



Rochester Hills

Minutes

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 Mungioli,
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, April 28, 2025

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

President Deel called the Regular Rochester Hills City Council Meeting to order at 7:02 p.m. Michigan Time.

ROLL CALL

Present 6 - David Blair, Ryan Deel, Carol Morlan, Theresa Mungioli, Marvie Neubauer and David Walker

Absent 1 - Jason Carlock

Others Present:

Bryan Barnett, Mayor
Dan Christ, City Attorney
Bill Cooke, Deputy Fire Chief
Ken Elwert, Parks & Natural Resources Director
Bill Fritz, Public Services Director
Larry Gambotto, Captain/Training Officer
Todd Gary, Fire chief/Emergency Services Direct
Brooke Insana, Human Resources Director
Rochelle Lyon, Information Systems Director
Nathan Mueller, Chief of Communications
Sara Roediger, Planning & Economic Development Director
Leanne Scott, City Clerk
Siddh Sheth, Rochester Government Youth Council, RHGYC
Leslie Turnbull, Human Resources Manager
Mike Viazanko, Building/Ordinance/Facilities Director

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

A motion was made by Neubauer, seconded by Mungioli, that the Agenda be Approved as Presented. The motion carried by the following vote:

Aye 6 - Blair, Deel, Morlan, Mungioli, Neubauer and Walker

Absent 1 - Carlock

COUNCIL AND YOUTH COMMITTEE REPORTS

Rochester Hills Government Youth Council (RHGYC):

President Deel introduced RHGYC Representative, Siddh Sheth.

Mr. Sheth stated that he is a Junior at Stony Creek High School and that this is his third year on the Youth Council. He shared that over the past month; the Youth Council volunteered to clean up the river and the riverbed at Yates Park and hosted their annual Cultural Fair on April 26 at Garth Pleasant Area. He continued that the Cultural Fair had over 500 attendees and brought together many cultural performances and several varieties of food. He announced that the applications for next year's Rochester Hills Government Youth Council are due Friday, May 23 at 5:00 p.m.

Older Persons' Commission (OPC):

Mr. Walker stated that the OPC's annual 5K run and walk to benefit meals on wheels will take place on Saturday, June 7 at 8:00 a.m.; registration is available online or in person from 7:00 a.m. to 7:50 a.m. on the day of the event. He announced that tickets are on sale for the OPC's Summer Soiree Caribbean Calypso taking place on June 20th He stated that tickets are \$125 per person and benefits the OPC's Meals on Wheels program; more details and tickets can be purchased at the OPCcenter.org.

Ms. Mungoli shared that there have been several events recently that Council has attended: last Thursday, April 24th, was the 44th annual Prayer Breakfast; Saturday morning, April 26th, was the Women's Fund brunch celebrating the Women's Fund's 25th anniversary. She shared that the Women's Fund has donated over a half million dollars to women in the community for the last 25 years, they still have \$900,000 in their account and they are looking at other ways of helping women in the community. She stated that last Saturday night, there was an event to help raise money through the friends of the library to make sure the City continues to have great books and programs.

Ms. Morlan shared that the Avondale Youth Assistance awards night was a success. She commented that approximately 30 students were recognized for leadership and improvement. She stated that prom is coming up and that the museum is expecting around 2,500 guests to attend the Rochester High School prom pictures, an event that will also serve as a fundraiser for the junior class. She continued that in honor of Women's Month the museum is staging a play called *Three Needles and Suture*, depicting Bertha Van Hoosen and her sisters. Tickets are available on the City's website, \$5 for members and \$8 for non-members.

RECOGNITIONS

2025-0138 Proclamation in Recognition of the Rochester High School Dance Team

National Champions

Attachments: [04282025 Agenda Summary.pdf](#)
[Proclamation.pdf](#)
[Resolution \(Draft\).pdf](#)

Mayor Barnett invited Lisa Niskar, Head Coach of the Rochester High School Dance Team, to present the awards with him. He shared that they are here to honor and recognize the National Champions of the Rochester High School Dance Team. He stated they have been blessed as a school district to have some incredible champions. He read the proclamation.

Coach Niskar thanked Mayor Barnett for honoring the team and shared that she could not be prouder of the athletes and this team. She stated that their dynamic as a team is one of the best she could have ever hoped for, and it has contributed to their success. She introduced the members of the dance team and the Assistant Coach, Andrea Arnold.

Presented.

Whereas, Competitive Dance is a high-energy team-based performance sport that involves athletes performing elaborate routines; and

Whereas, while the Rochester High School Varsity Dance Team is not currently a school club or sport, they are a self-funded activity in which team members practice together on average of ten hours per week, as well as train at technical dance studios in their free time, and the passion and hard work has carried them to the top to win the Dance Team union National Championship; and

Whereas, at the fiercely competitive national competition on February 14-16, 202, which included 240 teams from around the nation, Rochester High School edged out their competition by 1.94 point in the Pom event, winning first place, and placed fourth in the Jazz event; and

Whereas, the 2025 Dance Team Union National Champions, led by coach Lisa Niskar and Assistant Coach Andrea Arnold, consists of the following Rochester High School athletes:

Brielle Bates	Victoria Brinell	Shaila Buhat
Brooke Dieterle	Shelby Lawrence	Luke Loftus
Ellery Maras	Megan Myrick	Alina Patalan
Amelia Sandoval	Jillian Sieber	Eva Teknos

Now, Therefore, Be It Resolved, that on the occasion of their outstanding win, I congratulate the Rochester High School Varsity Dance Team and wish each athlete all the best in their academic and extracurricular endeavors.

2025-0186 Swearing-In Ceremony for Captain/Assistant Fire Marshal, Josh Boyce

Attachments: [042825 Agenda Summary.pdf](#)

Ann Echols, Assistant Chief/Fire Marshall, shared that they are celebrating a milestone for Captain Joshua Boyce, who served more than 20 years with the Auburn Hills Fire Department and applied to the Rochester Hills Fire Department in 2020. She shared that he is an exceptional and dedicated individual who has provided them with a wealth of knowledge and has elevated the quality of inspectors and inspections. She congratulated Captain Boyce on his promotion to Captain/Assistant Fire Marshal.

Clerk Scott provided the oath of office to Captain/Assistant Fire Marshall Boyce.

Presented.

2025-0187 Swearing-In Ceremony for Firefighter Candidate

Attachments: [042825 Agenda Summary.pdf](#)

Joshua Boyce, Captain/Assistant Fire Marshall, stated that being a firefighter paramedic is not just a job, it is a calling that takes courage, dedication and a commitment to serve others in the most challenging moments. He shared that the entire department is thrilled to have John McKay with them. He continued that they will be here to guide, support and grow with him.

Clerk Scott provided the oath of office to Firefighter/Paramedic John McKay.

Presented.

2025-0139 Proclamation in Recognition of Building Safety Month - May 2025

Attachments: [042825 Agenda Summary.pdf](#)
[Proclamation.pdf](#)
[Resolution \(Draft\).pdf](#)

Mayor Barnett welcomed Mike Viazanko, Building/Ordinance/Facilities Director. He stated that the purpose is to recognize the importance of the work that Mr. Viazanko and his team does.

Mr. Viazanko shared that May is recognized nationally as Building Safety Month and that the national theme this year is game on. He stated that they are bringing the high school architectural classes to City Hall to do a presentation and get information into schools. He continued that they will be doing events at the home center stores and the OPC in the coming weeks and thanked everyone for their continued support.

Presented.

Whereas, the City of Rochester Hills is committed to recognizing that our growth and strength depends on the safety and economic value of the homes, buildings and infrastructure that serve our citizens, both in everyday life and in times of natural disaster; and

Whereas, our confidence in the structural integrity of these buildings that make up our community is achieved through the devotion of vigilant guardians - building safety and fire prevention officials, architects, engineers, builders,

tradespeople, design professionals, laborers, plumbers and others in the construction industry - who work year-round to ensure the safe construction of buildings; and

Whereas, these guardians are dedicated members of the International Code Council, a U.S. based organization that brings together local, state and federal officials who are experts in the built environment to create and implement the highest quality codes to protect us in the buildings where we live, learn, work and play; and

Whereas, the International Codes used by the City of Rochester Hills include safeguards to protect the public from natural disasters such as hurricanes, snowstorms, tornadoes, wildland fire, floods and earthquakes; and

Whereas, Building Safety Month is an opportunity to remind the public about the critical role of our community's largely unknown protectors of public safety - our local code officials - who assure us of safe, efficient and livable buildings that are essential to America's prosperity; and

Whereas, each year, in observance of Building Safety Month, Americans are asked to consider the commitment to improve building safety and economic investment at home and in the community, and to acknowledge the essential service provided to all of us by local and state building departments, fire prevention bureaus and federal agencies in protecting lives and property; and

Whereas, "Mission Possible," the theme for Building Safety Month 2025, encourages us all to raise awareness about building safety on a personal, local and global scale.

Now, Therefore, Be It Resolved, that May 2025 will be designated Building Safety Month in the City of Rochester Hills. Accordingly, our citizens are encouraged to join their fellow Americans in participating in Building Safety Month awareness by assisting in efforts to improve building safety.

PRESENTATIONS

2025-0189 Presentation on the 2025 Memorial Day Parade of Heroes; Rochester Regional Chamber of Commerce and Chamber Foundation, Maggie Bobitz, President, presenter

Attachments: [042825 Agenda Summary.pdf](#)
[Presentation.pdf](#)
[Resolution \(Draft\).pdf](#)

Maggie Bobitz, Rochester Regional Chamber of Commerce and Chamber Foundation President, shared that the Memorial Day Parade events will start at 8:00 a.m. in the City of Rochester at the Mount Avon Cemetery where they will do the flag ceremony at 9:00 a.m. and then at 10:30 the City of Rochester Hills will have an event at Veterans Pointe. She stated that the Memorial Day Parade of Heroes is a combination of three Rochester Hills City Council members, Theresa Mungioli, David Blair and David Walker, there will also be three City of Rochester Council members and various community members. She announced that this year, the parade is doing a new route, starting at First Street, traveling to Castelle which turns into Harding then Livernois, they will go south on Livernois to Avon Road where the parade will end and everyone will be able to go to Veterans Pointe to attend Rochester Hills' event. She continued that the parade route will be closed

to traffic from 9:00 a.m. to 10:00 a.m. or when the last parade participant has safely gone through.

City Council Members thanked Ms. Bobitz and the Chamber for all their hard work.

A motion was made by Mungioli, seconded by Neubauer, that this matter be Adopted by Resolution acknowledging the Parade to be held on May 26, 2025. The motion carried by the following vote:

Aye 6 - Blair, Deel, Morlan, Mungioli, Neubauer and Walker

Absent 1 - Carlock

Enactment No: RES0095-2025

Therefore Be It Resolved, that the Rochester Hills City Council acknowledges the 2025 Memorial Day Parade of Heroes to be held on Memorial Day, Monday, May 26, 2025.

PLANNING AND ECONOMIC DEVELOPMENT

- 2025-0152** Request for Preliminary Site Condominium Approval for Oak Creek Condominiums, a proposed development of twenty-one (21) single family detached residences on approximately 8.5 acres of land, located at 3249 and 3271 Livernois, on the east side of Livernois, south of Auburn Rd., zoned R-4 One Family Residential; Mohammed Bahauddin, Enliven Developers, Applicant

Attachments: [042825 Agenda Summary.pdf](#)
[Staff Report 041525.pdf](#)
[Reviewed Plans Pt. 1.pdf](#)
[Reviewed Plans Pt. 2.pdf](#)
[Reviewed Plans Pt. 3.pdf](#)
[Applicant's Commitment 041625.pdf](#)
[Development Application.pdf](#)
[Environmental Impact Statement.pdf](#)
[HOA Letter 040424.pdf](#)
[WRC Letter 092123.pdf](#)
[Tetra Tech Report 032425.pdf](#)
[Notice of Wetlands And-Or Floodplain Designation.pdf](#)
[Off-Site Storm - Wetland Notice.pdf](#)
[Draft PC Minutes 041525.pdf](#)
[Public Hearing Notice.pdf](#)
[Public Comment 041725.pdf](#)
[Public Comment.pdf](#)
[Resolution \(Draft\).pdf](#)

Sara Roediger, Planning & Economic Development Director, **Mohammed Bahauddin**, Elvin Developers, **Joseph Vaglica**, GES - Gateway Engineering and Surveying, and **Meagan Davis**, Wetland Scientist with TetraTech were present.

Ms. Roediger shared that this is for a proposed development of 21 single-family homes and that they are proposing one public road that will be accessed off of Livernois and will connect to the existing road which is immediately to its east and

was always intended to connect to Livernois. She continued that they are proposing common open space throughout the development and that they are disrupting approximately 400 square feet of wetlands that has been reviewed by EGLE and the environmental consultants and found that it will be a minimum disruption to the wetlands and that they are creating a culvert which will allow the storm water to continue through and wildlife should still be able to have free access through the wetland area. She explained that this is a preliminary condominium which has gone to the Planning Commission, and they have recommended the approval of the preliminary condominium and the wetland use permit. She shared that this project would still have to go through final review so it will come back to Planning Commission and City Council with several additional details including additional outside permits.

Mr. Walker shared that initially he was concerned about the wetlands and the natural feature setback, but after further review, he appreciates that they were very sensitive to the environment. He stated that he understands that the developers scaled back the number of units to accommodate the wetlands and feature setback. He questioned what level of landscape they are going to provide for the houses.

Mr. Bahauddin shared that putting in the trees will be part of the development process, and they will do the grating.

Mr. Walker stated that he noticed a lot of trees on the private property and asked if that is common practice for a developer.

Ms. Roediger explained that this has been the practice through the years in order to meet the tree replacement count they encourage planting trees and vegetation around the periphery of the property as much as possible to create a buffer for surrounding neighbors.

Mr. Walker stated that because it is on private property the owner could cut down, move, or destroy the trees. He asked if there would be supervision that the trees planted remain there. He questioned if a boulder wall will be placed as opposed to a split rail on lots four and five.

Mr. Bahauddin shared that lots four and five are relatively far away from the boundary of the lot and there will be woods surrounding it, so they do not anticipate a need for boulders there.

Ms. Mungoli shared concerns regarding basement flooding and asked how that would be handled.

Mr. Vaglica explained that water coming into the basement will go to the storm sewer system and will then be diverted to the pond which will reduce the rainwater surface water coming into the building.

Ms. Mungoli shared that there were issues last year in Brooklyn's where new homes were built on a high-water table and there was a lot of water in the street that had not been there before the build. She stated that she wants to be sure that the situation is being handled and that the neighboring subdivisions are not

going to see a change in the way the water is deflected in the neighborhood.

Mr. Vaglica shared that they are not obstructing the natural water flowing through the wetland because they provided the culvert in the middle of the road, so it will pass through, and the excess rainwater would be through the sump pump to the storm sewer system going to the pond.

Ms. Mungoli asked if all houses will be connected from the sump pump to the storm sewer and whether any are going to go out into the front or backyard.

Mr. Vaglica stated that every house will be connected to the storm sewer.

Ms. Roediger shared that new developments are graded in such a way they should improve the neighboring flooding issues and address some people's concerns about wet backyards or basements.

Ms. Neubauer thanked the developers for working with the department and taking the suggestions, such as scaling back the number of units, made at the Planning Commission meeting. She reiterated that the way this development has been designed will improve the flooding in the area, along with the permits that are still required to come during the building process.

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

Aye 6 - Blair, Deel, Morlan, Mungoli, Neubauer and Walker

Absent 1 - Carlock

Enactment No: RES0096-2025

Resolved, that the Rochester Hills City Council hereby approves the Preliminary One Family Residential Detached Condominium Plan, based on plans received by the Planning Department on March 13, 2025, with the following findings and subject to the following conditions:

Findings

1. The site plan and supporting documents demonstrate that the proposed development will promote the intent and purpose of the ordinance, as well as other City Ordinances, standards, and requirements; and those requirements can be met with the exception of the acceptable modifications shown below and subject to the conditions listed below.
2. The site plan and supporting documents demonstrate that the proposed development will be designed, constructed, operated, maintained and managed so as to be compatible, harmonious and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use, and the community as a whole. The proposed project will be accessed primarily from Livernois Road, thereby promoting safety and convenience of vehicular traffic both within the site and on adjacent roadways. The preliminary plan represents a reasonable street, building and lot layout and orientation.
3. The development will be served adequately by essential public facilities and services, such as major roadways, streets, police and fire protection, drainageways, refuse disposal, and utilities.

4. The proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or the public welfare.
5. The proposed development will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.
6. The proposed improvements should have a satisfactory and harmonious relationship with the development onsite as well as existing development in the adjacent vicinity and act as an extension of the residential development to the east out to Livernois Road.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, including the Fire Department Streets review, prior to final detached condominium approval.
2. Provide a landscape bond in the amount as determined by an updated landscape cost estimate to be provided by the applicant and verified by city staff, plus the cost of inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.

2025-0154 Request for Wetland Use Permit Approval to impact approximately 417 square feet of wetlands for Oak Creek Condominiums, a proposed development of twenty-one (21) detached single family residences on approximately 8.5 acres of land, located at 3249 and 3271 Livernois, on the east side of Livernois, south of Auburn Rd., zoned R-4 One Family Residential; Mohammed Bahauddin, Enliven Developers, Applicant

Attachments: [042825 Agenda Summary.pdf](#)
[Staff Report 041525.pdf](#)
[Reviewed Plans Pt. 1.pdf](#)
[Reviewed Plans Pt. 2.pdf](#)
[Reviewed Plans Pt. 3.pdf](#)
[Applicant's Commitment Correspondence 041625.pdf](#)
[Development Application.pdf](#)
[Environmental Impact Statement.pdf](#)
[HOA Letter 040424.pdf](#)
[WRC Letter 092123.pdf](#)
[Tetra Tech Report Sent 032625.pdf](#)
[Notice of Wetlands And-Or Floodplain Designation.pdf](#)
[Off-Site Storm - Wetland Notice.pdf](#)
[Draft PC Minutes 041525.pdf](#)
[Public Hearing Notice.pdf](#)
[Public Comment 041725.pdf](#)
[Public Comment.pdf](#)
[Resolution \(Draft\).pdf](#)

Sara Roediger, Planning & Economic Development Director, and Mohammed Bahauddin, Elvin Developers were present.

Mr. Walker said that with this development being over five-acres, it is governed by EGLE and inquired whether the necessary paperwork has been submitted.

Mr. Bahauddin shared that they are in the process of submitting the paperwork and introduced their wetland expert to answer further questions.

Meagan Davis, Wetland Scientist with TetraTech, stated that the total permanent impact is 417 square feet, which is a hundredth of an acre and the total wetland on the site is a third of an acre. She shared that they are minimizing the maximum extent practicable, and pointed out that it is only for the roadway. She stated they are meeting EGLE's minor permit category for the culvert to ensure that there is minimal impact to the stream and that a tenth of an acre or less is typically EGLE's threshold to require mitigation.

Ms. Neubauer requested confirmation that the EGLE permit was a condition from the Planning Department and that the project would not come back to them unless they had the permit.

Ms. Roediger confirmed.

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

Aye 6 - Blair, Deel, Morlan, Mungoli, Neubauer and Walker

Absent 1 - Carlock

Enactment No: RES0097-2025

Resolved, that the Rochester Hills City Council hereby approves the Wetland Use Permit to permanently impact approximately 417 square feet of wetland to construct the public road to service the single family units, and associated development infrastructure based on plans received by the Planning Department on March 13, 2025, with the following findings and subject to the following conditions:

Findings

1. The proposed permanent impact of 417 square feet of wetland area on site is minimal, the wetland is of a medium ecological quality, the crossing of the wetland and watercourse area is the minimum impact that allows the property to be developed pursuant to city plans and regulations, and minimization and mitigation efforts pursuant to the City's environmental consultant have been implemented on the proposed site plans.
2. ASTI has reviewed the subject plans and proposed impacts to Wetland A and the unnamed watercourse along with the proposed mitigation efforts to help reduce the impacts to those wetlands and has indicated that the plans as proposed are satisfactory.

Conditions

1. That the applicant receives an EGLE Part 303 Permit (as applicable) prior to issuance of a Land Improvement Permit.
2. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
3. That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a city-approved wetland seed mix where possible, and

the applicant must implement best management practices, prior to final approval by staff.

4. The applicant shall abide by all conditions and recommendations as outlined in ASTI's review letter of February 27, 2025.

ORDINANCE FOR INTRODUCTION

2025-0156 Request for Acceptance for First Reading - An Ordinance to Amend Section 138-7.106 of Article 7 Planned Unit Development of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to provide a streamlined preliminary PUD process for developments submitted under the Michigan Department of Environment, Great Lakes and Energy (EGLE) Restoration and Remediation Grant 2023-2540, and to repeal conflicting or inconsistent ordinances

Attachments: [051225 Agenda Summary.pdf](#)
[Ordinance.pdf](#)
[042825 Agenda Summary.pdf](#)
[McLeod Roediger Memo 040925.pdf](#)
[Public Hearing Notice.pdf](#)
[Draft PC Minutes 041525.pdf](#)
[PC Minutes 031825.pdf](#)
[042825 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Ms. Roediger shared that with the funds from EGLE, there are some very complex projects that they are working on in terms of improving environmental quality of some of the landfills and contaminated parcels, and they are getting to the point that they want to start talking about the development of the parcels and what is going on after the fact. She stated that in order to help retain the level of decision making at the Council level and to speed up the process a little, they have determined that the review process that makes the most sense is the planned unit development (PUD) process because there is a public benefit, and a give and take, amongst the City and the applicant, but that takes four public meetings. She continued that to help speed up the initial part of the process where they can get some buy in, they propose that the EGLE subcommittee that meets monthly and is made up of Council representatives, City staff and consultants, be the first recommending body to City Council to make the preliminary PUD. She explained that all other steps of the process remain the same, so there are still three public hearings, one at the Planning Commission and two at the City Council level.

President Deel stated that it is important to note that time is of the essence when it comes to these projects that are under the unique grant that was awarded to the City. He questioned when they must have the funds expended.

Ms. Roediger shared that they must be expended by 2027 and that they are working through the final stages of an extension, but the projects are big and complex, and they do not want to be stuck midway and have the grant expire.

Mr. Walker stated that as one of the Council members on the EGLE Committee he is very aware of what is going on, and he thinks this is a wonderful tweak to the

procedure. He shared that they are limited by time so they want to make sure that they find a good home for the \$75 million and they need to be very sensitive to what the public benefit of any project will be.

Ms. Neubauer *questioned if the projects are not completed in time, would the City loses the money.*

Ms. Roediger *responded yes, the funding would be lost and that these sites are vacant because they are not easy and when they get into the dirt, surprises come up so they want the extra time cushion.*

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

Aye 6 - Blair, Deel, Morlan, Mungioli, Neubauer and Walker

Absent 1 - Carlock

Enactment No: RES0116-2025

Resolved, that the Rochester Hills City Council hereby accepts for First Reading an ordinance to amend Section 138-7.106 of Article 7 Planned Unit Development of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to provide a streamlined preliminary PUD process for developments submitted under the Michigan Department of Environment, Great Lakes and Energy (EGLE) Restoration and Remediation Grant 2023-2540, and to repeal conflicting or inconsistent ordinances.

2025-0190 Request for Acceptance for First Reading - an Ordinance to amend Article III, Sections 58-57, 58-58 and 58-59 of Chapter 58, Fire Prevention and Protection, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to adopt the 2024 International Fire Code, to specify enforcement authority, and to adopt amendments to the Fire Code, provide for periodic fire safety inspections; and to repeal conflicting ordinances and prescribe a penalty for violations

Attachments: [051225 Agenda Summary.pdf](#)
[Ordinance.pdf](#)
[042825 Agenda Summary.pdf](#)
[042825 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Ann Echols, Assistant Chief/Fire Marshall, *shared that the 2024 International Fire Code is the most current available code and will allow them to address and protect new and emerging technologies such as electric vehicles, batteries and battery powered energy storage systems and photovoltaic or solar panel installations. She continued that there are updates to items such as emergency planning and guidance for businesses, food trucks and temporary heating and cooling in tents, as well as language change under periodic fire safety inspections. She stated that the intent is to more clearly identify the decision-making process when determining the frequency of visits to a business and that they will continue to use the NFPA 1730 standard as a guide when implemented, but they have included language*

about zoning as well to assist in decisions where there are multiple uses in a building that might be conflicting when they do their scheduling of inspections.

President Deel shared that it is interesting because with emerging technologies there are new building materials that are more sustainable and create a need to alter what is in the Fire Code and he is happy to see that the Fire Department is on top of it.

Ms. Mungiolli stated that she is very glad to have this brought before Council to keep residents, staff and fire fighters safe when they go into a serious situation.

A motion was made by Mungiolli, seconded by Neubauer, that this matter be Accepted for First Reading by Resolution. The motion carried by the following vote:

Aye 6 - Blair, Deel, Morlan, Mungiolli, Neubauer and Walker

Absent 1 - Carlock

Enactment No: RES0117-2025

Resolved, that an Ordinance to amend Article III, Sections 58-57, 58-58 and 58-59 of Chapter 58, Fire Prevention and Protection, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to adopt the 2024 International Fire Code, to specify enforcement authority, and to adopt amendments to the Fire Code, provide for periodic fire safety inspections; and to repeal conflicting ordinances and prescribe a penalty for violations is hereby Accepted for First Reading.

ORDINANCE FOR ADOPTION

2025-0149 Acceptance for Second Reading and Adoption - An Ordinance to amend sections 54-466 and 54-467 and to add section 54-472 of Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to add fees for Innovation Hills, clarify language regarding resident and non-resident permits, to repeal conflicting ordinances, and prescribe a penalty for violations

Attachments: [042825 Agenda Summary.pdf](#)
[Ordinance.pdf](#)
[040725 Agenda Summary.pdf](#)
[040725 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Ken Elwert, Parks and Natural Resources Director, was present to answer any questions.

A motion was made by Neubauer, seconded by Morlan, that this matter be Accepted for Second Reading and Adoption by Resolution. The motion carried by the following vote:

Aye 6 - Blair, Deel, Morlan, Mungiolli, Neubauer and Walker

Absent 1 - Carlock

Enactment No: RES0098-2025

Resolved, that an Ordinance to Amend Sections 54-466 and 54-467 and to add Section 54-472 of Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to add fees for Innovation Hills, clarify language regarding resident and non-resident permits, to repeal conflicting ordinances, and prescribe a penalty for violations is hereby Accepted for Second Reading and Adoption and shall become effective Monday, May 5, 2025 following its publication in the Oakland Press on Sunday, May 4, 2025.

PUBLIC COMMENT for Items not on the Agenda

David Copco, 599 Chase Way Blvd., shared that he has been a member of the Rochester Fire Department for nearly 15 years, a member of Local 3472 for nearly 10 years and is currently the Treasurer of 3472. He stated that he was elected to be part of the bargaining committee and that the process has taught him a lot and greatly expanded his knowledge of the negotiation process and the relationship between cities and local unions. He explained that the delay in the City's wage study pushed meaningful discussion on economics into December 2024, which was the end of their contract. He continued that the Union made significant concessions on their part in exchange for a small concession by the City, which is on the agenda at this meeting, and a deal has not been reached. He shared that the City decided to bring up the topic of wages and question why they were not willing to settle for their unacceptable offer, this led to threats that were mentioned to President Gardner and the union moving forward and filing an unfair labor practice. He continued that the parties again met and could not reach agreement, and that the City tells a pay philosophy of being in the 55th percentile, whereas they would like to be 5% above the median wage for all positions to remain competitive. He stated that based on the City's wage study, they fell eighth out of ten for wages based on 2024 and they are currently the lowest paid, and if the local is successful in arbitration the majority would still be short of the City's target.

Derek Gardner, 11136 Clyde Rd., stated that he is the President of the IAFF Local 3427 Union. He shared that the amount of investment in the Fire Department is unprecedented and that the area, new stations, new trucks, renovated stations, equipment and increase to personnel is phenomenal. He explained that they have made significant progress in many areas but are at an impasse on economic issues, at the core is disagreement in the proposed change for how overtime is calculated. He continued that most hourly workers receive overtime after working 40 hours and that Fire Fighters receive overtime after working more than 106 hours due to the 24-hour work shifts and that they regularly exceed this threshold. He stated that the City is proposing a shift to a 28-day and 212-hour standard, which will reduce the amount of overtime that is earned. He said that without implementing the safeguards other cities have adopted, they have no choice but to proceed to arbitration and that the tone of negotiations have been overwhelmingly professional, until a meeting occurred last month, where members of the City's negotiating team unveiled plans that might be brought forward if the Union proceeds to arbitration. This includes a plan to unilaterally change the work schedule, create a system that would generate the least possible amount of overtime and hire only EMTs and not training them up as paramedics as is currently required. He stated that because of this, they were forced to file an unfair labor

practice charge against the City and that they are committed to reaching a fair and equitable agreement.

Max Donovan, 2247 Walton Blvd., shared that he is a resident of District One in Rochester Hills and that he is running for that district seat. He stated that how the City's everyday heroes are treated is important and he wanted to make sure that some words were brought to Council that they might listen to. He referenced the August budget meeting where it was stated that the response time for Rochester Hills compared to other response times is much quicker and more efficient and it was said that the City is the place that people want to come work for the Fire Department and that safety is the top priority for the City. He referenced Mayor Barnett stating that he commented on the fantastic leadership the Fire Department has. He shared that when it comes to the contract the City has two options, to come to the table and make the reasonable concessions that have been asked or wait until the election is over and see people win who understand the kind of compensation these heroes deserve.

Sean Mangan, 43323 Mirabile Trail, shared that he serves as the Vice President of the IAFF Local 3472 Union. He stated that the men and women of the Local 3472 are some of the most dedicated, hardworking, and deserving professionals he knows, and he is proud to work alongside them every day. He explained that the main point of contention in the negotiation is economic and that for the past three to four years, they have felt the pressure of rising cost of living and a challenging economic environment for members. He continued that financial security is not a luxury and that it is what allows them to come to work each day with a clear mind focused on what matters most, protecting the people of the City and providing them with the highest level of care and that without that sense of security they risk losing what they have worked so hard to build over the last decade. He shared that other cities are offering more competitive compensation packages and that talented members of the team may begin to look elsewhere. He mentioned the department's mission statement is driven to be the best, and that it is disheartening when the same people who ask them to meet and exceed the highest standards turn around and offer compensation that ranks just above the median. He stated that they understand that contract negotiations take time and they remain committed to a fair process but imagine showing up to work each day knowing that City leadership has resorted to threats to put pressure into accepting a less than deserved compensation package, despite the City's well-documented financial stability and debt-free status.

Chris Sheda, 1101 Sunset Hills Dr., stated that he serves as the Secretary of the IAFF Local 3472 Union. He shared that they are united in the hope of building a better future for both workers and the citizens that are served. He explained that there is a nationwide shortage of Firefighters and Paramedics, and like many departments, they face challenges in finding qualified candidates to fill their ranks and they often see new hires leaving after being trained for better opportunities. He continued that it has been harder to recommend the job to people they care about because it is no longer a better opportunity than other areas and if they stay on this path, recruitment will only get harder and even more concerning.

Susie Carbone, 1401 W. Horseshoe Bend, shared that she is a Rochester Hills resident and has lived here for 19 years and has raised her family here. She stated that she is a nurse who serves the Rochester Hills community and often after the City's firefighters have answered the first call she has been able to witness and be a part of the incredible community outreach and education. She continued that the firefighters provide many field trips to the firehouse which are very educational, and firefighters are often at community events to ensure the public's safety. She explained that this outreach is important for building trust between children and first responders so that they recognize them in case of an emergency. She shared that firefighters' expertise and commitment keep the community safe and that they deserve wages and benefits that truly reflect the sacrifices they make for the City. She stated that it is not only disappointing but embarrassing that the Fire Department is among the lowest paid in ten local departments.

Dave Pandre, 549 Arlington Dr., shared that he is a Firefighter for the City of Birmingham and a resident of the City of Rochester Hills for the past 20 years. He stated that one of the concerns he has is that there has not been interpersonal dialog between members of the Executive Board and Council and suggests taking time for coffee with the Firefighters and hearing what they have to say. He said that it is embarrassing that a ULP has been filed, and it can no longer be said that the City has good labor relations with the Fire Department.

Nick Hanson, 1613 Stonecrest Dr., stated that he is a Firefighter in Plymouth Township and is a lifelong citizen of Rochester Hills. He shared that he is appalled by what is happening with the Fire Department. He explained that arbitration can cost between \$200,000 and \$400,000 and that as a Firefighter at top pay makes \$3,000 more than the City's Lieutenants and he gets three more vacation days a year.

Danielle Julliard, 880 Joslyn Rd., shared that she is a nurse at Henry Ford Rochester and has been a nurse for 10 years and that she is here in support of the Firefighters Local 3472. She stated that the Rochester Hills Firefighters show up for everyone in the community. She explained that Firefighters Local 3472 stood by the nurses at their strike in September 2023 in front of the hospital and at their picket in February 2025. She continued that they are both bargaining for fair contracts and for fair and competitive wages and they will continue their joint actions together as they have in this community.

Scott Bayla, 17614 Zanger St., stated that he is a retired Firefighter from Roseville and is the current Six District Vice President of the Michigan Professional Firefighters Union and of the International Association of Firefighters. He shared that Council needs to be sure that they are communicating their wishes with the negotiating team to ensure that they are leading to an outcome that the Council wants.

Mayor Barnett expressed his and City Councils appreciation for the Fire Department. He explained that contract negotiations started eight months ago and that the City has four unions they negotiate with, and they try to be consistent across the organizing unions and groups, and the City set out to do an in-depth study of 10 comparable municipalities. He shared that the study showed that at

the end of 2024 the City is 1% lower than average, so they decided to add the 1% and then add the 2.75% that the other union groups received for 2025 and add the 5% additional as a pay premium. He continued that a new Firefighter in their first two years of service had low pay, so they came up with a 21% increase for new Firefighters, and they created additional room between some of the categories to ensure that there was opportunity and incentivization to go up the ladder. He stated that they enhanced the dental package, improved disability benefits and reduced the health insurance waiting period for new hires and that there are roughly 12 things that make up a Firefighter's compensation plan. He shared that the City also does not want arbitration because it is expensive and the City's attorneys have said it could be \$50,000 to \$75,000, and it likely will not lead to a decision until November, if everything goes smoothly. He outlined many of the memories he has with the Fire Department and reiterated how much respect and care he has for them. He asked that the support that Council has shown be considered as part of the discussion because City Council has never said no to a single request from the Fire Department and detailed different items Council has approved to improve the working environment for the Fire Department. He explained that they have guiding bumpers that will guide this community and have guided the community, one is transparency, and one is fairness. He stated that they need to be able to show the Fire Department why they believe this contract is fair based on data which they did with the other unions six months ago and when they went away from negotiations, they voted in a landslide fashion to support the contract that was on the table. He explained that the City will be transparent and fair, but it does not mean that they will be the top at everything, he wants the Fire Department to look at the contract in its total with 9% to 21% raises in year one and \$8,000 to \$15,000 for the majority with increases in two and three years and considering the consistent support from the City. He asked that they give fair consideration to the contract and continue to work through the negotiating team.

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.

2024-0644 Approval of Minutes - City Council Regular Meeting - July 15, 2024

Attachments: [CC Min 071524.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0099-2025

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on July 15, 2024 be approved as presented/amended.

2024-0645 Approval of Minutes - City Council Regular Meeting - July 29, 2024

Attachments: [CC Min 072924.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0100-2025

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on July 29, 2024 be approved as presented/amended.**2024-0646** Approval of Minutes - City Council Regular Meeting - August 12, 2024**Attachments:** [CC Min 081224.pdf](#)
[Resolution \(Draft\).pdf](#)**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0101-2025

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on August 12, 2024 be approved as presented/amended.**2024-0647** Approval of Minutes - City Council Special Meeting - August 19, 2024**Attachments:** [CC Special Min 081924.pdf](#)
[Resolution \(Draft\).pdf](#)**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0102-2025

Resolved, that the Minutes of the Rochester Hills City Council Special Meeting held on August 19, 2024 be approved as presented/amended.**2024-0648** Approval of Minutes - City Council Regular Meeting - August 26, 2024**Attachments:** [CC Min 082624.pdf](#)
[Resolution \(Draft\).pdf](#)**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0103-2025

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on August 26 2024 be approved as presented/amended.**2025-0168** Request for Purchase Authorization - MIS: Purchase Authorization for equipment and associated hardware maintenance for the addition of a Fortinet email security system to City's existing Fortinet network gateway security infrastructure in the amount of \$52,115.60; IT Solutions Group, Novi, MI**Attachments:** [042825 Agenda Summary.pdf](#)
[Cost Proposal.pdf](#)
[Resolution \(Draft\).pdf](#)**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0104-2025

Resolved, that the Rochester Hills City Council hereby authorizes the purchase

for equipment and associated hardware maintenance for the addition of a Fortinet email security system to our existing gateway to IT Solutions Group, Novi, Michigan in the amount of \$52,115.60.

Further Resolved, that the City's acceptance of the proposal and approval of the award of a contract shall be contingent and conditioned upon the parties' entry into and execution of a written agreement acceptable to the City.

- 2025-0185** Request for Purchase Authorization - MIS: Blanket Purchase Order for annual support and software maintenance for the City's Equalizer System in the amount not-to-exceed \$90,000.00 for a one-year period; BS&A Software, Bath, MI

Attachments: [042825 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0105-2025

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for annual support and software maintenance to BS&A Software, Bath, Michigan for the City's Equalizer - Building, Assessing, Tax, Special Assessments, Misc. Receivables and Cash Receipting Software and website hosting fees for Assessing, Treasury, and Building in the amount not-to-exceed \$90,000.00 for a one-year period.

- 2023-0183** Request for Purchase Authorization - MIS: Increase to Blanket Purchase Order for the management and maintenance of the City's multi-function copier/scanner devices in the amount of \$3,500.00 for a new not-to-exceed amount of \$63,500.00 through April 1, 2025; Applied Innovations, Grand Rapids, MI

Attachments: [042825 Agenda Summary.pdf](#)
[050823 Agenda Summary.pdf](#)
[050823 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0106-2025

Resolved, that the Rochester Hills City Council hereby authorizes an increase to the blanket purchase order for the management and maintenance of the City's multi-function copier/scanner devices to Applied Innovations, Grand Rapids, Michigan in the amount of \$3,500.00 for a new not-to-exceed amount of \$63,500.00 through April 1, 2025.

- 2025-0178** Request for Purchase Authorization - FLEET: Purchase of two (2) Ferris Zero-Turn Commercial Lawn Mowers in the amount of \$29,393.80; Midwest Power Equipment, Haslett, MI

Attachments: [042825 Agenda Summary.pdf](#)
[Bid Tabulation.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0107-2025

Resolved, that the Rochester Hills City Council hereby authorizes the purchase of two (2) Ferris zero-turn commercial lawn mowers to Midwest Power Equipment, Haslett, Michigan in the amount of \$29,393.80.

Further Resolved, that the City's acceptance of the proposal and approval of the award of a contract shall be contingent and conditioned upon the parties' entry into and execution of a written agreement acceptable to the City.

- 2025-0182** Request for Purchase Authorization - DPS/ENG: Blanket Purchase Order/Contract for professional engineering services for water system regulatory reporting requirements in the amount not-to-exceed \$59,900.00; Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI

Attachments: [042825 Agenda Summary.pdf](#)
[Proposal.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0108-2025

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for professional engineering services to assist the City with completing our water system regulatory reporting requirements to Hubbell, Roth & Clark, Inc., Bloomfield Hills, Michigan in the amount not-to-exceed \$59,900.00 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

Further Resolved, that the City's acceptance of the proposal and approval of the award of a contract shall be contingent and conditioned upon the parties' entry into and execution of a written agreement acceptable to the City.

Passed the Consent Agenda

A motion was made by Blair, 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 6 - Blair, Deel, Morlan, Munglioli, Neubauer and Walker

Absent 1 - Carlock

The following Consent Agenda Item was discussed and adopted by separate Motion:

- 2025-0179** Request for Approval - DPS/ENG: Request for Approval of new METRO Act Telecommunications Right-of-Way Use Permit (Bilateral form); Open Fiber dba Ripple Fiber, LLC

Attachments: [042825 Agenda Summary.pdf](#)
[Ripple Fiber Plan.pdf](#)
[Ripple Fiber Permit Application.pdf](#)
[Resolution \(Draft\).pdf](#)

Mr. Blair showed a photo of a utility pole and shared that the vast majority of what is seen is fiber optic cable except for one cable that is hanging down. He explained that a lot of this is the Metro Act which is the Michigan law that allows a removal of red tape for approval to install infrastructure, especially that provide high speed internet to residents and businesses in the City. He explained that this is becoming a problem because they are running out of space and it is not okay when it gets crowded and asked for clarification on what the fiber carrier is planning to install and where.

Bill Fritz, Public Services Director, shared that the request is for underground directionally drilled conduits to pull fiber optics through.

Ms. Mungoli shared that since this is going underground, they still do not want it to get crowded because she heard from a resident that when an electric company came to their residences to run a line, they hit her water line, and it caused an issue. She asked if there was a requirement for when someone asks to lay more cords, if they can tell Ripple that they were the first and only one to do this because they do not want to find out a different company ended up cutting someone else's cord.

Mr. Fritz shared that they would process requests as they come in. He stated that Ripple is just the most recent, and AT&T went through a couple of years ago and did the same thing.

Ms. Mungoli questioned what would happen if Ripple cut an AT&T cable.

Mr. Fritz responded that they would repair it.

Ms. Mungoli explained that this would lead to residents having to spend an unknown amount of time waiting for a resolution.

Mr. Blair shared that the City contracts directional boring quite a bit and when the fiber is put underground it is inside a conduit which is usually two inches in diameter and a tracer wire is also pulled through, so if a different company comes to do directional drilling, they will call Ms. Dig to have all the wires flagged.

Ms. Mungoli inquired at what point do they stop letting people directionally bore in the community.

Mr. Blair shared that he would prefer it all go underground.

Ms. Mungoli agreed and stated that it might be something to discuss during the budget meetings.

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

Aye 6 - Blair, Deel, Morlan, Mungoli, Neubauer and Walker

Absent 1 - Carlock

Enactment No: RES0109-2025

Whereas, Open Fiber-dba Ripple Fiber LLC has applied for and requests City Council to issue a permit utilizing the standard METRO Act Permit Bilateral form, with a 15-year initial term.

Therefore, Be It Resolved, that the Rochester Hills City Council hereby approves Ripple Fiber, LLC's application for a Telecommunications Right-Of-Way Permit (Bilateral form).

Further Resolved, that the Rochester Hills City Council authorizes the Mayor to sign the permit agreement and to undertake any and all other necessary and appropriate action in furtherance thereof.

LEGISLATIVE & ADMINISTRATIVE COMMENTS

Mayor Barnett *provided the following updates:*

- *The latest copy of the Hills Herald should be delivered this week or the next and there is a lot of good information in it, including new opportunities at the museum, the library and events at OPC.*
- *He thanked President Deel and the others who attended the Arbor Day celebration last Friday and Meadowbrook Hall and the Cub Scout Troop that helped. They gave away all the seedlings and planted a tree in honor and remembrance of Ed Leafdale.*
- *The work at Crooks Road is complete now, including the sanitary sewer work and traffic is open in all directions.*
- *They are starting and are already in some neighborhoods for the new construction season. They are going to Northbrook, Meadow Creek and Rookery Woods. If anyone has questions, they can go to the City's Department of Public Services and the City's interactive map to find out the construction projects coming up and the contact for each project.*
- *The City has partnered with Neighborhood House and the US Postal Service for Stamp Out Hunger this Saturday. People can put non-perishable donations in a bag by the mailbox on May 10th and they will be picked up and donated to Neighborhood House.*
- *Recently the City had a meeting with a great group, the English as a Second Language group through Rochester Community Schools. These are people from various parts of the world that have chosen to move to Rochester Hills.*
- *There have been wonderful food displays and interactive dance performed by wonderful people all around the world at the event held by the Rochester Hills Government Youth Council.*

ATTORNEY'S REPORT

City Attorney Dan Christ had nothing to report.

NEW BUSINESS

- 2025-0167** Request for Purchase Authorization - FACILITIES: Blanket Purchase Order/Contract for fire suppression systems inspections, testing and maintenance services for City-owned properties in the amount not-to-exceed \$118,500.00 through April 30, 2028; Shambaugh & Son, LP, Southfield, MI

Attachments: [042825 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Mike Viazanko, Building/Ordinance/Facilities Director, shared that this item is for preventative maintenance and repairs to the fire suppression systems, and other City-owned buildings.

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

Aye 6 - Blair, Deel, Morlan, Mungioli, Neubauer and Walker

Absent 1 - Carlock

Enactment No: RES0110-2025

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for fire suppression systems inspections, testing, and maintenance services for City-owned properties to Shambaugh & Son, LP, Southfield, Michigan in the amount not-to-exceed \$118,500.00 through April 30, 2028 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

Further Resolved, that the City's acceptance of the proposal and approval of the award of a contract shall be contingent and conditioned upon the parties' entry into and execution of a written agreement acceptable to the City.

- 2025-0177** Request for Purchase Authorization - FACILITIES: Blanket Purchase Order/Contract for janitorial services in the amount not-to-exceed \$180,000.00 through June 30, 2026; Americlean, Inc., Chesterfield Township, MI

Attachments: [042825 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Mike Viazanko, Building/Ordinance/Facility Director, stated that this item is a one-year extension to the current contract.

Mayor Barnett shared that this cleaning services team has been with the City for a while and that they do an incredible job.

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

Aye 6 - Blair, Deel, Morlan, Mungioli, Neubauer and Walker

Absent 1 - Carlock

Enactment No: RES0111-2025

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for janitorial services to Americlean, Inc., Chesterfield Township, Michigan in the amount not-to-exceed \$180,000.00 through June 30, 2026 and further authorize the Procurement Manager to execute an agreement on behalf of the City.

Further Resolved, that the City's acceptance of the proposal and approval of the award of a contract shall be contingent and conditioned upon the parties' entry into and execution of a written agreement acceptable to the City.

2025-0183 Request for Purchase Authorization - DPS/ENG: Blanket Purchase Order/Contract for 2025 Concrete Road and Sidewalk Replacement Program in the amount of \$2,848,488.50 with a 10% project contingency in the amount of \$284,848.85 for a total not-to-exceed project amount of \$3,133,337.35; Koala-T Construction Corporation, Pontiac, MI

Attachments: [070725 Agenda Summary.pdf](#)
[Cost Estimate.pdf](#)
[Map.pdf](#)
[042825 Agenda Summary.pdf](#)
[Bid Tabulation.pdf](#)
[2025 Concrete Overall Map.pdf](#)
[042825 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)
[Resolution \(Revised Draft\).pdf](#)

Bill Fritz, Public Services Director, shared that they are getting ready to kick off the 2025 concrete program and that this is an annual concrete replacement program that is budgeted for.

Ms. Mungioli inquired how residents are told about upcoming projects in their area.

Mr. Fritz shared that they usually send out letters and put up door hangers, especially with the concrete program because it is disruptive.

Ms. Mungioli inquired how residents are notified about the Ripple fiber and directional boring in their neighborhoods. She stated that she wants to make sure that residents are aware that strangers will be walking around their neighborhoods doing this project.

Mr. Fritz stated that he believes they also provide door hangers.

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

Aye 6 - Blair, Deel, Morlan, Mungioli, Neubauer and Walker

Absent 1 - Carlock

Enactment No: RES0163-2025

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for 2025 Concrete Road and Sidewalk Replacement Program to Koala-T Construction Corporation, Pontiac, Michigan in the amount of \$2,848,488.50 with a 10% project contingency in the amount of \$284,848.85 for a total not-to-exceed project amount of \$3,133,337.35 and further authorizes the Mayor to execute an agreement on behalf of the City.

Further Resolved, that the City's acceptance of the proposal and approval of the award of a contract shall be contingent and conditioned upon the parties' entry into and execution of a written agreement acceptable to the City.

2025-0184 Request for Purchase Authorization - DPS/ENG: Blanket Purchase Order/Contract for 2025 Concrete Road and Sidewalk Replacement Program Construction Engineering Services in the amount not-to-exceed \$398,053.00; Spalding DeDecker, Rochester Hills, MI

Attachments: [042825 Agenda Summary.pdf](#)
[Proposal For Services.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Fritz, Public Services Director, shared that this is the construction engineering for the concrete project that was approved.

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

Aye 6 - Blair, Deel, Morlan, Mungioli, Neubauer and Walker

Absent 1 - Carlock

Enactment No: RES0113-2025

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for 2025 Concrete Road and Sidewalk Replacement Program Construction Engineering Services to Spalding DeDecker, Rochester Hills, Michigan in the amount not-to-exceed \$398,053.00 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

Further Resolved, that the City's acceptance of the proposal and approval of the award of a contract shall be contingent and conditioned upon the parties' entry into and execution of a written agreement acceptable to the City.

2025-0181 Request for Purchase Authorization - DPS/ENG: Support for the submission of an application for the Fiscal Year 2027 Local Safety Program for the Highway Safety Improvement (HSIP) Grant

Attachments: [042825 Agenda Summary.pdf](#)
[Invitation Letter.pdf](#)
[Grant Eligibility Requirements.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Fritz, Public Services Director, shared that he is requesting permission to submit for a 2027 grant request through MDOT. He stated that they learned a few months ago that they have funding available and that they must have the

application submitted by May 1st. He explained that it is a great opportunity because it is a 10% local match.

Ms. Mungoli questioned if they will have to come back to Council with a design.

Mr. Fritz responded yes, they will because they are not going to do it in house, so they will have to contract an engineer so if they are awarded the grant they will be back at Council.

Ms. Mungoli shared that residents have talked about the safety especially on Hamlin Road, and thanked Mr. Fritz for making it possible with no unintended consequences of this grant.

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

Aye 6 - Blair, Deel, Morlan, Mungoli, Neubauer and Walker

Absent 1 - Carlock

Enactment No: RES0114-2025

Resolved, that the Rochester Hills City Council hereby supports the submission of an application for the Fiscal Year 2027 Local Safety Program for the Highway Safety Improvement (HSIP) grant program and authorizes the Mayor to execute any agreements required for successful submission of the grant application.

ANY OTHER BUSINESS

None.

NEXT MEETING DATE

- City Council Regular Meeting - May 12, 2025 - 7:00 p.m.

ADJOURNMENT

There being no further business before Council, it was moved by Neubauer and seconded by Mungoli to adjourn the meeting at 9:19 p.m.

*RYAN DEEL, President
Rochester Hills City Council*

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

KAMRYN HOADLEY
City Clerk's Office

Approved as presented at the October 20, 2025 Regular City Council Meeting.