



# Rochester Hills

## Minutes

### 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, Jason Carlock, Ryan Deel, Carol Morlan, Theresa Mungoli,  
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."*

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Monday, June 9, 2025

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 7:01 p.m. Michigan Time.*

#### ROLL CALL

**Present** 6 - David Blair, Jason Carlock, Ryan Deel, Carol Morlan, Theresa Mungoli and Marvie Neubauer

**Absent** 1 - David Walker

#### Others Present:

*Tracey Balint, City Engineer  
Dan Christ, City Attorney  
Ann Echols, Assistant Chief/Fire Marshal  
Rochelle Lyon, Information Systems Director  
Chris McLeod, Planning Manager  
Eliza Pizzuti, Rochester Hills Government Youth Council  
Sara Roediger, Planning & Economic Development Director  
Leanne Scott, City Clerk  
Joe Snyder, Chief Financial Officer  
Erin Sudrovec, Chief of Staff*

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

**A motion was made by Carlock that this matter be Approve the Agenda as Presented. The motion carried by the following vote:**

**Aye** 6 - Blair, Carlock, Deel, Morlan, Mungoli and Neubauer

**Absent** 1 - Walker

#### COUNCIL AND YOUTH COMMITTEE REPORTS

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

**President Deel** introduced RHGYC Representative **Eliza Pizzuti**.

**Ms. Pizzuti** stated that she is a Senior at Rochester Adams High School and that this is her third year on the Youth Council, where she serves as the current Chairperson, and she serves on the Deer Management Advisory Council. She shared that earlier in the month members of the RHGYC attended the Sister City Committee/Rochester meeting, and that the Youth Council interviews will be on June 19, 2025 and June 20, 2025. She shared that the RHGYC will be volunteering at the Festival of the Hills on June 25, 2025 where they will be selling socks for the bounce houses and food for the petting zoo. She continued that the RHGYC will be volunteering at the second annual Brooklands Strong Event on July 30, 2025. She announced that the next Youth Council meeting will be a Special Meeting held on July 18, 2025 at Spencer Park for their annual summer celebration.

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

**Ms. Morlan** stated that the OPC now has 36 vans and buses that they can utilize to help people get around the City; members of the OPC community can call if they need a ride. She shared that the OPC had a Top Chef Foodie event that was a huge success with wonderful food. She continued that the OPC had a week-long celebration for their volunteers that ran from April 28 through May 3. She shared that the OPC had their annual 5K run that supports the Meals on Wheels program.

**Ms. Morlan** shared a photo of a turtle at the Van Hoosen Museum and encouraged residents to go to their website to see the different programs that are available.

**Rochester Avon Recreation Authority (RARA):**

**Ms. Mungoli** stated that RARA is starting the Movies in the Park, and the first one is Friday at Avondale Park; following with June 27th at North Hill Elementary, July 11th at Borden, and July 25th at Bloomer.

**Sister City Committee/Rochester:**

**Ms. Mungoli** thanked Ms. Pizzuti and the Youth Council for being in attendance at the Sister City meeting and shared that one of the outcomes of the Sister City Committee is reigniting the Memorial Day parade. She stated that they started at Mount Avon Cemetery then walked down Harding to Livernois, and the second location was at Veterans Memorial Pointe.

**Ms. Mungoli** shared that Sue White, an activist in the Rochester Hills community, recently passed away, and urged residents to take time to connect with their loved ones.

**Rochester/Auburn Hills Community Coalition:**

*Ms. Neubauer shared that she is on the Rochester/Auburn Hills Community Coalition and they are having an event on July 20th called Peace, Love and Me. She stated that the Community Coalition focuses on kids' mental health and education with respect to things like substance and substance abuse. She commented that the Rochester Resiliency Center has been working with the Coalition and is incredibly thankful for how strong the community is and the Resiliency Center is a result of this. She announced that there are several events coming up; Cozy Movie Day on June 12th starting at 3:00 pm, guided painting on June 9th, therapy dogs, crafts and snacks on June 16th, mindful meditation on June 19th, an event for first responders on June 18th, and Play n' Perk every Tuesday.*

**PRESENTATIONS**

2025-0260 Legislative Update by State Senator Michael Webber

**Attachments:** [060925 Agenda Summary.pdf](#)

**Moved to Public Comment due to Senator Michael Webber's absence.**

**ORDINANCE FOR ADOPTION**

2025-0220 Request for Acceptance for Second Reading - An Ordinance to amend Sections 54.741, 54.743, 54.744, and 54.745 of Article XII, Utilities, of Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify water and sanitary sewer rates and fees, repeal conflicting Ordinances, and prescribe a penalty for violations

**Attachments:** [060925 Agenda Summary.pdf](#)  
[Ordinance.pdf](#)  
[051225 Agenda Summary.pdf](#)  
[043025 WSAC Resolution.pdf](#)  
[051225 Resolution.pdf](#)  
[Suppl Mungoli Questions-Answers.pdf](#)  
[051225 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

*Joe Snyder, Chief Financial Officer, stated that on April 30th the Water System Advisory Council met to review the water and sewer operating division's year-end financial operating results and after discussion, they recommended updated rates for the 2025 - 2026 rate year. He continued that the rate setting option selected was the break-even option, which has the goal to adjust rates to operationally break even in the upcoming year. He noted that the Advisory Council unanimously voted to amend the filing rate structure for water rate per unit with an increase of 81 cents per unit, which represents an 11% increase, and increase the sewer rate by 41 cents per unit, which is a 6.2% increase and the customer charge per bill will have an increase of 6 cents per bill, which represents a 1% increase. He stated that the other changes proposed are various pass-through charges from the Great Lakes Water Authority.*

*He shared that historically, the City's annual water and sewer rates have been*

*much less over the past six years and outlined the rationale behind the changes: first, the group looked at the operating gain or loss from the prior year and the water side has been consistently running with an operating loss for the past several years and the reserve funds in the Water and Sewer operating fund are being depleted so the full cost of the service needs to be passed on. He continued that water volumes have been decreasing over the past several years and sanitary sewer has remained very flat, which for a water sewer utility is a problem due to the many fixed costs that do not ebb and flow with water and sewer usage. He explained that the provider on the water side plans to increase rates 5.8% starting in July and that on the sewer side, the Oakland County Water Resources Commission will increase their rates by 9.9%, both of which are consistent with all of the communities utilizing these providers. He stated that the final consideration is on the debt service side and is only on the sanitary sewer side; there is no water debt, and this is planning for future Oakland County Water Resource Commission debt issues, as they are in the midst of a very large sanitary sewer main repair and replacement over the next three years. He explained that this means that the water and sewer bill for someone using the residential average will change from approximately \$170 every two months to \$185 every two months, which is an 8.7% annual increase. He announced that if approved, the ordinance changes will be published in the June 29th publication of the Oakland Press before going to effect on July 1, 2025.*

**Ms. Morlan** thanked Mr. Snyder for the work put into this and shared that the City has been very blessed not to have had to make large changes or increases over the last few years. She stated that the increases are not to bring in extra money, but rather to break even and cover costs.

Enactment No: RES0126-2025

**Resolved**, that an Ordinance to amend Sections 54.741, 54.743, 54.744, and 54.745 of Article XII, Utilities, of Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify water and sanitary sewer rates and fees, repeal conflicting Ordinances, and prescribe a penalty for violations is hereby accepted for Second Reading and Adoption and shall become effective Tuesday, July 1, 2025 following its publication in the Oakland Press on June 29, 2025.

## PLANNING AND ECONOMIC DEVELOPMENT

**2025-0242** Request for Purchase Authorization - PLANNING: Contract/Blanket Purchase Order for as-needed Wetland and Environmental Consulting Services in the amount not-to-exceed \$160,000.00 through June 30, 2028; ASTI Environmental, a division of PEA Group, Brighton, MI; DLZ Michigan, Inc., Waterford Township, MI

**Attachments:** [060925 Agenda Summary.pdf](#)  
[Proposal Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Sara Roediger**, Planning & Economic Development Director, shared that every so often, they are required to go out to bid for the City's environmental services and that they have been very fortunate to have worked with ASTI Environmental for over 30 years. She continued that for the first time they decided to consider a

*second firm, which is in no way a reflection of ASTI's performance, but was an opportunity to give the City more options, especially considering different specialties or conflicts of interest. She stated that they are requesting to have the contract be for both firms and then the City will use the Department's discretion as to which firm is the most suitable to be used over the next three years.*

**President Deel** questioned if this is a budgeted item.

**Ms. Roediger** confirmed that it is.

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

**Aye** 6 - Blair, Carlock, Deel, Morlan, Mungioli and Neubauer

**Absent** 1 - Walker

Enactment No: RES0127-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for as-needed Wetland and Environmental Consulting Services to ASTI Environmental, a division of PEA Group, Brighton, Michigan and DLZ Michigan, Inc., Waterford Township, Michigan in the amount not-to-exceed \$160,000.00 through June 20, 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.

**2025-0073** Request for Wetland Use Permit Approval to impact approximately 0.09 acres of wetlands for Old Orion Ct. Residential Development, a 32-unit apartment complex and related amenities on approximately 2.4 acres of land, located on the south side of Orion Road, west of Old Orion Ct. and Rochester Rd., Parcel 15-03-476-018 and abutting road right-of-way, zoned R-1 One Family Residential and a portion of the land has the FB Flex Business Overlay; Mark Bismack, Applicant

**Attachments:** [060925 Agenda Summary.pdf](#)  
[Staff Report 051225.pdf](#)  
[Reviewed Plans Pt. 1 - 052025 PC.pdf](#)  
[Reviewed Plans Pt. 2 - 052025 PC.pdf](#)  
[Reviewed Plans Pt. 3 - 052025 PC.pdf](#)  
[Applicant's Presentation - Planning Commission 052025.pdf](#)  
[Site Visit Photos 052025..pdf](#)  
[ASTI Review 041625.pdf](#)  
[Krieger Klatt Letter 040825.pdf](#)  
[Public Comment 053025.pdf](#)  
[Public Comment.pdf](#)  
[Applicant's Presentation - Neighborhood Meeting.pdf](#)  
[Email To HOAs 050525.pdf](#)  
[Applicant's Presentation - Planning Commission 021825.pdf](#)  
[Staff Report 021225.pdf](#)  
[Reviewed Plans Pt. 1 - 021825 PC.pdf](#)  
[Reviewed Plans Pt. 2 - 021825 PC.pdf](#)  
[Reviewed Plans Pt. 3 - 021825 PC.pdf](#)  
[Krieger Klatt Letter 011725.pdf](#)  
[Development Application.pdf](#)  
[Environmental Impact Statement.pdf](#)  
[G2 Consulting Group Letter 041124.pdf](#)  
[WRC Letter 051024.pdf](#)  
[Email To HOAs 020625.pdf](#)  
[Draft PC Minutes 052025.pdf](#)  
[PC Minutes 021825.pdf](#)  
[PHN 052025.pdf](#)  
[PHN 021825.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Chris McLeod**, Planning Manager, and **Kyle Hottinger**, ASTI Representative, were present.

**Mr. McLeod** shared that the Planning Commission approved the site plan, the tree removal permit, and the natural feature setback modification that was part of the potential wetland impact. He stated that the site is at the intersection of Old Orion and Maple Hill and that this request is solely for the wetland permit for 0.09 acres or just under 4,000 square feet of wetland impact. He noted that, in terms of the site plan approval that was granted, it was for a 32-unit apartment development, 22 two-bedroom units and ten one-bedroom units. He continued that the tree removal permit was approved in terms of the number of trees to be removed from the site, as well as paid into the City's tree fund. He referenced the overall zoning pattern and shared the light green area is the main portion of the wetland and the area outlined in dark green is the area that has been recommended by the Planning Commission for the wetland use permit; the remaining 0.54 acres will be held in a conservation easement. He shared the approved landscape plan and stated that the site is being replanted in terms pursuant to the City's overall landscape requirements.

**Public Comment:**

**Ed Capa**, 270 Maplehill Rd, shared that he has been a resident for almost 35 years and that they have a problem with flooding and asked where the water will go when the wetland is closed off. He stated that he is against the approval of the Wetland

*Use Permit. He noted that residents in the past have tried to put fences up and were told that the wetland cannot be touched.*

**Shana Gagnon**, 371 Maplehill Rd, shared that she seconds everything Mr. Capa stated. She stated that the intersection of Orion Road and Rochester Road is dangerous because of the traffic and the number of geese trying to pass the street and that adding to this will make it more unsafe and is terrible for the environment. She announced that she hopes that the decision makers vote no.

**Council Discussion:**

**President Deel** asked Mr. McLeod to clarify how much water runoff is anticipated with the 0.09-acre impact to the wetlands.

**Mr. McLeod** shared that 0.09 acre is less than 4,000 square feet which is smaller than most of the houses being built in the City. He explained that as part the site plan process, stormwater that is generated by the development will need to be detained on the site so that any stormwater created will be discharged at an appropriate rate, and this is occurring. He continued that in terms of the wetland interconnection, where the wetland is being impacted, a culvert is being provided between the two portions of the wetlands so hydrology is maintained. He shared that the concerns are referring to wetland impacts and stormwater quality and quantity, both of which have been fully vetted and will continue to be vetted if the project moves forward through the engineering review process.

**Ms. Neubauer** shared that she is the City Council representative on the Planning Commission and that they have had this development in front of them several times because they have asked for numerous accommodations from the developer and he has accommodated every request. She continued that every department in the City of Rochester Hills that has to review a plan, including the Engineering Department, has given the okay and stated that the residents will not be impacted drainage-wise with the development, site plan, and tree removal permit. She explained that a traffic study is warranted only on certain developments and that this was such a low impact development that it did not warrant a traffic study. She stated that this is not green space but is property owned by someone and it does comply with all of the ordinances. She detailed that it is a 2.4-acre site with 0.63 acres of wetland and that 0.54 acres will be permanently preserved, so only 0.09 acres will be impacted.

**Mr. Blair** stated that City Council is only voting on the 0.09 acre of wetland and if the project did not involve the wetland, it would have proceeded without any Council involvement because it is completely adherent to the City's zoning. He shared that the City's Engineering Department is on top of ensuring there is no drainage issue.

**Mr. McLeod** shared that the site plan will have a full engineering review and the current plans are 70 to 80 percent complete, so they will need to get the remaining engineering calculations. He stated that EGLE will also be involved in the wetland permitting. He noted that the engineers feel that this will actually make drainage in the area better because the water will be processed through an underground

storage tank. He continued that there will be a measure quality device that will be added to the stormwater system which will filter out the particulates within the stormwater itself, then it will go into larger vaults that will actually hold the water within the site then discharge it at an appropriate rate.

**Ms. Morlan** questioned if the entrance and exit for the complex is on Orion Road.

**Mr. McLeod** responded that there are two entrance and exits; Orion Road is to the top portion of the site and Maple Hill is to the west side of the property, which will be the second entrance and exit.

**Ms. Morlan** referenced the dark green portion of the map and inquired if part of the runoff is on Maple Hill.

**Mr. McLeod** shared that the dark green area is the area of impact for the wetland use permit, where they are looking for approval to fill and modify, which includes a culvert so that the water can still traverse between the two portions of the wetland.

**President Deel** referenced ASTI's report which identifies wetland A and indicates that vegetation in the emergent portion was dominated by a non-native species which comprised approximately 80 to 85 percent of the total emergent vegetation and narrow-leafed cattail. He questioned if the new flow of water course will impact the non-native vegetation.

**Mr. Hottinger** shared that the portion of the wetland being impacted is a result of the construction of Maple Hill and its drainage, and that the flow coming from Maple Hill Road will be unchanged as it will be directed back into the larger portion of the wetland.

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

**Aye** 6 - Blair, Carlock, Deel, Morlan, Munglioli and Neubauer

**Absent** 1 - Walker

Enactment No: RES0128-2025

**Resolved**, that the City Council hereby approves a Wetland Use Permit to permanently impact approximately 0.09 acres of wetlands, as defined within the site plans, to construct the parking area, building areas for the multiple family building and associated development infrastructure based on plans received by the Planning Department on April 9, 2025, with the following findings and subject to the following conditions.

#### **Findings**

1. The proposed impacts to Wetland A will be approximately 0.09 acres. Additionally, although Wetland A was determined to be of medium quality overall ecologically and of high function, the design and impacts to wetland are minimized due to the installation of a culvert and strategically locating the crossing at the narrowest portion of the wetland.

2. ASTI has reviewed the subject plans and proposed impacts to Wetland A along with the proposed mitigation efforts to help reduce the impacts to the wetland (including the installation of a culvert to maintain hydrological connection between the wetland areas and the impacts to Wetland A are relatively small) 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 revised plan sheet showing all wetland impacts to Wetland "A" in square feet.
3. That any temporary or permanent 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 April 15, 2025.

**2025-0244** Administrative Update on Michigan Department of Environment, Great Lakes and Energy (EGLE) Grant No. 2023-2540; Tom Wackerman, ASTI, Presenter

**Attachments:** [060925 Agenda Summary.pdf](#)  
[ASTI Memo 053025.pdf](#)

**Sara Roediger**, Planning & Economic Development Director, **Jaime Timmins-Bertan**, ASTI Representative, and **Tom Wackerman**, ASTI, were present.

**Ms. Roediger** shared that they are committed to giving quarterly updates on how they are doing on the EGLE grants. She stated that they have had a couple big wins with the grant end date extension and that they are plugging away.

**Ms. Timmins-Bertan** stated that there have been applications received for nine properties and provided updates to each one. She noted there is work underway to assess the Hamlin Road Landfill property and that there has been a lot of work done under work plans one and two and a considerable amount of assessment. She shared that there was a meeting to discuss the draft Brownfield plan and that there is a potential request to come in the future. She continued that they were asked to submit the amended consent judgement that has been in discussion between Ms. Roediger and the applicant and that they were requested to make additional edits by EGLE. She shared that the sewer extension project at Hamlin and Adams is done and connected and they are doing restoration by adjusting the manholes and raising them up. She stated that the Highland Park Wood Fill Site has been moving along and the fieldwork has been finished under the first two work plans and that the work is being reviewed by EGLE. She continued that they received the access agreement for the small parcel that was not purchased with the larger parcel and the whole project is being worked on. She noted that the Allen Park site plan number one was approved and phase one has been completed and submitted to the City and EGLE and the phase two scope of work has been adjusted based on the findings in phase one. She stated they are awaiting EGLE

approval to proceed at the St. Theodoros site work plan number one which was submitted and work plan number two is being drafted for initial assessment. She commented that they received a new application for initial assessment since the last update for 1765 East Hamlin Road which was approved and they are in the process of getting the paperwork finalized. She moved on to the Livernois and Auburn properties, which have both been completed and the reports have been submitted to EGLE for comment. She announced that the grant team with EGLE extended the grant end date to September 30, 2031 and extended the grant boundaries to include the entire city of Rochester Hills and that they will allow the grant to cover the incremental cost of specialized foundation. She shared that the sixth request for reimbursement went in April and was approved and the payments are going out to the applicants this week. She commented that they are continuing to have biweekly team meetings, EGLE update meetings, and monthly applicant meetings. She continued that they have started to have an increased frequency of meetings with some applicants, specifically the Madison Park site. She stated that EGLE finalized their policy on development on or near methane generating sources, so work plans for the landfill properties are being adjusted to ensure compliance with the new guidance.

**Ms. Mungoli** questioned if the raised manholes on Hamlin Road will impact the smoothness of the road.

**Ms. Timmins-Bertan** responded that no, the manholes were only raised a short distance then put back.

**Ms. Mungoli** shared that when driving past Auburn Road she noticed that the Green Space area looked like there was cleanup around it and questioned if it was done and when the permanent signage will be going out.

**Ms. Roediger** stated that the EGLE sign is still up and should be coming down soon and she will discuss with Ken Elwert, Parks & Natural Resources Director, what is being planned for the Green Space signage.

**Ms. Mungoli** questioned when more work will be done on the Madison Park project and if there is an idea of what they will be doing before 2031.

**Ms. Timmins-Bertan** responded that the hope is to complete some of the site preparation remediation before the end of the year. She continued that they are pushing through some of the investigation piece and a few changes to the scope of work.

**Ms. Mungoli** inquired how it will be communicated to residents that they are cleaning up toxic waste that the trees were growing in and making the City safer.

**Ms. Roediger** responded that they can add additional EGLE signage to the site, which can have a QR code to the website, and potentially do a social media outreach.

**Presented.**

## PUBLIC COMMENT for Items not on the Agenda

**Carol Hannah**, 846 Dahlia Ln, addressed the issue of speeding on Drexelgate Parkway. She shared that her house backs up to Drexelgate and that the Drexelgate Road Diet has done nothing to minimize the speeding issue. She noted that the Sheriff Deputy assigned to sit on Drexelgate said that he has given tickets to people going 50 miles an hour when the speed limit is 25 miles an hour. She stated that there are several young children who live near her that cannot play in their backyards because of the traffic issue and that drivers will cross the double yellow line to pass drivers going the speed limit.

**Rhonda Yates**, 56 Texas Ave, shared that she is a Rochester Hills resident, nurse and educator and that she urges the City Council to publicly support the nurses at Henry Ford Rochester Hospital. She stated that the nurses are on strike because of chronic understaffing, burnout, and unsafe patient ratios. She asked City Council to issue a resolution or public statement in support of safe staffing and fair contracting at Henry Ford Rochester.

**Danielle Drouillard**, 880 Joslyn Rd, Lake Orion, stated that she is the Vice President for the Nurses Local 40 Union at Henry Ford Rochester and referenced a group of union members in the back of the room and said that they all came straight from the picket line. She shared that they had roughly 150 nurses come today and protest the unfair labor practices at Henry Ford Rochester, including withholding information, targeting union officials, denying representatives space in the hospital or representation in the hospital. She asked City Council to approve a resolution to the hospital to show support of the nurses.

### 2025-0260 Legislative Update by State Senator Michael Webber

**Attachments:** [060925 Agenda Summary.pdf](#)

**Michael Webber**, State Senator, shared that the Senate budget that has been passed has a 10% increase in statutory revenue sharing and a 2.3% increase in constitutional revenue sharing. He continued that the House passed the revenue sharing for Public Safety and Violence Prevention Trust Fund legislation, which will be part of the budget discussion and road funding discussion. He noted the road funding piece in terms of the House plan is that they do not want to charge sales tax on gas and want to do only gas tax, which would entirely go to roads; however, they would have to make up that revenue for education and revenue sharing, and this is where the Revenue Sharing Trust Fund comes into play. He explained that the House version bypasses some of the traditional Act 51, which puts more money into local roads, so Rochester Hills would receive \$14.8 million new in revenue on a yearly basis for local roads, which is a 148% increase. He commented that he is also working on Sound Wall Funding legislation and he has been working with the City of Troy and City of Utica on this project, and they got the money for Troy but figured out it is not sustainable for one legislator to try to do that in the budget every couple of years. He shared that the big issue worked on earlier this year was regarding the tip credit and the earned sick leave for the hospitality industry and small businesses; there was a February 21st deadline and they were able to get a

*bipartisan compromise that weighed both the concerns of employees and employers while keeping jobs in Michigan.*

*Mr. Blair stated that the period between now and the election is when bills are lofted back and forth between the houses and there is not a lot of productivity. He questioned if there has been any improvement on these items. He referenced the gas tax and inquired if electric vehicles have made an impact on this and if there is any way to recoup the money from electric vehicle owners.*

*Senator Webber responded that there has not been a lot of legislation that has gone through both chambers and signed into law but that there is a lot of good bipartisan legislation that is passing through both chambers. He shared that in terms of electric vehicles, fuel efficiency in general has lessened the impact that the gas tax has, and that there are already states that are looking at other options which include electric vehicles. He continued that the House plan is not looking at raising revenue on only electric vehicle owners and noted that electric vehicles do pay more in terms of registration and other items.*

*Mr. Blair stated that he was aware of the increased registration fee but that it seems like a lot of the people who drive a gasoline car might be stuck paying a disproportionate amount and that it is important to be forward thinking on how to recover that revenue.*

**Presented.**

## 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.

**2025-0245** Request for Approval of a Fireworks Permit for the Festival of the Hills event to be held at Borden Park on June 25, 2025

**Attachments:** [060925 Agenda Summary.pdf](#)  
[Application.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0129-2025

**Whereas**, American Fireworks of Hudson, Ohio, has been selected through a competitive bid process for their safety record and the size of our show; and

**Whereas**, American Fireworks has provided the necessary insurance with the City of Rochester Hills named as also insured; and

**Whereas**, the Rochester Hills Fire Department has no objection to the issuance of a fireworks permit provided their safety procedures are followed;

**Therefore, Be It Resolved**, that the Rochester Hills City Council does hereby

approve a permit for American Fireworks of Hudson, Ohio, to provide a fireworks display for the Festival of Hills event at Borden Park on Wednesday, June 25, 2025.

- 2025-0239** Request for Purchase Authorization - DPS/GAR: Blanket Purchase Order for East Jordan Iron Hydrants and Supplies in the amount not-to-exceed \$30,000.00 through April 30, 2026; EA USA, Inc., East Jordan, MI

**Attachments:** [060925 Agenda Summary.pdf](#)  
[Quote Tabulation.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0130-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes a blanket purchase order for East Jordan Iron Hydrants and Supplies to EA USA, Inc., East Jordan, Michigan in the amount not-to-exceed \$30,000.00 through April 30, 2026.

**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.

- 2025-0243** Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase Order for preliminary engineering services for the South Adams Pathways Connections project in the amount not-to-exceed \$42,000.00; OHM Advisors, Auburn Hills, MI

**Attachments:** [060925 Agenda Summary.pdf](#)  
[OHM Proposal.pdf](#)  
[Map.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0131-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for preliminary engineering services for the South Adams Pathways Connections project to OHM Advisors, Auburn Hills, Michigan in the amount not-to-exceed \$42,000.00 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 Carlock, 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, Carlock, Deel, Morlan, Mungoli and Neubauer

**Absent** 1 - Walker

## LEGISLATIVE & ADMINISTRATIVE COMMENTS

**President Deel** shared that he also had concerns about the speeding on Drexelgate before the road diet and that he was very pleased when the City allocated some funds to make it more pedestrian-friendly. He stated that the continuous speeding issue may be a great item for the Advisory Traffic and Public Safety Committee to take on.

**Mr. Blair** stated that the Advisory Traffic and Public Safety Committee is here to check into the kinds of concerns Ms. Hannah shared but they cannot legislate behavior. He noted that the Engineering Department, the Oakland County Sheriff's Office and the Advisory Traffic and Safety Committee come together to work on these types of matters and recommends that anyone with concerns reach out. He shared that he has a ton of respect for nurses and can only imagine how frustrating the situation must be. He explained that there is not much that the City Council can do to step in to the situation and that while he cannot officially weigh in it does not mean he does not care.

**Erin Sudrovech**, Chief of Staff, provided the following updates:

- June 15th marks the one-year anniversary of the Splash Pad tragedy and Mayor Barnett has been regularly in touch with those who are directly impacted.
- The Rochester Hills Resiliency Center continues to be a great resource for the community and anyone who would like to get in touch with them should do so.
- She thanked the City's many first responders and partners at the Rochester Hills Resiliency Center for their support of the community. Over the weekend members of the Oakland County Sheriff's Office and the Rochester Hills Fire Department were recognized at the eighth annual North American Active Assailant Conference with the Captain Frank Butler Casualty Care award for 2025; this was in honor of their outstanding medical efforts during the incident last June.
- The City was awarded a grant of \$756,000 from the Michigan Economic Development Corporation Revitalization and Placemaking Program called the Wrap Grant. This investment will help the City create the brand-new Brooklands Plaza next to the splash pad and construction is already underway. The goal is to open the Brooklands Plaza later this year. There will be a small playground, pathways, bench seating, a calming water feature, and community art from the Art on Auburn Program.
- The Brooklands Block Party will be Wednesday, July 30 from 6:00 pm to 9:00 pm at the Auburn Road Corridor. There has been incredible turnout for the event in the past and there will be music, food trucks, and arts and crafts.
- The Festival of the Hills is on June 25. The fundraising for the event has been incredibly successful and enough money was raised to cover the entire cost of the festival.
- Recent ranking from US News and World Report places Rochester Hills at number nine in the nation for best places to live, number four for best small cities to live and number one in both categories for Michigan.

## ATTORNEY'S REPORT

*City Attorney Dan Christ had nothing to report.*

## NEW BUSINESS

- 2022-0561** Request for Purchase Authorization - MIS/PURCHASING: Increase to Blanket Purchase Order for the purchase of various software products and cloud solutions through an online software marketplace in the amount of \$350,000.00 for a new not-to-exceed amount of \$400,000.00; Amazon Web Services, Seattle, WA

**Attachments:** [060925 Agenda Summary.pdf](#)  
[120522 Agenda Summary.pdf](#)  
[Proposal Tabulation.pdf](#)  
[120522 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

***Rochelle Lyon***, Information Systems Director, shared that the requested increase is because the AWS software marketplace has proven to be an exceptionally efficient and cost-effective method for procuring a wide range of software, including critical cybersecurity tools, by offering competitive discounted pricing through a cooperative purchasing agreement. She continued that the initial estimate of \$50,000 was conservative and the increased utilization and understanding of its value is driving the request for an adjustment. She stated that a significant portion of the requested increase, approximately \$235,000, is allocated for a multi-year renewal of a vital cybersecurity application, which AWS helped secure from a vendor that has historically been very challenging to work with. She explained that the increase allows the Department to continue leveraging a proven efficient and cost saving platform that directly supports the City's operational and security needs.

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

**Aye** 6 - Blair, Carlock, Deel, Morlan, Munglioli and Neubauer

**Absent** 1 - Walker

Enactment No: RES0132-2025

***Resolved***, that the Rochester Hills City Council hereby authorizes an increase to the blanket purchase order to Amazon Web Services, Seattle, Washington for the purchase of various software products and cloud solutions through an online software marketplace in the amount of \$350,000.00 for a new not-to-exceed amount of \$400,000.00.

- 2025-0240** Request for Purchase Authorization - DPS/GAR: Blanket Purchase Order for Rock Salt for the 2025/2026 Winter Season in the amount not-to-exceed \$206,000.00 through June 30, 2026; The Detroit Salt Company, Detroit, MI

**Attachments:** [060925 Agenda Summary.pdf](#)  
[Bid Tab.pdf](#)  
[Renewal Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)

*Tracey Balint, City Engineer, stated that this item is an annual purchase to request approval for the City's rock salt to Detroit Salt Company in the amount of \$206,000.*

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

**Aye** 6 - Blair, Carlock, Deel, Morlan, Mungioli and Neubauer

**Absent** 1 - Walker

Enactment No: RES0133-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes a blanket purchase order for rock salt for the 2025/2026 winter season to The Detroit Salt Company, Detroit, Michigan in the amount not-to-exceed \$206,000.00 through June 30, 2026.

**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.

**2025-0246** Request for Acceptance of Agreement - DPS/ENG: Cost Participation Agreement approval between the Board of Commissioners (BOARD) for the County of Oakland and the City of Rochester Hills for the Local Road Improvement Matching Fund Pilot Program in the amount of \$261,553.00; County of Oakland, Waterford, MI

**Attachments:** [060925 Agenda Summary.pdf](#)  
[Approval Letter.pdf](#)  
[Agreement.pdf](#)  
[Resolution \(Draft\).pdf](#)

*Tracey Balint, City Engineer, shared that they have been participating in this concrete program since 2016, but that it is never a guarantee and that fortunately they were awarded \$261,553 with a 50/50 match.*

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

**Aye** 6 - Blair, Carlock, Deel, Morlan, Mungioli and Neubauer

**Absent** 1 - Walker

Enactment No: RES0134-2025

**Resolved**, that the Rochester Hills City Council hereby approves the Cost Participation Agreement between the City of Rochester Hills and the Board of Commissioners (BOARD) for the County of Oakland for the Local Road Improvement Matching Fund Pilot Program in the amount of \$261,553.00 and further authorized the Mayor to execute the agreement on behalf of the City.

**2025-0241** Request for Purchase Authorization - FISCAL: Approval of Renewal of Insurance Coverage (general liability, motor vehicle physical damage, property and crime coverage) pool contributions/costs, stop loss coverage, SIR (Self-Insured Retention) fund replenishment, legal defense, and risk management consulting in the amount of \$505,000 for the period July 1, 2025

through July 1, 2026; Michigan Municipal Risk Management Authority (MMRMA) Livonia, MI

**Attachments:** [060925 Agenda Summary.pdf](#)  
[MMRMA Coverage Proposal \(2025-26\).pdf](#)  
[Premium Breakdown.pdf](#)  
[Renewal Premium and Net Asset Distr.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Joe Snyder**, Chief Financial Officer, shared that the request is for City Council to renew the City's insurance policy with the Michigan Municipal Risk Management Authority (MMRMA) for a one-year period covering July 1, 2025 through June 30, 2026 in the amount of \$491,860 which is a 1.8% increase from last year. He noted that the full adopted budget amount of \$505,000 is being requested for approval tonight. He explained that the MMRMA provides assistance to local communities of government and the state to provide legal assistance, administrative claims, legal defense, risk management, consultation, and loss control services. He shared that the City has been a member of the MMRMA self-insurance pool since 1985 and that being a long-term member provides a long-term member share of net asset distributions, which are shared by the MMRMA to its member communities and that the MMRMA will send the City a net asset distribution check in the amount of \$210.55 which reduces the City's net cost for insurance citywide to \$281,000.

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

**Aye** 6 - Blair, Carlock, Deel, Morlan, Mungoli and Neubauer

**Absent** 1 - Walker

Enactment No: RES0135-2025

**Resolved**, that the City of Rochester Hills City Council hereby authorizes a Blanket Purchase Order/contribution to the Michigan Municipal Risk Management Authority (MMRMA) of Livonia, Michigan, for general liability, motor vehicle physical damage, property and crime coverage, pool contributions, stop loss coverage, SIR (self-insured retention) fund replenishment, and risk management consulting in the amount not-to-exceed \$505,000 for the period of July 1, 2025 through July 1, 2026.

**2025-0238** Strategic Planning Technical Review Committee's Recommendation to City Council

**Attachments:** [060925 Agenda Summary.pdf](#)  
[Goals & Objectives \(Redlined\).pdf](#)  
[Goals & Objectives \(Clean\).pdf](#)  
[Resolution \(Draft\).pdf](#)

**Joe Snyder**, Chief Financial Officer, shared that on June 12 the City Council's Strategic Planning and Policy Technical Review Committee met to discuss, review and evaluate the City Council's Strategic Goals and Objectives for fiscal year 2026. He explained that the Committee is represented by President Deel, Mr. Walker, and Ms. Mungoli. He stated that this is confirmation of the City Council's Strategic Goals and Objectives for the upcoming year and that this provides direction for the City staff, and the direction leads into the administration's strategic development of

*the upcoming three-year budget covering 2026 to 2028.*

**President Deel** shared that each year the Committee meets to brainstorm and set a wide view of the Council's Goals and Objectives. He stated that the Committee did some tweaking this year and he believes it fairly represents the direction the City is going in and addresses some of the opportunities and challenges that the City will be facing over the next year.

**Ms. Mungoli** shared that in the work the Committee did, the overall objective of the City's safety was not changed. She explained that they did revise some of the objectives in the Fund Balance Policy and that they are going to monitor the fiscal policies of partner organizations. She noted that this piece essentially kicks off the budget because the budget can then be looked at with the filter of what has been prioritized and the message that they want the directors to hear from City Council.

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

**Aye** 6 - Blair, Carlock, Deel, Morlan, Mungoli and Neubauer

**Absent** 1 - Walker

Enactment No: RES0136-2025

**Resolved**, that the Rochester Hills City Council establish the following as its Fiscal Year 2026 Goals and Objectives:

**1. GOAL: PUBLIC SAFETY**

Protect the residents, businesses, and visitors of Rochester Hills by providing high quality public safety.

**Objective:** Continue to examine current levels of Police and Fire service for effectiveness and efficiency.

**Objective:** Continue to monitor Fire and Police's Funding Structure to ensure long-term viability.

**Objective:** Continue to implement the Fire Department Strategic Plan.

**2. GOAL: FISCAL MANAGEMENT**

Establish policies for fiscal responsibility that ensure short and long-term prosperity through effective fiscal planning and efficient management of taxpayer assets.

**Objective:** Continue the policy of conservatively forecasting revenues, expenses, and critical factors for the next seven years on a rolling basis. Continue long-term strategic analysis of the years beyond.

**Objective:** Continue to adopt a three-year budget plan.

**Objective:** Monitor the efficiency and effectiveness of the City's internal financial controls to provide proper safeguarding of the City's assets.

**Objective:** Monitor fiscal policies of partner organizations for financial impact to the City of Rochester Hills.

**3. GOAL: INFRASTRUCTURE MANAGEMENT**

Provide reliable, safe, and effective infrastructure (roadways, utilities, buildings, etc...) throughout the City.

**Objective:** Review the condition of existing City infrastructure to ensure it is safe and aesthetically pleasing, to optimize administrative efficiency and to preserve City-owned assets so that our residents, businesses, and employees feel valued.

**Objective:** Continue to maintain clean and reliable water service throughout the City.

**Objective:** Continue to maintain reliable sanitary sewer service throughout the City.

**Objective:** Continue neighborhood storm water education programs (including HOA leadership).

**Objective:** Continue sump pump discharge inspection program (sanitary vs. storm drain).

**Objective:** Continue cross connection education and enforcement program.

**4. GOAL: EFFECTIVE GOVERNANCE**

Provide clear policy direction to Administration for the execution of City programs and services to ensure the efficient use of taxpayer funds.

**Objective:** Encourage administration to identify grants and/or opportunities to share project costs with other agencies.

**Objective:** Ensure the safety and security of our Information Technology (Management Information Systems).

**Objective:** Promote cooperative purchases with other communities, i.e. MITN.

**Objective:** Explore opportunities for new public/private partnerships, collaborative efforts with other municipalities, and possibilities for consolidation of City services.

**Objective:** Continue to annually review and update the Emergency Operating Plan by staff and City Council.

**Objective:** Implement a Strategic Plan for Information Technology (Management Information Systems).

**5. GOAL: RECREATION, PARKS, CULTURAL**

Preserve the City of Rochester Hills' natural resources and recreational character.

**Objective:** Implement components of the Parks Strategic Plan.

**Objective:** Continue maintenance programs and the acquisition of Green Space and natural feature City owned property.

**Objective:** Conduct and implement components of a Grounds Maintenance Management Study, determining appropriate service levels and effective use of resources by function Citywide.

**6. GOAL: COMMUNITY / NEIGHBORHOODS**

Protect the family-oriented community from adverse events and conditions by strategic planning and proactive management in all aspects of municipal

governance.

**Objective:** Maintain a comprehensive notification system, including social media, to alert residents of emergency situations and other information.

**Objective:** Maintain and improve relationships with homeowner associations/neighborhoods to further neighborhood stability to make the community a better place to live.

**Objective:** Continue to implement code enforcement/blight ordinance effectively to preserve existing neighborhoods.

**Objective:** Continue to evaluate and make recommendation(s) to reduce the adverse impact of wildlife population in the City, and educate HOA leadership and homeowners.

**Objective:** Maintain an accurate database of HOA leadership and points of contact, including new developments.

## **7. GOAL: ECONOMIC / TAX BASE**

Retain investment, maintain the tax and employment base, support redevelopment, and uphold high property values in the City.

**Objective:** Continue to attract and retain businesses such as R&D, High-Tech, as well as small businesses to promote a robust business community in the City of Rochester Hills.

**Objective:** Continue to enforce policies and ordinances for the maintenance of existing residential and commercial buildings.

**Objective:** Implement components of the City Master Plan.

## **8. GOAL: CITY WORKFORCE**

Attract and retain qualified, responsive, and innovative workforce.

**Objective:** Continue to offer competitive compensation and benefit programs.

**Objective:** Encourage and support training and continuing education to retain and maximize talent.

**Objective:** Use social media and other targeted outlets to attract best prospects.

**Objective:** Build a pipeline of skilled workers through proactive partnerships and internship programs.

**Objective:** Provide a fair and equitable hiring and promotion process within the City's workforce culture.

## **9. GOAL: COMMUNITY TRUST & PARTICIPATION**

Promote effective communication between City Council, administration, residents, businesses, and visitors so that decisions reflect the community's desires and expectations.

**Objective:** Utilize technology to further enhance communication with residents, and allow for online delivery of certain services including but not limited to social media and the City website.

**Objective:** Maintain and improve openness and transparency in conducting City business by way of cable broadcast and web cast of City Council meetings,

and accessibility to City documents.

**Objective:** Continue notification of new developments to ensure that neighboring property owners are advised.

**Objective:** Continue the policy of bi-annual public input via a community survey.

**Objective:** Involve youth in leadership growth and in the development of City's future by way of encouraging their participation on the Rochester Hills Government Youth Council.

#### **10. GOAL: ENVIRONMENT**

Promote conservation of water, electricity, etc.

**Objective:** Support the execution of the EGLE Grant and support additional environmental clean-up to provide a safe and clean environment for our residents & businesses.

**Objective:** Continue to invest in alternative energy infrastructure where cost effective.

**Objective:** Continue education on water conservation, including enforcement of the City's Automatic Irrigation Systems ordinance.

## **ANY OTHER BUSINESS**

**NEXT MEETING DATE - City Council Regular Meeting - June 23, 2025 - 7:00 p.m.**

## **ADJOURNMENT**

*There being no further business before Council, it was moved by Mungioli and seconded by Neubauer to adjourn the meeting at 8:50 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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*KAMRYN HOADLEY  
City Clerk's Office*

*Approved as presented at the December 1, 2025 Regular City Council Meeting.*