)
[Parisi CQ.pdf](#)
[Pinkham CQ.pdf](#)
[Steidemann CQ.pdf](#)
[Swider CQ.pdf](#)
[Thompson CQ.pdf](#)
[Notice of Vacancy.pdf](#)
[030424 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

President Deel stated that Council is requested to appoint three Citizen Representatives to the Zoning/Sign Board of Appeals, each for a three-year term to expire March 31, 2027.

President Deel Opened the Floor for Nominations.

Ms. Mungoli nominated Bill Ogden and Tiffany Sanders.

Vice President Walker nominated Jayson Graves, Charles Tischer, and John Young.

Seeing No Further Nominations, President Deel Closed the Floor for Nominations.

President Deel announced that Bill Ogden, Tiffany Sanders, Jayson Graves, Charles Tischer, and John Young were nominated for the Zoning/Sign Board of Appeals. He added that as there were more nominations than vacant positions available, per the City Council's Rules, the appointments for the vacancies will move to the March 18, 2024 City Council Meeting.

Discussed; Nominated Jayson Graves, Bill Ogden, Tiffany Sanders, Charles Tischer, and John Young.

Enactment No: RES0099-2024

NEW BUSINESS

- 2024-0121** Request to Accept the Petitions for the Special Assessment District (SAD) paving request for Dunning Road east of Eastwood Drive

Attachments: [030424 Agenda Summary.pdf](#)
[Dunning Road Map.pdf](#)
[Petition Signatures.pdf](#)
[SAD Policy 120621.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Fritz, Public Services Director, stated that this request is to accept the petitions that were submitted by the residents of Dunning Road to pave approximately 500 feet of a gravel road. He noted that this is first step of a three-process to pave a gravel road.

A motion was made by Neubauer, seconded by Carlock, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioli, Neubauer and Walker

Enactment No: RES0085-2024

Whereas, The Department of Public Services requests the Rochester Hills City Council accept the petitions for the Special Assessment District (SAD) paving request for Dunning Road, east of Eastwood Drive, City File Number E23-028, Section 31.

Resolved, that the Rochester Hills City Council, on behalf of the City of Rochester Hills, hereby accepts the petitions for the Special Assessment District (SAD) paving request for Dunning Road, east of Eastwood Drive.

- 2024-0122** Request to Accept the Petitions for the Special Assessment District (SAD) paving request for Childress Avenue

Attachments: [030424 Agenda Summary.pdf](#)
[Childress Avenue Map.pdf](#)
[Petition Signatures.pdf](#)
[SAD Policy 120621.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Fritz, Public Services Director, stated that this request is to accept the petitions that were submitted by the residents of Childress Avenue.

A motion was made by Neubauer, seconded by Carlock, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioli, Neubauer and Walker

Enactment No: RES0086-2024

Whereas, The Department of Public Services requests the Rochester Hills City Council accept the petitions for the Special Assessment District (SAD) paving request for Childress Avenue, City File Number E23-032, Section 15.

Resolved, that the Rochester Hills City Council, on behalf of the City of Rochester Hills,

hereby accepts the petitions for the Special Assessment District (SAD) paving request for Childress Avenue.

- 2024-0116** Request for Acceptance of Agreement - DPS/ENG: Approval of Cost Participation Agreement between the Board of County Road Commissioners for the County of Oakland (BOARD) and the City of Rochester Hills for the rehabilitation of Walton Boulevard from Adams Road to Livernois Road and authorize the expenditure and payment to the BOARD for the City's share of the project in the amount of \$132,993.00; County Road Commissioners for the County of Oakland, Waterford, MI

Attachments: [030424 Agenda Summary.pdf](#)
[Cost Participation Agreement.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Fritz, Public Services Director, shared that Oakland County is going to begin this project in May and that this request is to approve the City's local contribution to the project.

Ms. Mungoli questioned when the "alternate route" signs will start being displayed in that area and what the alternate route will be.

Mr. Fritz responded that the PRV project will be starting right before this project at the corner of Brewster Road and Walton Boulevard. He commented that he does not know what the alternate route will be yet for the project.

Ms. Mungoli requested that the information on alternate routes be forwarded to City Council so that they may help answer any resident questions or concerns.

A motion was made by Mungoli, seconded by Carlock, that this matter be Adopted by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Mungoli, Neubauer and Walker

Enactment No: RES0087-2024

Resolved, that the Rochester Hills City Council hereby authorizes approval of the Cost Participation Agreement between the Board of County Road Commissioners for the County of Oakland (BOARD) and the City of Rochester Hills for the rehabilitation of Walton Boulevard from Adams Road to Livernois Road and authorize the expenditure and payment to the BOARD for the City's share of the project in the amount of \$132,993.00 and further authorizes the Mayor to execute the agreement on behalf of the City.

ANY OTHER BUSINESS

NEXT MEETING DATE - Regular Meeting - Monday, March 18, 2024 - 7:00 p.m.

ADJOURNMENT

There being no further business before Council, it was moved by Mungoli and seconded by Neubauer to adjourn the meeting at 9:14 p.m.

*RYAN DEEL, President
Rochester Hills City Council*

*LEANNE SCOTT, MMC, Clerk
City of Rochester Hills*

*AARON GEER
Administrative Coordinator
City Clerk's Office*

Approved as presented at the (insert date, or dates) Regular City Council Meeting.