



# Rochester Hills

## Minutes - Draft

### City Council Regular Meeting

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

*David J. Blair, Susan M. Bowyer Ph.D., Ryan Deel, Dale A. Hetrick, Carol Morlan,  
Theresa Mungiola 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."*

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Monday, June 19, 2023

7:00 PM

1000 Rochester Hills Drive

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#### CALL TO ORDER

*President Deel called the Regular Rochester Hills City Council Meeting to order at 7:00 p.m. Michigan Time.*

#### ROLL CALL

**Present** 7 - David Blair, Susan M. Bowyer, Ryan Deel, Dale Hetrick, Carol Morlan, Theresa Mungiola and David Walker

#### Others Present:

*Bryan Barnett, Mayor  
Sean Canto, Fire Chief/Emergency Services Director  
Ann Christ, City Attorney  
Bill Fritz, Public Services Director  
Chris McLeod, Planning Manager  
Nathan Mueller, Senior Advisor, Strategy & Communications  
Leanne Scott, City Clerk  
Pam Valentik, Economic Development Manager  
Mike Viazanko, Building/Ordinance/Facilities Director*

#### PLEDGE OF ALLEGIANCE

*Led by Dillon from Boy Scout Troop 360.*

#### APPROVAL OF AGENDA

**A motion was made by Walker, seconded by Morlan, that the Agenda be Approved as Presented. The motion CARRIED by the following vote:**

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morlan, Mungiola and Walker

#### COUNCIL AND YOUTH COMMITTEE REPORTS

**Rochester Hills Government Youth Council (RHGYC):**

***President Deel introduced RHGYC Representative Caroline Bull.***

**Ms. Bull** shared that she will be a senior this fall at Rochester Adams High School and that this is her third year serving on the RHGYC. She added that she is currently serving as the RHGYC President. She stated that the Cultural Fair took place earlier this year and was a successful event. She noted that the RHGYC current term is wrapping up and this week will be interviews for the RHGYC 2023-2024 term. She noted that there will be five vacancies due to exiting seniors and stated that two seniors and two juniors that currently serve on RHGYC will serve on the interview panel. She shared that the RHGYC is working on a sendoff for the seniors that will be heading to college in addition to an end of the year celebration at their last meeting.

**Older Persons' Commission (OPC):**

**Mr. Hetrick** shared that the 2023 Summer Soiree will take place on Friday, June 23, 2023 from 6:30 p.m. - 10:00 p.m. He added that it is also the 40th anniversary of the OPC and the 20th year they have been at the 650 Letica Drive facility. He noted that the Summer Soiree benefits Meals on Wheels and shared that the OPC in partnership with Meals on Wheels sponsors 100,000 meals per year.

## PRESENTATIONS

**2023-0297** Presentation regarding the Results of the Rochester Hills 2023 Community Survey

**Attachments:** [061923 Agenda Summary.pdf](#)  
[Presentation.pdf](#)

**Nathan Mueller**, Senior Advisor, Strategy and Communications, and **Alyce Basil**, Senior Research Analyst, Probolsky Research, were present.

**Mr. Mueller** stated that he is excited to share the results of the 2023 Community Survey and added that the last time the City conducted a Community Survey was in 2019. He shared that the results of the Survey show that great things are happening in the City of Rochester Hills.

**Ms. Basil** explained that the Community Survey was conducted among 400 Rochester Hills voters via phone and online methods. She stated that the first key finding of the Survey is that voters are very satisfied living in Rochester Hills; with 94% of residents rating the quality of life in Rochester Hills as good. She noted that Probolsky Research conducts many surveys a year and that it is unusual to see a number as high as 94%. She stated that 94% of residents also are satisfied with the rate of service received from the City. She provided the following data in regard to how the City's rate of service compares to top businesses:

- Rochester Hills 94%
- Nordstrom 87%
- Costco 87%
- Amazon 86%
- Apple 87%
- USAA 91%

- Disney Parks 89%
- UPS 83%
- LL Bean 85%
- Trader Joes 86%
- YMCA 81%
- Capital One 82%
- American Airlines 75%

*She added that Rochester Hills' safety, convenience, and small-town feel are what residents like most about living in the City and shared the following information received from residents when asked why they like living in the City:*

- 16.30% Low Crime/It's safe
- 13.50% Location/Convenient/Easy Access
- 11.00% Community/The People/Small Town
- 7.80% Family oriented/Native/My home/My neighbors
- 6.00% Entertainment/Downtown/Having fun/Things to do/Quality of life
- 5.00% Parks/Open space
- 4.80% Environment/Green space
- 4.00% Peaceful/Quiet
- 4.00% Beautiful
- 3.80% Good Education
- 3.30% Nature/River/Hills/Trees
- 2.80% Clean/Maintained/Take care of Rochester Hills
- 2.50% Bike Trails/Trails
- 2.30% Property/Small business
- 2.30% Government/Mayor
- 8.30% Other
- 0.50% Nothing
- 2.30% Unsure

*She stated that they took a deeper look into exactly what the residents are satisfied with when it comes to living in Rochester Hills and provided the following information:*

- 64.00% Maintaining public parks, trails and open space
- 57.80% Clean and reliable drinking water
- 40.50% Providing special events like festivals and community events
- 39.30% Maintaining streets and roads
- 34.50% Communication about City issues, events and incident information
- 25.30% Preparing the City for emergencies
- 25.00% Fiscal stewardship
- 23.80% Use of technology in providing services
- 22.80% Promoting economic development and job creation
- 19.80% Managing growth and development
- 18.00% Long range planning
- 17.00% Enforcing zoning and building codes
- 17.00% Supporting engagement by and between community members
- 9.80% Supporting affordable housing development
- 3.50% None of these
- 1.30% Other
- 6.80% Unsure

*She shared that the second key finding of the Community Survey is that voters feel very safe living in Rochester Hills. She added that results show that 98% of voters feel safe in their homes and 97% feel safe living and doing business in the City. She reported that on average 69% of voters are satisfied with Police Services in their City; however, Rochester Hills scored a 93%, and that is well above average.*

*She stated that the third key finding in the Community Survey showed that the majority of voters are satisfied with the condition of the roads in Rochester Hills with some room for improvement. She provided the following data of how Rochester Hills ranked in overall satisfaction with neighborhood and major roads compared to neighboring cities:*

- 66% Dearborn*
- 65% Rochester Hills*
- 55% Sterling Heights*
- 53% Orion*
- 46% Novi*

*She added that 85% of voters are satisfied with snow and ice removal on neighborhood streets and stated that this is an improvement from 65% satisfied in the 2019 Community Survey. She shared that 82% are satisfied with routine maintenance on neighborhood streets, compared to 58% satisfied in 2019.*

*She stated that the fourth key finding is that the management of traffic and congestion is perceived as an area for improvement for the City. She shared the following results:*

- 51% are satisfied with the traffic flow in the City*
- 54% say that traffic congestion is the most serious challenge facing Rochester Hills*
- 61% are more satisfied with roads in Rochester Hills than other roads they regularly drive*
- 78% see the benefits of adding additional roundabouts in the City*
- 57% spend less than 10 minutes in traffic*

*She noted that the final key finding included additional areas of satisfaction and opportunity. She shared the following results:*

- 84% of residents are satisfied with fire, rescue and emergency medical services (EMS)*
- 73% rate maintaining public parks, trails and green space important to them*
- 93% answered 'yes' regarding Rochester Hills employees acting in a professional manner*
- 77% say the City does a good job including residents of all abilities, cultures, ages and backgrounds*

*She stated that the top challenges facing the City include:*

- Traffic congestion*
- Pace of Development*
- Road Maintenance*

*She explained that Probolsky Research strives to match the City's voting file demographics to the residents selected for the Community Survey. She stated*

for example, if there are 15% voters in the 18-29 age group within the City; they strive to get 15% in that age group to participate in the Community Survey.

She summarized that the key takeaways for the City of Rochester Hills are the following:

- Rochester Hills is one of the premiere communities in Michigan and its residents are extremely satisfied with their quality of life and the services provided by the City
- Public Safety (Police, Fire & EMS) are well respected and residents feel safe in their homes, neighborhoods and community as a whole
- Investments in parks, trails and green space has been well received and voters are satisfied with how those resources are managed and maintained

**Ms. Mungoli** thanked Ms. Basil for the presentation and the data and questioned whether the Community Survey had been shared with Sheriff Bouchard. She added that the Community Survey provides more data to prove that Rochester Hills is one of the safest cities in the country.

**Mayor Barnett** responded that the Community Survey was shared with all directors including Captain Yeiser.

**Ms. Mungoli** stated that there is no indication on responses to fires or residents feeling on the first two key takeaways and she questioned whether it was set up as a different question and that is why these options are not mentioned in the data. She inquired about the traffic flow data received and added that you cannot get across the City in ten minutes. She also questioned whether there were questions related to working from home and changes in the work environment as a result of the pandemic. She asked what time of year the survey was conducted.

**Ms. Basil** responded that the Police and Fire questions were separately addressed in the Community Survey. She added that the Survey did ask questions that addressed how safe residents feel in their homes and in the City. She replied that there was a question on the survey that asked how much time is spent in traffic with a range of minutes to be selected as the answer. She added that 57% of residents responded that they spend less than 10 minutes in traffic within the City. She responded to the work from home question stating that she can look through the survey and provide the data to her. She replied that the survey was conducted in April.

**Mr. Hetrick** stated that the presentation and the data are outstanding. He pointed out that City Council has put an emphasis on public safety for years and it shows in the Community Survey. He added that the parks and natural resources have become very important to the residents and the data from the survey supports that. He stated that the survey aligns with what is important to the residents. He noted that the City does have some work to do when it comes to roads and traffic congestion and questioned whether the survey identified specific locations within the City that displayed more traffic congestion. He shared that he is very impressed with the Community Survey.

**Mr. Mueller** responded that past surveys did ask for specific locations of traffic

congestion; however, the recent Community Survey did not question the specific areas. He added that the City is aware of the heavier traffic areas.

**Ms. Morlan** stated that she is excited to see the City ranked 5% higher than Disney Parks. She questioned if City Council members could receive a copy of the full Community Survey.

**Mr. Mueller** responded that he will send the complete survey to City Council members.

**President Deel** commended Ms. Basil and Mr. Mueller for the presentation and added that it is nice to have the scientific data that states how truly great the City of Rochester Hills is. He stated that it is great to see where the City ranks against large companies like Costco, Disney Parks and Amazon. He questioned if other municipalities score as high as Rochester Hills did on their Community Surveys.

**Ms. Basil** responded that she has not had any other city score as high as the City of Rochester Hills. She noted that there are many cities that have great scores, but none like the Rochester Hills.

**Mayor Barnett** thanked Ms. Basil and Mr. Mueller for the presentation and added that the raw data is approximately 1,300 pages. He stated that there is a lot of things to take away from the Community Survey and shared that there is a lot to be proud of. He explained that the survey is a statistically strategic survey that requires looking at the demographics and surveying the correct number of residents in the specific categories to make the survey statistically significant. He added that it is a great thing that most of the City residents are happy to live here and also feel safe in the City. He stated that there is always room for improvement and the City is looking on ways to improve the traffic congestion. He shared that he is proud of the Community Survey results including the data that the City staff is professional and friendly to work with. He noted that at the core of the survey results is the relation of the legislative branch and the administrative branch and added that the survey results would not be as high without a great working relationship.

Presented.

## ORDINANCE FOR ADOPTION

**2023-0252** Request for Acceptance for Second Reading and Adoption - An Ordinance to Repeal Article II of Chapter 46, Repeal Chapter 84, and to Add New Article VI Property Maintenance Code to Chapter 18 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan; to Adopt the International Property Maintenance Code, 2021 Edition, with modifications; to prescribe a penalty for violations; and to repeal inconsistent ordinances

**Attachments:** [061923 Agenda Summary.pdf](#)  
[060523 Agenda Summary.pdf](#)  
[Ordinance.pdf](#)  
[060523 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Mike Viazanko**, Building/Ordinance/Facilities Director, explained that the request is for approval of the Second Reading and adoption of the 2021 International Property Maintenance Code and to rescind Chapter 84 of the current Ordinance.

**Ms. Mungoli** requested clarification as to why the City is incorporating an International Property Maintenance Code rather than a Property Maintenance Code. She inquired about consolidating multiple ordinance violations into one violation and questioned how this will effect the fee structure. She questioned how long it will take to train City staff on the International Property Maintenance Code.

**Mr. Viazanko** responded that the International Property Maintenance Code is a document that embodies several property maintenance codes and added that the document is originated in Chicago, Illinois. He explained that it is called the International Property Maintenance Code because the codes are not just used in the United States, they are being used globally. He clarified that the Property Maintenance Code follows the same format as the International Property Maintenance Code. He responded that the fee schedule and enforcement timeline is not going to change, the only thing that will change is having a more efficient enforcement document. He added that they are working on training the staff on the International Property Maintenance Code and that it should not be a timely process.

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

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morlan, Mungoli and Walker

Enactment No: RES0152-2023

**Resolved**, that An Ordinance to Repeal Article II of Chapter 46, Repeal Chapter 84 and to Add New Article VI Property Maintenance Code to Chapter 18 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan; to Adopt the International Property Maintenance Code, 2021 Edition, with modifications; to prescribe a penalty for violations; and to repeal inconsistent ordinances is hereby Accepted for Second Reading and Adoption and shall become effective Monday, June 26, 2023 following its publication in the Oakland Press on Sunday, June 25, 2023.

**2023-0239**

Request for Acceptance for Second Reading and Adoption - An Ordinance to Amend Article 4 - Zoning District and Permitted Uses, Article 5 - Schedule of Regulations, Article 6 - Supplemental District Standards, Article 8 - Flex Business Overlay District, Article 11 - Off-street Parking and Loading, Article 12 -

Landscaping and Screening, and Article 13 - Definitions of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, and to ensure consistency across various ordinance sections; to repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations

**Attachments:** [061923 Agenda Summary.pdf](#)  
[060523 Agenda Summary.pdf](#)  
[Ordinance.pdf](#)  
[Rezoning Map.pdf](#)  
[Giffels Webster Memo 052423.pdf](#)  
[McLeod Memo 0501623.pdf](#)  
[Giffels Webster Memo 050923.pdf](#)  
[Draft Ordinance 051023.pdf](#)  
[Proposed Use Tables \(Redlined\) 051023.pdf](#)  
[Proposed Use Tables \(Clean\) 051023.pdf](#)  
[District Comparisons 042623.pdf](#)  
[Minutes PC 051623 \(Draft\).pdf](#)  
[Minutes PC 041823 \(Draft\).pdf](#)  
[Worksession Minutes PC 111522.pdf](#)  
[Worksession Minutes PC 101822.pdf](#)  
[Public Hearing Notification Letter.pdf](#)  
[Public Hearing Notice.pdf](#)  
[060523 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Chris McLeod**, Planning Manager, and **Pam Valentik**, Economic Development Director, were present.

**Mr. McLeod** stated that before Council is the request for approval of the Second Reading and adoption of the non-residential district use consolidation process. He noted that the process has been ongoing for almost 18 months and provided the following timeline:

- Public Input Session - May 2, 2023
- Public Hearing - May 16, 2023
- Unanimous recommendation by the Planning Commission with the following modifications:

Allow existing health, recreation and physical education facilities as permitted uses in the Neighborhood Business (NB) district (note: any new facilities will be conditional uses in the NB district)

Correct schedule of regulations footnote for side yard setback adjacent to residential in the Community Business (CB) district to align with current B-2 provisions

- Unanimous approval by City Council of the 1st Reading - June 5, 2023
- Second Reading - June 19, 2023

He explained that at the 2022 Joint Planning Commission/ City Council meeting, opportunities were introduced to simplify the Zoning Ordinance to make it easier to use and understand, while ensuring the goals of the City were met. He added that the opportunity was reintroduced at the January 2023 Joint Planning Commission/City Council meeting.

He pointed out that the following are the main goals of the non-residential district use consolidation:



- Encourage economic vibrancy throughout the City by allowing some flexibility in office, REC and business districts
- Improve higher-wage job creation by supporting traditional industrial, research and manufacturing
- Provide space for non-traditional commercial uses that benefit City residents
- Improve the relationship between residential and non-residential zoning districts in terms of permitted uses

He noted that the proposed refinements/amendments to the list of uses, zoning standards and zoning map aim to:

- Streamline zoning districts and rezone parcels; this includes updated intent statements
- Simplify the list of permitted uses
- Ensure consistency and compatibility between districts
- Provide new definitions and standards for specific uses that often have external impacts on adjacent uses, particularly residential
- The intent of zoning amendments are not to 'kick out' businesses but to ensure the integrity of each district is maintained

He stated that the purpose of the proposed district consolidation was to rename districts to provide more clarity and to remove districts to alleviate redundancies and make goals clearer.

He reiterated that this was a timely process that had a lot of input from the public. He noted that over 3500 public notices were sent out and that the public input session was well attended. He added that a GIS map was created to provide the public with more detailed information on zoning throughout the City.

**Ms. Valentik** shared that as the City's Economic Development Manager, it is her job to sell the community and it is a competitive market. She added that the City has strategically created a sweet spot when it comes to non-industrial business opportunities with the perfect balance of retail and office. She stated that there were questions at the First Reading about recreational uses in industrial districts. She shared that Auburn Hills recently celebrated that a new General Motors (GM) Industrial Plant will set up its operations in their City. She added that this brings new opportunities to the surrounding cities for industrial businesses in the same supply chain to operate closely to the GM plant. She noted that Rochester Hills is the location of choice when it comes to engineering, advanced manufacturing and product development. She explained that for these companies to go somewhere, the site has to be ready to go and surrounded by similar businesses. She stated that the proposed amendments will preserve the integrity of the industrial parks and get ahead of anything that may interfere with the City's ability to attract customers.

She shared that she attended a ribbon cutting for a personal training studio that is in City Walk Plaza. She stated that the business owners chose that location because of the strong demographic and psychographic data that supported their operation within a two-mile radius of that area. She added that it was good business sense because of the signage, parking availability and visibility.

**Mr. Walker** stated that the City is looking at this from an economic

development perspective and questioned whether the City had conversations with the property owners or building owners to make sure that they are still able to lease to business owners without too many restrictions. He questioned whether the zoning of the Avon North Hill Lanes Bowling Alley would be changed to CB to accommodate the existing owners or if it would remain under the current zoning of NB.

**Ms. Valentik** responded that the strongest market on a national level is manufacturing, engineering and warehouse uses. She added that the City's industrial district vacancy is currently at one percent and she stated that she does not have any doubt that an industrial property owner will have any trouble leasing out a space. She noted that the City did not have any industrial property owners contact them during this process with concerns or complaints.

**Mr. McLeod** responded that the Avon North Hill Lanes Bowling Alley is proposed to be zoned in the NB district; however, within the NB district there is a provision that allows existing recreational uses as a permissible use. He added that there is no restriction on that use being there long term; however, if the use was to expand, a conditional use would be required. He noted that as people travel north through the City there is a different feel and a different character; the traffic is not as intense and the uses are not as intense. He stated that as people travel south through the City, the feel is different; the buildings are larger and the traffic is heavier. He shared that because of this, the zoning in the north area of the City is more NB while the zoning in the south area of the City is CB. He explained that any use that is over 5,000 square feet would be a conditional use.

**Mr. Walker** questioned whether Avon North Hill Lanes Bowling Alley would be able to expand under the current zoning.

**Mr. McLeod** replied that the business owners of Avon North Hill Lanes Bowling Alley could expand under a conditional use. He added that the Avon North Hill Lanes Bowling Alley is already operating under a conditional use because they sell alcohol.

**President Deel** explained that there are two items pertaining to the zoning amendments. He added that the Avon North Hill Lanes Bowling Alley property would relate to the next item.

**Ms. Mungoli** stated that she was at the May 16, 2023 Planning Commission meeting. She commended the Planning and Economic Development team for the great job they did with communicating to the residents during this process. She added that the GIS map was a great tool that provided a lot of information about specific property data. She questioned how long the website would stay active for residents.

**Mr. McLeod** responded that the website could stay active for as long as the City would like it to be, with the exception of changing the website to reflect any zoning changes if the amendments are approved.

**Ms. Mungoli** questioned whether the City has any undeveloped vacant

industrial land. She added that if industrial is where there are growth opportunities, the vacant industrial land would be a great selling point for potential industrial developers. She questioned whether current recreational businesses operating in an industrial zone are being forced out of their space.

**Ms. Valentik** responded that there is vacant land that is already zoned industrial or has a consent judgment on the land that allows industrial; however, they are brownfield properties and unable to be developed at this time. She noted that the challenge is having land that is shovel ready and zoned industrial. She replied that current recreational businesses operating in industrial districts are not being forced out of their space.

**Ms. Mungoli** inquired where Rochester Avon Recreation Authority (RARA) would operate if they were looking for a space in the City.

**Ms. Valentik** responded that RARA would want to be near the main corridors where there is residential near that supports RARA. She added that the amendments are not changing commercial and retail spaces into industrial zoning.

**Ms. Mungoli** stated that the recreational businesses operating in industrial districts should be able to expand if they want to. She added that she understands that the existing recreational businesses are grandfathered into the new zoning and new recreational businesses would be a conditional use. She stated that in the previous meeting there was discussion about required parking spaces and she added that many industrial properties were not built with parking spaces for multiple families at one time. She inquired that if adding a parking space requirement criteria would eliminate the possibility of recreational businesses operating in industrial districts.

**Mr. McLeod** responded that traffic and parking in industrial districts is a concern of the Planning and Economic Development Department. He stated that the conditional use will assist the City to make sure that potential businesses fit within the proposed space. He added that there is a concern that businesses operating in industrial spaces that are not industrial businesses are utilizing parking spaces that are not theirs and creating a higher volume of traffic.

**Ms. Mungoli** stated that parking will not be her top concern when a conditional use request comes before Council. She explained that she does not want to make it cumbersome for a landlord to fill vacancies, especially when other economic conditions may already present problems. She thanked Mr. McLeod and Ms. Valentik and their team for all of the communication that went out to the public and for all of their work.

**Ms. Valentik** commended Sara Roediger, Planning and Economic Development Director, for all of her work and direction on updating the zoning ordinance.

**President Deel** stated that part of this rezoning was to eliminate the parking issues between certain businesses and other industrial uses. He questioned

whether there were any issues with parking currently in industrial areas and if Council did not regulate parking in industrial areas who would regulate parking issues. He stated that parking is not a huge concern for him and questioned that if there is an issue with parking would the potential business owner's application get denied before it came before City Council.

**Mr. McLeod** responded that parking would be a function of the total occupancy of the building. If a proposed tenant had thirty parking spaces available, their occupancy would be 90 and the parking would be acceptable. He added that the conditional use allows the tenant to limit the occupancy based on the parking spaces available. He also stated that if the Planning Commission and Planning Department recommend denial of the business owners application, the conditional use request would still come before City Council for final approval or denial. He responded that parking regulations are managed by the City even though it is a dispute between business owners. He added that if a resident has an issue with industrial trucks driving through a parking lot that is shared with a recreational business, that complaint comes to City Council or City Administration.

**Ms. Valentik** added that manufacturer businesses also have to go through the process of sharing what their business intentions are in the requested space and if parking spaces meet the criteria.

**President Deel** questioned again whether City Council would see a conditional use request for a recreational business that wants to occupy an industrial space that did not have adequate parking spaces.

**Mr. McLeod** responded yes, the request would come before City Council even if the parking space criteria was not met.

**Ms. Morlan** questioned how many calls have been received regarding complaints about parking issues or safety in parking lots in industrial districts.

**Ms. Valentik** responded that there was a complaint about a gymnastics studio that is operating in an industrial district. She explained that the gymnastics studio was complaining to the manufacturer business that trucks were driving along the back of the building and that it was unsafe for kids. She added that during the weekend the manufacturer business would not have parking available for their employees because the gymnastics studio was occupying all of the parking spaces. She stated that the recreational uses do not make up the majority of the industrial parks; however, the recreational businesses are growing in industrial areas.

**Ms. Morlan** questioned how the problem between the gymnastics studio and the manufacturer business was resolved. She also inquired about parking and what constitutes parking, adding that an employee would need parking all day but a gymnastics studio might just get dropped off.

**Ms. Valentik** stated that the gymnastics studio moved their business out of the City, realizing that the industrial space they were operating their business out of was not an ideal space for them.

**Mr. McLeod** responded that parking is based on the total occupancy of the building regardless of how long the parking space will be utilized. He explained that during the conditional use process the applicant will have to provide details on how the business operates to provide more information on whether students will be dropped off versus requiring parking for several hours at a time. He stated that the standard guideline is one space for every three people allowed within maximum occupancy of the building.

**Ms. Morlan** questioned whether the occupancy of the gymnastics studio includes just the full time employees or if it includes every student as well. She questioned whether several recreational businesses have requested to occupy an industrial space.

**Mr. McLeod** replied that the maximum occupancy is set by the Building Department and the Fire Department and is set based on the City's Ordinances. He added that it does not matter who is occupying the building and stated that whether it is employees, students or parents, the total occupancy includes all people inside the building. He noted that the conditional use process can change the amount of required parking spaces based on the specific use of the business and the parking needs. Mr. McLeod responded that they do get requests from recreational businesses to operate in an industrial space.

**Ms. Valentik** stated that they are trying to preserve the integrity of the industrial parks. She added that they want the recreational businesses to feel welcomed into the City and that they are encouraged to occupy spaces that have a variety of elements that will make them successful. She stated that a recreational business will still have the option to occupy an industrial space through the conditional use and will have to come before City Council to explain the nature of the business operations and why the desired location makes sense.

**Ms. Mungoli** questioned the hours of operation and whether the occupancy is based on 8:00 a.m. to 5:00 p.m. in regard to parking spaces.

**Mr. McLeod** responded that the number of parking spaces required is based on total occupancy regardless of hours of operation. He noted that shared parking spaces are allowed based on hours of operation and an agreement between the businesses occupying the parking spaces.

**Ms. Mungoli** responded that she does not want to drive businesses out of the City based on parking spaces. She added that residents do not want to drive out of the City to drop off and pick up their kids from recreational activities.

**President Deel** stated that if a gymnastics studio applies for a conditional use in an industrial space and there is an issue with respect to parking, the first step would be the Planning Department review.

**Ms. Christ** stated that is correct.

**President Deel** inquired that if the application did not clear the Planning Department staff review and there were not enough parking spots pursuant to

*the Ordinance, what would happen to the application at that point.*

**Mr. McLeod** replied that if it was determined that parking was not adequate based on the determination of the Ordinance, the applicant could request a modification of required parking spaces from the Planning Commission.

**President Deel** questioned whether the request would be a variance.

**Mr. McLeod** responded that it would be a modification request and would not be as strict as a variance request. He noted that the Planning Commission has the ability to make that type of modification.

**Mayor Barnett** stated that there has been a lot of discussion on the point of view from the industrial property owner; however, the commercial property owner is also affected when non-industrial uses occupy industrial spaces. He added that the professionals from the Planning and Economic Development Department are stating that this modification is needed. He added that all of the property owners need to be protected and the integrity of the City's vision kept. He explained that years ago City Council made a tough decision to eliminate pole signs for businesses and require a monument sign. He added that this cost new businesses owners more money, but City Council determined that this is what was wanted within the Community. He stated that he is supportive of this Ordinance because it protects the integrity of the City. He pointed out that the Planning and Economic Development Department are still going to connect and help businesses thrive in the City.

**John Tenny**, 2724 Emmons Avenue, stated that if the City draws in a larger industry, it will lose its green space because smaller complexes will be built to handle the lower paid workers that run the industries. He believes that larger industrial businesses are not great within the City. He added that he would prefer to have a recreational gym in the City rather than an industrial business. He stated that the parking requirement of one to three does not make sense to him.

**Tom Langon**, 150 West Tienken, stated that he is the owner of Avon North Hill Lanes and he is proud to have spent the last thirty-five years in Rochester Hills. He mentioned his concerns with his business being designated as neighborhood business rather than community business. He explained that the bowling alley is a 29,000 square foot building and under the new Ordinance they would not be permitted as a neighborhood business. He stated that he is grateful to the Planning Commission for allowing the exception for their business to stay without expansion; however, there is more property near there than when the business first started. He added he acquired property from Oakland County and property behind the bowling alley that would allow the business to expand. He explained that people travel from all over the City and outside the City to come to the bowling alley.

**Allen Green**, 39577 Woodward, stated that he is the attorney for Avon North Hill Lanes and he has worked with many communities on zoning. He added that Rochester Hills has done a great job on their redistricting and commended them for their hard work. He stated that the bowling alley cannot expand unless the

*City allows them to do so. He added that motels and hotels are excluded from the Ordinance entirely and questioned why they would not be appropriate near the bowling alley. He stated that if the City had a place for recreational businesses to go that is not so limited, they may not look to occupy an industrial space.*

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

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morlan, Mungolioli and Walker

Enactment No: RES0153-2023

**Resolved**, that an Ordinance to Amend Article 4 - Zoning District and Permitted Uses, Article 5 - Schedule of Regulations, Article 6 - Supplemental District Standards, Article 8 - Flex Business Overlay District, Article 11 - Off-street Parking and Loading, Article 12 - Landscaping and Screening, and Article 13 - Definitions of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, and to ensure consistency across various ordinance sections; to repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations is hereby Accepted for Second Reading and Adoption and shall become effective Monday, June 26, 2023 following its publication in the Oakland Press on June 25, 2023.

**2023-0240**

Request for Acceptance for Second Reading and Adoption - An Ordinance to Amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to Rezone 105 Parcels of Land Totaling Approximately 378.5 Acres in Total, Including 31 Parcels From B-1 Local Business District to NB Neighborhood Business District, 32 Parcels From B-5 Automotive Service Business District to NB Neighborhood Business District, 4 parcels from B-5 Automotive Service Business District to CB Community Business District, 2 Parcels from B-2 General Business District to CB Community Business District, 3 Parcels from B-3 Shopping Center Business District to NB Neighborhood Business District, 14 Parcels from ORT Office, Research and Technology District to EC Employment Center District, 2 Parcels from R-2 One Family Residential District to EC Employment Center District, 7 Parcels from ORT Office, Research and Technology District to HB Highway Business District, 7 parcels from I Industrial District to HB Highway Business District, 1 ORT Office, Research Technology District to O Office District, 2 Parcels from ORT Office Research, Office District, to I Industrial District, and to repeal conflicting ordinances and to prescribe a penalty for violations

**Attachments:** [061923 Agenda Summary.pdf](#)  
[060523 Agenda Summary.pdf](#)  
[Ordinance.pdf](#)  
[Rezoning Map.pdf](#)  
[Giffels Webster Memo 052423.pdf](#)  
[McLeod Memo 051623.pdf](#)  
[Giffels Webster Memo 050923.pdf](#)  
[Draft Rezoning Ordinance 051023.pdf](#)  
[Proposed Parcels to be Rezoned.pdf](#)  
[Proposed Use Tables \(Redlined\) 051023.pdf](#)  
[Proposed Use Tables \(Clean\) 051023.pdf](#)  
[District Comparisons 042623.pdf](#)  
[Minutes PC 051623 \(Draft\).pdf](#)  
[Minutes PC 041823 \(Draft\).pdf](#)  
[Worksession Minutes PC 111522.pdf](#)  
[Worksession Minutes PC 101822.pdf](#)  
[Public Hearing Notification Letter.pdf](#)  
[Public Hearing Notice.pdf](#)  
[060523 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Chris McLeod**, Planning Manager, and **Pam Valentik**, Economic Development Manager, were present.

**Mr. McLeod** explained that there are several zoning changes that were a result of elimination of certain zoning designations or the renaming and rezoning of several properties for consistency purposes of land uses throughout the community. He added that this would be approval of the Second Reading for these modifications.

**Vice President Bowyer** questioned whether the Papa Joe's shopping center would be zoned as neighborhood business.

**Mr. McLeod** responded that everything in the Papa Joe's shopping center area is proposed to be zoned Neighborhood Business. He added that they looked at each parcel throughout the City and this area was deliberately zoned Neighborhood Business (NB) based on the Master Plan, existing zoning and land uses. He stated that a conditional use would allow the businesses in this area to expand or change.

**Vice President Bowyer** explained that is why the Planning Commission wanted to keep the big box stores away from this area which designated it as Neighborhood Business. She expressed her concerns with changing the bowling alley to Community Business because the whole area is Neighborhood Business and it is important to stay consistent.

**Mr. McLeod** reiterated that the bowling alley is able to expand under the conditional use request.

**Ms. Mungoli** stated that the bowling alley's letter to City Council lists different parcels than what the Ordinance amendment lists. She questioned why there was a discrepancy with the parcels regarding the bowling alley. She questioned whether the proposed zoning changes to the bowling alley would impact their



ability to receive financing or change their property value.

**Mr. McLeod** responded that when a proposed property was modified from a B-2 zoning to a NB zoning, that was considered a renaming; however, proposed properties that went from B-3 zoning to NB zoning was a significant rezoning. He added that the property owners from the B-3 zoning were notified of the proposed rezoning to NB. He responded that if the bowling alley property was deemed non-conforming they could have difficulties receiving financing. He added that the Planning Commission drafted in the Ordinance to state that recreational uses are a permissible use to allow recreational businesses to be conforming and receive financing.

He noted if the owner wanted to expand the property, they would have to submit the site plan and meet all site plan requirements. He added that they would then come before the Planning Commission and City Council for a conditional use approval. He stated that the bowling alley sells alcohol, and therefore, is already operating as a conditional use.

**Ms. Mungoli** expressed her desire to support the ordinance amendments and also requested the rezoning of the three bowling alley properties, Parcel 70-15-03-477-016, Parcel 70-15-03-477-150 and Parcel 70-15-032-477-032 as Community Business rather than New Business.

**President Deel** recommended to move the motion with the condition that the three named parcels would be zoned as Community Business.

**Mr. Blair** stated that the Planning Staff did a tremendous job on the amendments. He questioned whether there is an expansion or development scenario that the bowling alley owner may propose that may not survive a conditional use approval.

**Mr. McLeod** responded that anything that may be a significant traffic generator would propose concerns in this area.

**Mr. Blair** pointed out that the bowling alleys occupancy is 369 people and questioned what type of development would attract more than 369 people.

**Mr. McLeod** stated anything that falls in an assembly type of use which could include modifications for a recreation use or a banquet center. He added that he is not stating that these types of uses would not get approved, it would have to be looked at closely to assure that traffic is able to get in and out of the site safely. He noted that there is some separation to the northwest of this property and there is not a large amount of residential backing up to this property; therefore, the outer land use should not be severely impacted. He stated that if the bowling alley properties are rezoned to CB, that zoning would allow for other potential uses such as motels or hotels.

**Mr. Blair** stated that if traffic is of concern in this area and a site plan was proposed, those concerns would be addressed to City Council through the conditional use approval process.

**Mr. McLeod** stated that the applicant would have the ability to provide conditions that would satisfy the Planning Commission and City Council through the conditional use approval process.

**Mr. Blair** explained that he wants to make sure that reasonable site plan requests are not hindered in the application process. He added that if the conditional use approval process is the mechanism used for the bowling alley properties to allow a reasonable project to succeed with its current zoning then he is in support of that.

**Mr. McLeod** responded that most conditional uses that have come before Council recently have been for restaurant uses and tend to get approved. He stated that the conditional use allows City Council to make specific conditions if needed, otherwise the use is either approved or denied.

**Mr. Hetrick** requested an explanation of both the Community Business District and the Neighborhood Business District.

**Mr. McLeod** responded that the Neighborhood Business District is intended to be a less intense district by nature. He added that NB district is designed to service the immediate area; however, there are uses that meet the needs of people further than just the close neighborhoods. He stated that the Community Business District is larger and more intense than the NB district. He added that more uses are permissible in the CB district and these are located in more developed areas within the City. He explained that NB is more localized and CB generates business from a larger area. He added that the overall building shape and configuration is relatively the same in both districts.

**President Deel** expressed his concerns about the three bowling alley parcels being zoned CB. He stated that the intersection at this specific location has NB district zoning at three of the four corners. He added that he spends a lot of time in this area and mentioned that there are times during the day that this intersection can get very congested. He stated that he is not concerned about the expansion of the bowling alley; however, he is concerned about other uses that would be permissible if the parcels were changed to CB. He added that if Council approves to rezone the bowling alley parcels as CB, they are able to construct a hotel or different use that may not fit in that location. He stated that the Planning Department has reviewed the attorney's letter from the bowling alley and still recommend that these parcels remain NB. He added that the recent survey done in the City stated that traffic is of a concern and this area already has high traffic.

**Mr. McLeod** responded that the CB district is the most intensive district for commercial uses and added that if the bowling alley parcels were zoned to CB, they would have a variety of permissible uses.

**Ms. Morlan** questioned whether a problem would arise with neighboring businesses if Council was to rezone the three parcels to CB. She added that as the parcels are currently zoned, they are able to expand through the conditional use approval process.

**Mr. McLeod** responded that the natural tendency would be that neighboring businesses would question why the bowling alley properties are different. He added that typically zoning patterns get more intense as you get closer to an intersection.

**Ms. Mungoli** questioned the size requirements and restrictions on a development in the CB district.

**Mr. McLeod** responded that the Flex-Business (FB) District overlay has not changed any of the requirements. He added that if the bowling alley owner wanted to develop under the FB, they would not be able to develop over three stories due to lack of frontage on Rochester Road.

**Ms. Mungoli** questioned what the allowable size of a development would be in this area if it was zoned CB. She asked for clarification on what the bowling alley owner is allowed to do as far as renovations for the property.

**Mr. McLeod** stated that the Flex-Business District (FB) does not change any of these zonings. He added that the bowling alley owner would not be allowed to develop a building several stories high because they lack frontage on Rochester Road. He noted that in the underlying district of CB the site could also be developed as a hotel, car dealership or adult regulated business. He added that the conditional use would fall off in terms of the size of the health and recreational facility; they become more permissible rather than conditional. He stated that the scope would be broadened with what is allowed to be developed in this area.

He also responded that any business owner is allowed to renovate their facility. He added that a provision was added to the Ordinance that states existing health and recreational facilities of any size in the NB district that have a current Certificate of Occupancy is considered a permissible use. He stated that they have every right that everyone else does as a permissible use within the district. He noted that the Ordinance would get triggered if they wanted to expand.

**Ms. Mungoli** questioned whether an NB business could expand to a banquet facility with additional activities on site, provided they go through the normal process. She also inquired whether an NB facility expansion could add a second floor to their building and questioned that if the bowling alley was rezoned to CB whether they be allowed to put a hotel in with three stories.

**Mr. McLeod** responded yes, a NB business could expand as long as they meet all necessary requirements. He added that a NB business could add a second floor to their facility and also that a CB facility could put in a development that is three stories.

**Ms. Mungoli** explained that after hearing all the discussion, she would like to withdraw her previous motion and move the motion that is in the packet.

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

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morlan, Munglioli and Walker

Enactment No: RES0154-2023

**Resolved**, that an Ordinance to Amend Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to Rezone 105 Parcels of Land Totaling Approximately 378.5 Acres in Total, Including 31 Parcels From B-1 Local Business District to NB Neighborhood Business District, 32 Parcels From B-5 Automotive Service Business District to NB Neighborhood Business District, 4 parcels from B-5 Automotive Service Business District to CB Community Business District, 2 Parcels from B-2 General Business District to CB Community Business District, 3 Parcels from B-3 Shopping Center Business District to NB Neighborhood Business District, 14 Parcels from ORT Office, Research and Technology District to EC Employment Center District, 2 Parcels from R-2 One Family Residential District to EC Employment Center District, 7 Parcels from ORT Office, Research and Technology District to HB Highway Business District, 7 parcels from I Industrial District to HB Highway Business District, 1 ORT Office, Research Technology District to O Office District, 2 Parcels from ORT Office Research, Office District, to I Industrial District, and to repeal conflicting ordinances and to prescribe a penalty for violations is hereby Accepted for Second Reading and Adoption and shall become effective Monday, June 26, 2023 following its publication in the Oakland Press on June 25, 2023. Parcels include:

<b>Proposed Parcel Number</b>	<b>Total Address</b>	<b>Existing Acres</b>	<b>Proposed Zoning</b>	<b>Proposed Zoning</b>
1532483025	3980 Crooks	0.42	B-5	NB
1532483005	2044 South Blvd W.	0.22	B-1	NB
1532483006	No Address	0.11	B-1	NB
1532483007	No Address	0.11	B-1	NB
1531101002	3965 W. Auburn	0.13	B-1	NB
1531101041	3931 W. Auburn	0.64	B-1	NB
1531101038	3915 W. Auburn	0.19	B-1	NB
1530351033	3982 W. Auburn	0.83	B-5**	NB
1531101001	3985 W. Auburn	0.39	B-5	NB
1530353031	No Address	0.11	B-5	NB
1530353032	3760 W. Auburn	0.11	B-5	NB
1530353033	No Address	0.11	B-5	NB
1530353034	No Address	0.11	B-5	NB
1530353035	No Address	0.11	B-5	NB
1529452017	2388 W. Auburn	0.36	B-1	NB
1529452029	2384 W. Auburn	0.61	B-1**	NB
1529452034	2364 W. Auburn	0.37	B-1	NB
1529452033	No Address	0.14	B-1	NB
1529452020	No Address	0.47	B-1**	NB
1529452021	2314 W. Auburn	1.12	B-1**	NB
1529453024	2300 W. Auburn	0.50	B-1	NB
1529454023	2955 Midvale	0.70	B-1	NB
1532228128	No Address	0.89	B-1	NB
1533101017	3055 Crooks	0.45	B-1	NB
1533101050	1927 W. Auburn	0.63	B-1	NB
1533101040	1923 W. Auburn	0.53	B-1	NB
1533101041	1875 W. Auburn	1.05	B-1	NB
1532228088	2021 W. Auburn	0.69	B-5	NB
1528452063	1422 W. Auburn	0.34	B-1	NB
1528452064	1416 W. Auburn	0.12	B-1	NB
1528452071	No Address	0.34	B-1	NB
1528453074	1390 W. Auburn	0.36	B-1	NB
1528476067	1220 W. Auburn	1.03	B-1	NB

1528477060	1180 W. Auburn	0.34	B-1	NB
1528477058	1156 W. Auburn	0.41	B-1	NB
1528478056	2993 Corinthia	0.38	B-1	NB
1528478057	1060 W. Auburn	1.47	B-1**	NB
1527351009	No Address	5.74	B-1**	NB
1534101003	981 W. Auburn	0.46	B-5	NB
1534101027	991 W. Auburn	0.52	B-5	NB
1528479089	1020 W. Auburn	0.78	B-5	NB
1528451071	1440 W. Auburn	0.77	B-5	NB
1527477067	2728 S. Rochester	3.07	B-5	CB
1527477068	2740 S. Rochester	1.95	B-5	CB
1535100046	No Address	0.30	B-5	NB
1535100044	6 E. Auburn	0.57	B-5	NB
1535100045	No Address	0.30	B-5	NB
1535100003	10 E. Auburn	0.98	B-2	CB
1535100051	3035 S. Rochester	1.21	B-2	CB
1534277006	3420 S. Rochester	1.31	B-5	NB
1535352066	3809 S. Rochester	1.29	B-5	NB
1535352067	No Address	0.31	B-5	NB
1535352019	3841 S. Rochester	0.76	B-5	NB
1536101001	1020 E. Auburn	0.72	B-1	NB
1536101002	No Address	2.52	B-1	NB
1525351043	2955 John R	0.48	B-5	NB
1525351041	1015 E. Auburn	1.26	B-5	NB
1526478007	871 E. Auburn	9.99	B-3	NB
1535226006	996 E. Auburn	0.75	B-5	NB
1527226012	2020 S. Rochester	0.42	B-5	NB
1514351069	No Address	2.03	B-5	NB
1522226022	1010 S. Rochester	0.98	B-5	CB
1515426016	532 S. Rochester	0.38	B-5	NB
1503477038	6980 N. Rochester	0.66	B-5	NB
1510226016	1497 N. Rochester	0.39	B-5	NB
1510226041	1459 N. Rochester	10.15	B-3	NB
1503477015	190 W. Tienken	0.32	B-5	NB
1502300013	No Address	9.60	ORT	O
1509476042	1310 Walton Blvd	1.02	B-5	NB
1509476033	1400 Walton Blvd	8.06	B-3	NB
1515101008	1295 Walton Blvd	0.61	B-5	CB
1508351003	2980 Walton Blvd	0.83	B-5	NB
1517102003	2995 Walton	0.92	B-5	NB
1521376011	1500 W. Hamlin	9.51	ORT	EC
1521376010	1600 W. Hamlin	6.13	ORT	EC
1521376009	1700 W. Hamlin	1.12	ORT	EC
1521376008	1750 W. Hamlin	1.83	ORT	EC
1529151011	2463 W. Hamlin	3.17	ORT, CJ	EC
1529151012	2801 W. Hamlin	78.82	ORT, R-2, CJ**	EC
1529151015	No Address	0.49	ORT, CJ	EC
1529151017	No Address	5.25	ORT, CJ	EC
1529151008	2915 W. Hamlin	0.82	R-2, CJ	EC
1529151016	No Address	1.27	R-2, CJ	EC
1530101004	3900 W. Hamlin	39.13	ORT	EC
1530102001	No Address	1.86	ORT**	EC
1530103002	3901 W. Hamlin	13.06	ORT	EC
1530103004	No Address	9.00	ORT	EC

1530227004	3499 W. Hamlin	11.94	ORT	EC
1530227005	3255 W. Hamlin	5.99	ORT	EC
1530276006	2500 S. Adams	15.12	ORT, CJ	HB
1530401008	No Address	6.11	I, ORT, CJ**	HB
1530326015	No Address	19.53	I, CJ	HB
1530176003	No Address	7.03	ORT, CJ	HB
1530276007	3512 Marketplace Cir.	3.27	ORT, CJ	HB
1530176011	3544 Marketplace Cir.	2.82	ORT, CJ	HB
1530176010	3576 Marketplace Cir.	3.65	ORT, CJ	HB
1530176006	3610 Marketplace Cir.	12.76	ORT, CJ	HB
1530301014	No Address	78.00	I, CJ	HB
1530326016	2744 S. Adams	1.28	I, CJ	HB
1530301040	2748 S. Adams	1.04	I, CJ	HB
1530302040	2754 S. Adams	2.23	I, CJ	HB
1530301044	No Address	0.55	I, CJ	HB
1530301043	No Address	6.03	I, CJ	HB
1530176012	No Address	10.59	ROW, ORT, CJ	I
1530301041	No Address	7.00	I, ORT, CJ**	I

\*\* split zoned property  
 B-1 = Local Business  
 B-2 = General Business  
 B-5 = Automotive Service Business  
 CB = Community Business  
 CJ = Consent Judgment  
 EC = Employment Center  
 HB = Highway Business  
 I = Industrial  
 O = Office  
 ORT = Office, Research and Technology  
 R-2 = One Family Residential  
 ROW = Right-of-Way

## PUBLIC COMMENT for Items not on the Agenda

## 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.

**2023-0294** Approval of Minutes - City Council Regular Meeting - February 6, 2023

**Attachments:** [CC Min 020623.pdf](#)  
[Resolution \(Draft\).pdf](#)

**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0155-2023

**Resolved**, that the Minutes of the Rochester Hills City Council Regular Meeting held on February 6, 2023 be approved as presented.

**2023-0295** Approval of Minutes - City Council Regular Meeting - February 27, 2023

**Attachments:** [CC Min 022723.pdf](#)  
[Resolution \(Draft\).pdf](#)

**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0156-2023

**Resolved**, that the Minutes of the Rochester Hills City Council Regular Meeting held on February 27, 2023 be approved as presented.

**2023-0296** Approval of Minutes - City Council Regular Meeting - March 6, 2023

**Attachments:** [CC Min 030623.pdf](#)  
[Resolution \(Draft\).pdf](#)

**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0157-2023

**Resolved**, that the Minutes of the Rochester Hills City Council Regular Meeting held on March 6, 2023 be approved as presented.

**2023-0287** Request for Purchase Authorization - FIRE: Purchase Authorization for maintenance agreement related to the City's ambulance stretchers, LifePak 15 automatic external defibrillator and chest compression device for a one-year period in the amount of \$31,929.03; Stryker, Portage, MI

**Attachments:** [061923 Agenda Summary.pdf](#)  
[Renewal Proposal.pdf](#)  
[Resolution \(Draft\).pdf](#)

**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0158-2023

**Resolved**, that the Rochester Hills City Council hereby authorizes the purchase of maintenance agreement services related to the City's ambulance stretchers, LifePak 15 automatic external defibrillator and chest compression devices for a one-year period in the amount of \$31,929.03 to Stryker, Portage, Michigan.

**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.

**2023-0283** Request for Purchase Authorization - FACILITIES: Blanket Purchase Order for janitorial supplies, paper products, green cleaning products and other related items in the total amount not-to-exceed \$80,000.00 through May 31, 2024; Nichols Paper & Supply Co., Rochester Hills, MI

**Attachments:** [061923 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0159-2023

**Resolved**, that the Rochester Hills City Council hereby authorizes a blanket purchase order for janitorial supplies, paper products, green cleaning products and other related items to Nichols Paper & Supply Co., Rochester Hills, Michigan in the total amount not-to-exceed \$80,000.00 through May 31, 2024.

**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.

**2023-0288** Request for Adoption of the Michigan Department of Transportation (MDOT) Annual Permit Performance Resolution (MDOT Form 2207B)

**Attachments:** [061923 Agenda Summary.pdf](#)  
[MDOT Resolution 2207B.pdf](#)  
[Resolution \(Draft\).pdf](#)

**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0160-2023

**Resolved, Whereas** the City of Rochester Hills hereinafter referred to as the "GOVERNMENTAL AGENCY," periodically applies to the Michigan Department of Transportation, hereinafter referred to as the "DEPARTMENT," for permits, referred to as "PERMIT," to construct, operate, use and/or maintain utility or other facilities, or to conduct other activities, on, over, and under State Highway right of way at various locations within and adjacent to its corporate limits;

**Now Therefore**, in consideration of the DEPARTMENT granting such PERMIT, the GOVERNMENTAL AGENCY agrees that:

1. Each party to this Agreement shall remain responsible for any claims arising out of their own acts and/or omissions during the performance of this Agreement, as provided by law. This Agreement is not intended to increase either party's liability for, or immunity from, tort claims, nor shall it be interpreted, as giving either party hereto a right of indemnification, either by Agreement or at law, for claims arising out of the performance of this Agreement.
2. Any work performed for the GOVERNMENTAL AGENCY by a contractor or subcontractor will be solely as a contractor for the GOVERNMENTAL AGENCY and not as a contractor or agent of the DEPARTMENT. The DEPARTMENT shall not be subject to any obligations or liabilities by vendors and contractors of the GOVERNMENTAL AGENCY, or their subcontractors or any other person not a party to the PERMIT without its specific prior written consent and notwithstanding the issuance of the PERMIT. Any claims by any contractor or subcontractor will be the sole responsibility of the GOVERNMENTAL AGENCY.
3. The GOVERNMENTAL AGENCY shall take no unlawful action or conduct, which arises either directly or indirectly out of its obligations, responsibilities, and duties under the PERMIT which results in claims being asserted against or judgment being imposed against the State of Michigan, the Michigan Transportation Commission, the DEPARTMENT, and all officers, agents and employees thereof and those contracting governmental bodies performing permit activities for the DEPARTMENT and all officers, agents, and employees thereof, pursuant to a maintenance contract. In the event that the



same occurs, for the purposes of the PERMIT, it will be considered as a breach of the PERMIT thereby giving the State of Michigan, the DEPARTMENT, and/or the Michigan Transportation Commission a right to seek and obtain any necessary relief or remedy, including, but not by way of limitation, a judgment for money damages.

4. The GOVERNMENTAL AGENCY It will, by its own volition and/or request by the DEPARTMENT, promptly restore and/or correct physical or operating damages to any State Highway Right of Way resulting from the installation construction, operation and/or maintenance of the GOVERNMENTAL AGENCY'S facilities according to a PERMIT issued by the DEPARTMENT.

5. With respect to any activities authorized by PERMIT, when the GOVERNMENTAL AGENCY requires insurance on its own or its contractor's behalf it shall also require that such policy include as named insured the State of Michigan, the Transportation Commission, the DEPARTMENT, and all officers, agents, and employees thereof and those governmental bodies performing permit activities for the DEPARTMENT and all officers, agents, and employees thereof, pursuant to a maintenance contract.

6. The incorporation by the DEPARTMENT of this resolution as part of a PERMIT does not prevent the DEPARTMENT from requiring additional performance security or insurance before issuance of a PERMIT.

7. This resolution shall continue in force from this date until cancelled by the GOVERNMENTAL AGENCY or the DEPARTMENT with no less than thirty (30) days prior written notice to the other party. It will not be cancelled or otherwise terminated by the GOVERNMENTAL AGENCY with regard to any PERMIT which has already been issued or activity which has already been undertaken.

***Be It Further Resolved***, that the following position(s) are authorized to apply to the DEPARTMENT for the necessary permit to work within State Highway Right of Way on behalf of the GOVERNMENTAL AGENCY.

NAME AND/OR TITLE  
Director of Public Services  
Deputy Director/City Engineer  
Transportation Engineering Manager  
Public Utilities Engineering Manager  
Engineering Utility Specialist  
DPS Technician - Permits

## The following two (2) Legislative Files are related to Hamlin Outdoor Storage

**2023-0266** Request for Acceptance of the Warranty Deed for Hamlin Road public road right-of-way granted by Joan H. Wiegand, a single woman, for Hamlin Road Storage

**Attachments:** [061923 Agenda Summary.pdf](#)  
[Warranty Deed.pdf](#)  
[Map.pdf](#)  
[Resolution \(Draft\).pdf](#)

**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0161-2023

**Resolved**, that the Rochester Hills City Council, on behalf of the City of Rochester Hills hereby accepts a Warranty Deed granted by Joan H. Wiegand, a single woman, whose address is 37580 Mound Road, Sterling Heights, MI 48310, for Hamlin Outdoor Storage, Parcel #15-24-326-004.

**Further Resolved**, that the City Clerk is directed to record the Warranty Deed with the Oakland County Register of Deeds.

- 2023-0267** Request for Approval of a Storm Water Detention System Maintenance Agreement between the City of Rochester Hills and Joan H. Wiegand, a single woman, for Hamlin Outdoor Storage

**Attachments:** [061923 Agenda Summary.pdf](#)  
[Agreement.pdf](#)  
[Map.pdf](#)  
[Resolution \(Draft\).pdf](#)

**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0162-2023

**Resolved**, that the Rochester Hills City Council hereby approves the Storm Water Detention System Maintenance Agreement between the City of Rochester Hills and John H. Wiegand, a single woman, whose address is 37580 Mound Road, Sterling Heights, MI 48310, for Hamlin Outdoor Storage, Parcel #15-24-326-004.

**Further Resolved**, that the City Clerk is directed to record the agreement with the Oakland County Register of Deeds.

**The following two (2) Legislative Files are related to First Baptist Church**

- 2023-0270** Request for Approval of a Storm Water Detention System Maintenance Agreement between the City of Rochester Hills and First Baptist Church of Rochester, a Michigan Ecclesiastical Corporation, now known as First Baptist Church of Rochester, a Michigan non-profit corporation, for First Baptist Church Addition

**Attachments:** [061923 Agenda Summary.pdf](#)  
[Agreement.pdf](#)  
[Map.pdf](#)  
[Resolution \(Draft\).pdf](#)

**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0163-2023

**Resolved**, that the Rochester Hills City Council hereby approves the Storm Water Detention System Maintenance Agreement between the City of Rochester Hills and First Baptist Church of Rochester, a Michigan Ecclesiastical Corporation, now known as First Baptist Church of Rochester, a Michigan non-profit corporation, whose address is 6377 Orion Road, Rochester Hills, MI 48306, for First Baptist Church of Rochester Addition, Parcel #15-03-276-030.

**Further Resolved**, that the City Clerk is directed to record the agreement with the Oakland County Register of Deeds.

**2023-0271** Request for Acceptance of the Water Main Easement granted by First Baptist Church of Rochester, a Michigan Ecclesiastical Corporation, now known as First Baptist Church of Rochester, a Michigan non-profit corporation, for First Baptist Church Addition

**Attachments:** [061923 Agenda Summary.pdf](#)  
[Easement.pdf](#)  
[Map.pdf](#)  
[Resolution \(Draft\).pdf](#)

**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0164-2023

**Resolved**, that the Rochester Hills City Council, on behalf of the City of Rochester Hills hereby accepts a Water Main Easement for the construction, operation, maintenance, repair and/or replacement of a water main on, under, through and across land more particularly described as Parcel #15-03-276-030, granted by First Baptist Church of Rochester, a Michigan Ecclesiastical Corporation, now known as First Baptist Church of Rochester, a Michigan non-profit corporation, whose address is 6377 Orion Road, Rochester Hills, MI 48306, for First Baptist Church Addition.

**Further Resolved**, that the City Clerk is directed to record the easement with the Oakland County Register of Deeds.

Passed the Consent Agenda

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

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morlan, Mungioli and Walker

## LEGISLATIVE & ADMINISTRATIVE COMMENTS

**President Deel** congratulated Clerk Scott who was recently nominated and named City Clerk of the Year by the Michigan Association of Municipal Clerks.

**Clerk Scott** stated that she was honored and humbled to be selected by her peers and added that there are over 1600 jurisdictions in the State of Michigan. She stated that she is grateful to have the ability to be involved in the Michigan Association of Municipal Clerks and noted that she serves on the board. She thanked the Mayor and City Council for supporting her ability to be involved and always supporting continuing education.

**President Deel** stated that Clerk Scott is very humble and added that she has led the way in the State of Michigan when it comes to elections. He noted that there have been several changes to election law in the last year and Clerk Scott is instrumental in the implementation process and has been working with the State to ensure that the City continues to have safe and well run elections. He

stated that this is another way that Rochester Hills is leading the way.

**Clerk Scott** thanked President Deel and stated that she was elected to serve another term on the Michigan Association of Municipal Clerks board and also serve on the Legislative committee. She added that she is active in all of the election discussions and information that is being shared.

**Mr. Walker** congratulated Clerk Scott and shared that he attended a Ribbon Cutting Ceremony for Alloy Personal Training on June 19, 2023. He welcomed Alloy Personal Training to the Community and thanked them for choosing Rochester Hills to operate their business.

**Vice President Bowyer** congratulated Clerk Scott and added that it is an honor and privilege to work with her. She shared that the Community Foundation of Greater Rochester had a wonderful Golf Outing at Pine Trace on June 5, 2023. She added that it was a wonderful event and will take place again next year. She provided the following 5K Event information:

- Paint Creek Trail Labor Day Bridge Walk, Monday, September 4, 2023 at Rochester Park
- Golden Grizzlies 5K/10K Run, Sunday, September 24, at Oakland University
- Neighborhood House Scare away Hunger, Sunday, October 8, 2023 at Rochester Municipal Park

She shared the following Outdoor Engagement Activities:

- Senior Health Focused Talk and Hike, Wednesday, June 28, 2023 at Innovation Hills
- Kids Healthy Hikes, Wednesday, July 26, 2023 at Innovation Hills
- Advanced Outdoor Adventure Camp, Tuesday, July 25, 2023 at Bloomer Park

She directed interested participants to register online at [www.rochesterhills.org/outdoors](http://www.rochesterhills.org/outdoors)

**Ms. Mungoli** stated that all the kids that are out of school are zooming around on their scooters without helmets and not taking necessary precautions. She asked the Mayor if the City could put something on its social media to remind people to wear their helmet and to look both ways before crossing the street.

**Mayor Barnett** responded that he will look into this and added that the City does have some bike safety videos. He stated that he will get with the Oakland County Sheriff's Office to see if they have any motorized scooter safety videos.

**Mayor Barnett** provided the following City updates:

- Innovation Hills New Playground Ribbon Cutting was a success. He added that the kids were the VIP's at the Ribbon Cutting and the red carpet was rolled out and it was a fun experience. He noted that twelve new play elements were added to the playground.
- Paddlepalooza was in the beginning of June and had over 70 participants.
- The Drexelgate Road pipe bursting plan is still a work in progress and is coming along great.
- The asphalt road project continues in the Brooklands, Bloomer Park construction is progressing and the 23 Mile/Dequindre Road project is still

underway.

- Festival of the Hills is one week away and is sure to be a success and full of fun activities.

- The Stony Creek Girls Soccer Team won the State Championship last weekend.

He added that Rochester Adams won the Boy's Golf State Championship and the Rochester High School Girls Cheer won the State Championship as well. He commended the three teams for winning State Championships.

- He congratulated his son Tristan on his high school graduation.

- He congratulated Clerk Scott on her recent honor of being named City Clerk of the Year.

## ATTORNEY'S REPORT

City Attorney Ann Christ had nothing to report.

## NOMINATIONS/APPOINTMENTS

**2023-0263** Request to Confirm the Mayor's Reappointment of Scott Hunter and Thomas Pozolo to the Advisory Traffic & Safety Board for a three year term to expire June 30, 2026

**Attachments:** [061923 Agenda Summary.pdf](#)  
[Hunter CQ.pdf](#)  
[Pozolo CQ.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morlan, Mungioli and Walker

Enactment No: RES0165-2023

**Resolved**, that the Rochester Hills City Council hereby confirms the Mayor's reappointment of Scott Hunter and Thomas Pozolo to the Advisory Traffic & Safety Board for a three year term to expire June 30, 2026.

## NEW BUSINESS

**2023-0272** Request for Nonprofit Designation for a Charitable Gaming License from the State of Michigan for Friends of Romeo High Clay Target Club

**Attachments:** [061923 Agenda Summary.pdf](#)  
[Response to Charitable Gaming License Policy A-K.pdf](#)  
[Bylaws.pdf](#)  
[Articles of Incorporation.pdf](#)  
[IRS Determination Letter.pdf](#)  
[Financial Statement.pdf](#)  
[Board Member.pdf](#)  
[Blank Resolution.pdf](#)  
[Charitable Gaming License Policy.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Clerk Scott** explained that the request is for a non-profit designation for a charitable gaming license for the Friends of Romeo High Clay Target Club, coached by John Oldani. She noted that the requirement from the state is that the City that the non-profit's address is located in the City that recommends approval of the request. She stated that even though the organization is based in Romeo, Michigan, the entity is listed in the community. She shared that Council is asked to consider his request for the charitable gaming license based the scope and level of activity, and the extent the organization has gained identity or recognition in the community.

**Mr. Oldani** stated he is the head coach of the Clay Target Club of Romeo High School as well as the Principal of the Friends of Romeo High Clay Target Club. He added that the Friends of Romeo High Clay Target Club is a 501c3 organization that operates in Rochester Hills. He shared that they are a legitimate team and that this year they were able to issue a small college scholarship to one of their students. He explained that he is requesting that the Friends of Romeo High Clay Target Club be recognized as a non-profit organization within the community in order to hold one raffle a year.

**Mr. Hetrick** questioned where the majority of the donations will come from.

**Mr. Oldani** responded that most of the funds come from parents in the community. He also noted that as a 501c3 he is able to purchase bulk ammunition at a discounted rate and sell it for a small profit. He added that the one raffle a year will raise funds to expand opportunities and lower fees that occur for ammunition or targets.

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

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morlan, Mungioli and Walker

Enactment No: RES0166-2023

**Resolved**, that the request from Friends of Romeo High Clay Target Club located at 3253 Doral Drive, Rochester Hills, Michigan, Oakland County, asking that they be recognized as a nonprofit organization in the community for the purpose of obtaining a charitable gaming license, be considered for approval/denial.

**2023-0293** Request for Purchase Authorization - DPS/ENG: Blanket Purchase Order/Contract for cross connection program management services in the amount not-to-exceed \$360,000.00 through June 30, 2026; HydroCorp, Troy,

**Attachments:** [061923 Agenda Summary.pdf](#)  
[Proposal Tabulation.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Bill Fritz**, Public Services Director, explained that the Safe Drinking Water Act requires water utilities to conduct a cross connection control program. He explained that HydroCorp has been providing these services since 2015 and has over 400 municipal clients. He stated that the request is to renew the three-year contract.

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

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morlan, Mungioli and Walker

Enactment No: RES0167-2023

**Resolved**, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for cross connection program management services to HydroCorp, Troy, Michigan in the amount not-to-exceed \$360,000.00 through June 30, 2026 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.

**2023-0284** Request for Purchase Authorization - FACILITIES: Blanket Purchase Order for snow removal services for the 2023-2024 winter season in the amount not-to-exceed \$170,000.00 through June 30, 2024; Ultra Professional Outdoor Services, LLC., Waterford, MI

**Attachments:** [061923 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Mike Viazanko**, Building/Ordinance/Facilities Director, stated that the request before Council is for the approval of snow removal services for the 2024 winter season.

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

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morlan, Mungioli and Walker

Enactment No: RES0168-2023

**Resolved**, that the Rochester Hills City Council hereby authorizes a blanket purchase order for snow removal services for the 2023-2024 winter season to Ultra Professional Outdoor Services, LLC., Waterford, Michigan in the amount not-to-exceed \$170,000.00 through June 30, 2024.

**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.

**2023-0285** Request for Purchase Authorization - FACILITIES: Contract/Blanket Purchase Order for janitorial services in the amount not-to-exceed \$165,000.00 through June 30, 2024; Americlean, Inc., Chesterfield Township, MI

**Attachments:** [061923 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Mike Viazanko**, Building/Ordinance/Facilities Director, stated that the request is for the annual renewal of janitorial services for City buildings. He noted that AmeriClean has done a great job the last several years and would like to renew their contract with the City.

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

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morlan, Mungioli and Walker

Enactment No: RES0169-2023

**Resolved**, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for janitorial services to Americlean, Inc., Chesterfield Township, Michigan in the amount not-to-exceed \$165,000.00 through June 30, 2024 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.

**2023-0143** Request for Purchase Authorization - FIRE: Purchase authorization of four (4) Lucas 3 chest compression devices, required accessories, and four (4) year preventative maintenance program in the amount of \$105,527.48; Stryker, Portage, MI

**Attachments:** [061923 Agenda Summary.pdf](#)  
[Proposal.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Chief Canto**, Fire Chief/Emergency Services Director, shared that the approval is for four automatic chest compression devices to replace the current compression devices. He noted that the current devices are no longer under warranty and need to be replaced. He added that there is a trade-in value for the existing devices.

**President Deel** stated that all of Council is aware how important the chest compression devices are and added that they are a life saving device.

**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, Bowyer, Deel, Hetrick, Morlan, Mungioli and Walker

Enactment No: RES0170-2023

**Resolved**, that the Rochester Hills City Council hereby authorizes the purchase of four (4) Lucas 3 chest compression devices, required accessories and four (4) year preventative maintenance program to Stryker, Portage, Michigan in the amount of \$105,527.48.

**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.

**2023-0286** Request for Purchase Authorization - FIRE: Purchase Authorization for three (3) ambulance modules in the amount of \$1,062,555.00 with a 5% project contingency in the amount of \$53,127.75 for a total not-to-exceed purchase amount of \$1,115,682.75; Emergency Vehicle Plus, Holland, MI

**Attachments:** [061923 Agenda Summary.pdf](#)  
[Proposal Summary.pdf](#)  
[Proposal.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Chief Canto**, Fire Chief/Emergency Services Director, explained that in July of 2022, they were able to take advantage of the City's Mitten Freight Liner



*Program. He added that the chassis for the ambulance was then purchased and they had the ambulance manufacturers build the module. He stated that this process worked great because several manufacturers were having problems getting chassis. He explained that the request is to approve the purchase of three ambulance module units.*

**Ms. Mungoli** thanked Chief Canto for providing the long range plan for these units. She noted that she is happy to see ARPA dollars being used for this purchase.

**Chief Canto** responded that while this purchase is over budget, it has no negative effect on the Fire Departments Capital Fund. He explained that the entire purchase is being funded through ARPA.

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

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morlan, Mungoli and Walker

Enactment No: RES0171-2023

**Resolved**, that the Rochester Hills City Council hereby authorizes the purchase of three (3) ambulance modules to Emergency Vehicle Plus, Holland, Michigan in the amount of \$1,062,555.00 with a 5% project contingency in the amount of \$53,127.75 for a total not-to-exceed purchase amount of \$1,115,682.75.

**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.

**2023-0292** Request for Purchase Authorization - FIRE: Project budget to update the City's Knox Box Key System within their emergency vehicles in the amount not-to-exceed \$32,000.00; Knox Company, Phoenix, AZ

**Attachments:** [061923 Agenda Summary.pdf](#)  
[Pricing Proposal.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Chief Canto**, Fire Chief/Emergency Services Director, stated that through the City's Community Risk Reduction Division, businesses have a Knox Box key system. He explained that the specialized key is locked into all of the Fire Departments apparatus vehicles and has a code that is cloud based. He stated that the MIS Department has done a lot of recent upgrades to the server system and the Knox Box system runs through the cloud system that will no longer be supported with the upgrades. He stated that the request is to approve the replacement of the Knox Box system.

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

**Aye** 7 - Blair, Bowyer, Deel, Hetrick, Morlan, Mungoli and Walker

Enactment No: RES0172-2023

**Resolved**, that the Rochester Hills City Council hereby authorizes a project budget to update the City's Knox Box Key System within their emergency vehicles to Knox Company, Phoenix, Arizona in the amount not-to-exceed \$32,000.00.

*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.

## **ANY OTHER BUSINESS**

**NEXT MEETING DATE - Regular Meeting - Monday, July 10, 2023 - 7:00 p.m.**

## **ADJOURNMENT**

*There being no further business before Council, it was moved by Mungioli and seconded by Walker to adjourn the meeting at 10:09 p.m.*

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*RYAN DEEL, President  
Rochester Hills City Council*

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

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*AMBER BEAUCHAMP  
Administrative Coordinator  
City Clerk's Office*

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