



Rochester Hills

Minutes

City Council Regular Meeting

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

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

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

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

Monday, November 11, 2024

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

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

ROLL CALL

Present 6 - David Blair, Jason Carlock, Ryan Deel, Carol Morlan, Marvie Neubauer and David Walker

Absent 1 - Theresa Mungioli

Others Present:

*Dennis Andrew, Parks Manager
Bryan Barnett, Mayor
Jason Boughton, Engineering Utilities Specialist
Dan Christ, City Attorney
Bill Cooke, Deputy Chief
Matt Exley, Manager of Facilities
Todd Gary, Fire Chief / Emergency Services Director
Brooke Insana, Human Resources Director
Rochelle Lyon, Information Systems Director
Chris McLeod, Planning Manager
Chris Ogg, Lieutenant/Suppression
Sara Roediger, Planning & Economic Development Director
Leanne Scott, City Clerk
Aryan Sinha, Rochester Hills Government Youth Council
Mike Viazanko, Building/Ordinance/Facilities Director
Captain Russ Yeiser, Oakland County Sheriff's Office*

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

A motion was made by Blair, seconded by Carlock, that the Agenda be Approved as Amended to move Legislative File 2024-0505 "Request for a "New from Quota" Class C Liquor License from STG Partners LLC dba Taziki's Mediterranean Cafe, to be located at 3792 Rochester Road" from New Business to Planning and Economic Development immediately following Legislative File 2024-0461. The motion carried by the following vote:

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

Absent 1 - Mungiolli

COUNCIL AND YOUTH COMMITTEE REPORTS

Rochester Hills Government Youth Council (RHGYC):

President Deel introduced RHGYC Representative, **Aryan Sinha**.

Mr. Sinha stated that he is a senior at Rochester High School and this is his third year serving on the Youth Council. He shared that this past month, the Youth Council helped at the Fall Festival, the Pumpkin Festival's lighting event, and the Rochester Hills' Strong Event. He continued that at the last meeting, the Youth Council discussed ideas for projects to help them engage with the residents. He added that the next RHGYC meeting is Wednesday, November 13th.

Advisory Traffic and Safety Board:

Mr. Blair shared a photo of his son wearing a homemade traffic signal costume that won the Halloween costume contest at Van Hoosen's Farm. He reminded everyone that if they have questions or concerns about traffic light timing, speed limits, parking, or other related topics, to contact him.

Museum Foundation Board:

Ms. Morlan shared the Holiday Events at Van Hoosen Farms brochure. She encouraged everyone to arrive early because these fun events often sell out. She reminded everyone that the information for the events is on the Rochester Hills website.

- A Visit with Santa & Mrs. Claus
 - Saturday, December 7, 9:00 a.m. - 4:00 p.m.
- Old-Fashioned Christmas
 - Saturday, December 21, 12:00 p.m. - 4:00 p.m.
- All Aboard! Model Railroad Exhibit
 - Presented by the Stoney Creek Model Railroad Club
 - November 29, 30
 - December 1, 7, 14, 21, 22, 26, 27, 28, 29
 - January 2, 3, 4
 - 12:00 p.m. - 4:00 p.m.
- Holiday Tea in the Farmhouse
 - Tuesday, December 10, 10:00 a.m. - 11:00 a.m.
- Candlelight Walking Tours

Thursday, December 19, 6:00 p.m. - 9:00 p.m.

Ms. Neubauer thanked the Veterans for their service on this Veteran's Day.

PRESENTATIONS

Mayor Barnett characterized the evening as a historic event for the Rochester Fire Department, marking a significant transition of power and the beginning of a new era of leadership. He addressed the families, friends, and colleagues in attendance, expressing the City's utmost confidence in the three individuals being sworn in. The Mayor praised the men for their exceptional qualities and their decades of proven, outstanding leadership within the department. He concluded by offering his sincere congratulations.

Clerk Scott administered the Oath of Office to Fire Chief/Emergency Services Director Todd Gary, Deputy Chief William Cooke, and Lieutenant/Suppression Chris Ogg.

2024-0500 Swearing-In Ceremony for Fire Chief Todd Gary

Attachments: [111124 Agenda Summary.pdf](#)

Presented.

2024-0501 Swearing-In Ceremony for Deputy Chief William Cooke

Attachments: [111124 Agenda Summary.pdf](#)

Presented.

2024-0502 Swearing-In Ceremony for Lieutenant/Paramedic Chris Ogg

Attachments: [111124 Agenda Summary.pdf](#)

Presented.

PLANNING AND ECONOMIC DEVELOPMENT

2024-0461 Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption that is ancillary to an otherwise permissible use for Taziki's Mediterranean Cafe, located at 3792 S. Rochester Rd., on the west side of Rochester Rd. and north of South Blvd. in the Gateway shopping center, zoned CB Community Business with the FB Flex Business Overlay, STG Partners, LLC, Applicant

Attachments: [111124 Agenda Summary.pdf](#)
[Staff Report 100924.pdf](#)
[Business Plan-Introduction.pdf](#)
[Site Plan.pdf](#)
[Floor Plan.pdf](#)
[Menu.pdf](#)
[Photo.pdf](#)
[Development Application.pdf](#)
[Market Study.pdf](#)
[Executed Lease.pdf](#)
[Environmental Impact Statement.pdf](#)
[PC Minutes 101524 \(Final\).pdf](#)
[Public Hearing Notice.pdf](#)
[Resolution \(Final\).pdf](#)

Chris McLeod, Planning Manager, and **Jeff and Lisa Wilkins**, Taziki owners/operators were present.

Mr. McLeod presented a conditional use request for a Taziki's restaurant, a national franchise, to occupy a 3,000-square-foot tenant space in the Gateway shopping center. He shared that the Planning Commission has already recommended approval for this full-service restaurant, which will be the first of its kind in Michigan. He noted the establishment plans to operate from 11:00 AM to 8:00 PM Sunday through Thursday and 11:00 AM to 9:00 PM on Fridays and Saturdays, with seating for approximately 88 people inside and a small outdoor patio for 18. He mentioned alcohol will be sold at the point of sale, similar to a general restaurant rather than a bar.

Mr. Wilken shared that he owns three Taziki's units in Louisville, Kentucky and expressed his excitement about bringing the restaurant to Rochester Hills for its first location in Michigan. He described the concept as Mediterranean with a southern twist. He announced that the restaurant received its Certificate of Occupancy last week and, after firing up the grills today, will officially open for business tomorrow, November 12, 2024. He clarified that their request for alcohol service is for beer and wine only, which typically constitutes a small two to three percent of their sales.

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, Neubauer and Walker

Absent 1 - Mungioli

Enactment No: RES0295-2024

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use to allow sales for on premises alcoholic beverage consumption associated with a restaurant use for Taziki's Mediterranean Cafe located at 3792 S. Rochester Rd., based on documents received by the Planning Department on September 3, 2024 with the following findings:

Findings

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.

2. The existing building and proposed conditional use have been designed and are proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposed restaurant use should have a positive impact on the community as a whole and the surrounding area by providing additional eating and gathering opportunities within the Community Business District and within the S. Rochester Road corridor.
4. The existing development and proposed use are served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The existing development and proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare as there are several existing restaurants within the Gateway II shopping center; the overall shopping center has been developed to current city standards for development; and the nearest residential land use is approximately 400 feet away, behind the Fairfield hotel.
6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

Conditions

1. If, in the determination of City staff, the intensity of the restaurant use changes or increases, in terms of traffic, noise, hours, lighting, odor, or other aspects that may cause adverse off-site impact, City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for re-examination of the conditional use approval and conditions for possible revocation, modification or supplementation.

2024-0505 Request for a "New from Quota" Class C Liquor License from STG Partners LLC dba Taziki's Mediterranean Cafe, to be located at 3792 Rochester Road

Attachments: [111124 Agenda Summary.pdf](#)
[Application Packet.pdf](#)
[Resolution \(Final\).pdf](#)

Clerk Scott reported that on October 24, 2024, the Liquor License Technical Review Committee met with the applicants from Taziki's Mediterranean Cafe. She noted that after reviewing their application packet, the Committee determined that based on the City's scoring matrix, the applicants did not warrant the issuance of one of the City's available quota Class C liquor licenses. She explained that while the Committee is recommending denial of the quota license, they did encourage the applicants to move forward with the conditional use request which would allow them to transfer in a liquor license from an outside source once they are ready.

Mr. Walker welcomed Taziki's Mediterranean Cafe to Rochester Hills, noting his anticipation for their ribbon-cutting. He explained that as a member of the Liquor License Technical Review Committee, he was part of the decision-making process. He emphasized the fact that the City's quota Class C liquor licenses are a rare commodity, as only four were awarded to the City following the 2020 census, with

no opportunity for more until 2030. He stated that with only two of these coveted licenses remaining for the next six years, the Committee must be very selective, and unfortunately, Taziki's did not score well enough on the City's grading matrix to be granted one, which is why the Committee recommended denial. He reiterated that should the applicants decide to transfer-in a liquor license, the application fee has already been paid.

Mr. Blair emphasized to the applicants that the denial of a quota license does not reflect any lack of enthusiasm for their business. He expressed his personal excitement, stating he believes Taziki's will be very successful in Rochester Hills and that he is eager to try the food. He extended his congratulations and offered a warm welcome to the City.

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

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

Absent 1 - Mungiola

Enactment No: RES0296-2024

Resolved, that the request from STG Partners LLC dba Taziki's Mediterranean Cafe for a "New from Quota" Class C Liquor License to be located at 3792 Rochester Road, Rochester Hills, Oakland County, Michigan be considered for denial by the Michigan Liquor Control Commission

- 2024-0462** Request for Preliminary Site Condominium Approval for the Auburn Angara Oaks Condominium development, a proposed development with 9 single family detached residences, 6 multi-unit condominium buildings and related amenities on approximately 9.7 acres of land located at 2469 & 2489 W. Auburn Rd., 3045 Angara Dr., 3050 Harvey St., and Parcel No. 15-32-201-004, located on the south side of W. Auburn Rd. and west of Crooks Rd., zoned R-4 One Family Residential and a portion of the land has the FB Flex Business Overlay, Bruce Michael Auburn Angara Oaks, LLC, Applicant

Attachments: [111124 Agenda Summary.pdf](#)
[SUPP Q&A Mungoli.pdf](#)
[Staff Report 101524.pdf](#)
[Reviewed Plans Pt. 1.pdf](#)
[Reviewed Plans Pt. 2.pdf](#)
[Reviewed Plans Pt. 3 and Wetland Reports.pdf](#)
[Development Application.pdf](#)
[Environmental Impact Statement 081424.pdf](#)
[Notice of Intent to Establish Condo Project 031224.pdf](#)
[Rochester Housing Solutions Presentation.pdf](#)
[Neighbor Meeting Info .pdf](#)
[Public Comment Rcvd Before 100924.pdf](#)
[Public Comment Rcvd After 100924.pdf](#)
[Public Comment Rcvd After 110124.pdf](#)
[Applicant's Response Table.pdf](#)
[WRC Letter 121322.pdf](#)
[MDOT Email 092123.pdf](#)
[Sewer Easements.pdf](#)
[PC Minutes 101524 \(Final\).pdf](#)
[Public Hearing Notice.pdf](#)
[Resolution \(Final\).pdf](#)

Chris McLeod, Planning Manager, and **Bruce Michael**, representing Auburn Angara Oaks, LLC, applicant, were present.

Mr. McLeod stated they are seeking approval of a Preliminary Site Condominium and a Wetland Use permit for a nine-acre site on the south side of Auburn Road, west of Crooks Road. He outlined the mixed-use plan, which leverages an R-4 zoning with a Flex Business Overlay on the northern 425 feet to accommodate multi-family housing, including five apartment buildings and a five-unit row house, all with underground parking, as well as required amenities like a farm stand and a public plaza. He pointed out that the southern portion of the development will feature nine single-family homes, seven of which will be market-rate, while two will be specifically designated for residents with Intellectual or Developmental Disabilities (IDD), similar to the Walton Oaks project. Mr. McLeod explained that the wetland use permit is required to fill approximately 39,000 square feet of a wetland to allow for the construction of roads and lots. He noted that a new stormwater detention pond will be installed to manage runoff at a regulated rate, which is an improvement over the site's current condition, and emphasized that the plan has been thoroughly vetted through eight rounds of review by City administration and environmental consultants. He concluded by stating the Planning Commission has already approved the associated setback and tree removal permits and is recommended approval of these two items.

Public Comment:

James Coviak, 420 Park Drive, Clawson, Michigan, stated that he and his wife Deb have a 27-year-old disabled son who will require 24-7 care when they are no longer able to care for him. He spoke in favor of the Rochester Housing Solutions (RHS) project because it addresses his primary fear for his son's future: loneliness and isolation. He praised the project's plan to create an inclusive community for residents with and without disabilities, which he believes will provide his son with a

supportive social network. He concluded that this "forever home" gives his family peace of mind, knowing his son will be cared for in an integrated and neighborly environment.

Larry Collette, 33721 Roselawn, Chesterfield, Michigan, stated that he and his wife Mary have a 46-year-old non-verbal autistic son who will require 24-7 care when they are no longer able to care for him. He shared that the Rochester Housing Solutions (RHS) is a win-win situation for their family. He continued that it is also a win-win for Rochester Hills because this is a project to be proud of.

Alec Wykoff, 513 Bloomer Ranch Drive, spoke in support of the project on behalf of his 24-year-old sister with autism, Nicole. He stressed the critical importance of the development's location in Rochester Hills, as it allows his sister to remain in her familiar community, close to her vital support system of local family and friends. He stated that other housing opportunities have been either too far away or unavailable, making this local project an answer to prayer.

Raymond Rowe, 3280 Fairgrove Terrace, spoke in support of the Auburn Oaks project, stating it is the answer to his family's lifelong worry about the future of their 42-year-old daughter with autism. He praised the project's unique, inclusive model that would allow his daughter to own her forever home within a safe and supportive community of both disabled and neurotypical residents. Mr. Rowe concluded by saying this would relieve a tremendous family burden and urged the Council for its approval.

David Mingle, 1555 Rochester Rd., Leonard, stated that he is the Chairman of the Rochester Housing Solutions, and shared that his 32-year-old autistic son Logan is eagerly awaiting his move into his forever home at Walton Oaks. He described Auburn Oaks as a community that will build on the resident experience that is being created at Walton Oaks with efforts focused on providing a welcoming, inclusive environment for all future residents: both IDD and neurotypical individuals. He added that together Walton Oaks and Auburn Oaks will be the only neuro-inclusive neighborhoods in Oakland County and among just three in the entire state. He voiced that this is a recognition that Rochester Hills deserves. He stated that the five-building condominium development is designed to promote a neurodiverse living environment where adults with disabilities can thrive in the community they know and love. He added that the goal is to provide peace of mind for every parent, knowing that when they can no longer take care of their loved one, their child will be safe, supported and able to lead a full life.

Ray Nicosia, 3645 Winding Brook Cir., stated he is a 12-year resident and that he lives near the proposed site. He spoke in support of the project, focusing on the unique needs of his 44-year-old son, John. He explained that his son is high-functioning and independent but requires occasional medical support due to his spina bifida. He highlighted that a key feature of this development is the condominium buildings, which will have caregivers on-site 24/7. He stressed this model is a perfect fit for his son, as it provides a crucial safety net and access to help when needed, without requiring full-time care. He concluded that until this project was proposed, his family had no long-term plan for John, and he urged the approval of this unique and vital housing solution.

Susan Chaplin, 4239 Sugar Grove Ct., Troy, spoke in support of the Auburn Oaks project, where she has a reservation for a condominium for her 30-year-old son who has an intellectual disability. She described her son's lifelong developmental challenges and explained that while he holds two part-time jobs, he is unable to live independently and is aware of the differences between his life and that of his peers. She emphasized that owning his own condo in this community would be life-changing, offering a level of independence and normalcy that a traditional group home cannot provide. She highlighted the security of homeownership, which prevents eviction, and the benefit of living among peers in an integrated neighborhood. She urged the Council to approve the plan to give individuals like her son the chance to live a more normal life in a home of their own.

Sherry Viola, 3372 Grove Ln., Auburn Hills, stated she is a physician and a former 26-year Rochester Hills resident. She continued that she chose Rochester Hills as a great place to raise her family. She explained that her 36-year-old son Andrew who has Down's Syndrome benefited from the Rochester Hills' full-inclusion program in the school system. She expressed her support of this project and added that she wants her son who is very active in the community to have the same opportunities as his friends and neighbors. She thanked the Rochester Hills community for being on the cutting edge of providing people with differences the right to live as they should.

Gerald Seizert, 615 West Brown St., Birmingham, shared he has a 43-year old daughter named Laurel and explained his search for a secure community began after his wife's death six years ago revealed his daughter's deep loneliness. He found his answer in Rochester Housing Solutions, where he witnessed his daughter looking truly comfortable with her own peeps for the first time. He endorsed the project as a unique solution that will provide a level of safety and dignity currently missing from his daughter's life and will become a resource the City will be proud of.

Theresa Pounders, 3172 Devondale, stated she is a 38-year resident living next to the proposed site and expressed her opposition to the development based solely on its location, not its purpose. She expressed full support for the concept and the families involved, but argued that one good cause should not be promoted by destroying another, namely the wetlands and trees on the property. She questioned why the developer had not pursued an alternative, pre-cleared parcel of land, and raised concerns about transparency, alleging that a full environmental report from EGLE showing the extent of the wetlands was not provided to the Planning Department. She shared her long-term observations of the property, a history of illegal dumping, and a recent incident of water allegedly being pumped from the site, and concluded that the land is wet, environmentally sensitive, and unsuitable for such a significant investment.

Matt Pounders, 46649 Huling St., Shelby Twp., voiced his opposition to the development's proposed location, arguing that the land is unfit for construction. He explained that he grew up next to the property, describing the area as a swamp and presented a photograph showing significant water on the land. He shared his belief that the houses will sink into the ground. He also highlighted a traffic safety

concern, noting that the planned entrance and exit are situated in a blind spot on a hill. He stated that while he supports the concept of inclusive housing, he strongly recommended that the project be built elsewhere on more suitable ground.

Council Discussion:

Ms. Neubauer requested that the applicant address the concerns expressed about ground water.

Mr. Michael addressed the environmental and geotechnical concerns by detailing the extensive studies conducted on the property. He explained that multiple engineering analyses, including soil borings and test pits, confirmed the ground is very strong and fully capable of supporting the proposed homes, refuting claims that they would sink. He stated the studies identified a stable water table and only a small, manageable amount of perched groundwater. He referred to surface water, and stated that the current drainage pattern floods the yards of neighbors to the east; the development plan will correct this by installing a new storm drain system to capture all runoff and direct it to a detention basin for a controlled release, thereby improving the existing situation. He concluded by clarifying that the designated wetland area recently appeared larger because a blocked culvert caused a temporary water backup just before a legally required re-evaluation of the wetland boundaries.

Ms. Neubauer requested that the applicant confirm that the City's wetland consultant was part of nine different reviews of the property.

Mr. Michael confirmed the project has undergone an extensive and multi-layered review process. The City staff has been involved in nine separate reviews. He stated ASTI has conducted at least two, and possibly three, on-site inspections. He mentioned that the developer utilized ASTI's flagging in their final submission.

Ms. Neubauer highlighted that she was on the Planning Commission when the Walton Oaks project came to the City. She recounted being initially critical during that project but was won over after meeting the families involved, stating that this type of housing is an innovative way for the City to love our neighbors. She drew from her professional experience in probate court, highlighting that such a community is a desperately needed alternative to the isolated adult foster homes where individuals with disabilities often end up after their families are gone. She addressed the concerns stated by expressing trust in the developer's due diligence to ensure the homes are structurally sound, agreeing that the new water detention system will improve existing drainage issues, and arguing that traffic would be less than a typical development since many residents will not be drivers.

Vice President Walker stated the project's mission is admirable and the spirit of this development is a good thing. He clarified that his concerns were not about the purpose of the project, but strictly about its proposed location. His primary objection centered on the environmental impact, specifically the filling in of wetlands, the removal of trees, and the destruction of natural habitat. He questioned whether

this was a fair trade, and expressed doubt that the benefit of the development in this specific spot outweighed the environmental cost. He referenced the current wetland area the developer is going to fill in and questioned once the area is elevated whether the water will traverse behind the houses in a culvert or ditch.

Mr. Michael responded that there will be a combination of things: storm sewers along the street, a swale behind the houses, and yard drains connected to the storm sewer system which will capture and traverse the water into the detention basin.

Vice President Walker stated that he did not see any renderings or elevation drawings on a design element described as a stone strong retaining wall and aluminum fence planned for the western section of the internal road. He acknowledged the developer's other efforts to protect the wetlands with more natural-looking barriers like boulders and split-rail fences, and noted that this particular wall seemed more substantial. He requested more specific details on the structure, including its height and overall appearance, to better understand its impact on the area.

Mr. Michael explained that the Stone Strong wall is a textured concrete retaining wall product, similar to the more common Redi-Rock, that is designed to look like natural stone. He clarified that the wall was specifically added to the plans at the City's request in order to reduce the development's impact on the adjacent wetland, as it replaces a graded slope that would have encroached further. He noted the aluminum fence on top is a required safety guardrail because the wall's height varies from zero to five feet. It was confirmed that this combined wall and fence structure runs along the road where it borders the wetland, serving the dual purpose of preserving the wetland and ensuring pedestrian safety.

Vice President Walker raised concern with the property adjacent to the wetland bordered by a split-rail fence and boulders pointing out there is a quite a drop off in the rear by the wetland boundary. He also shared an environmental concern that runoff from lawn care, specifically fertilizer and nitrogen, from homes bordering the wetlands would drain directly into the area and destroy the habitat. He concluded by expressing his hope that these areas would be clearly marked and denoted to make future homeowners aware of both the physical landscape and the precious environment they are living next to. He concluded by inquiring whether this wetland is within EGLE's purview.

Mr. Michael pointed out that the HOA will be responsible for the lawncare, rather than individual homeowners making their own decisions about the care and upkeep of their lawns. He also confirmed that EGLE has been on the site and they have submitted an application to EGLE for the area they intend to fill.

Mr. Blair referred to the resident concerns about safety and the environment. He requested confirmation of his understanding that this property has been thoroughly evaluated to ensure the houses will not sink and the high-quality wetlands will be preserved.

Mr. Michael responded in the affirmative and confirmed that the borings are in the site plan packet.

Mr. Blair addressed the comments made by Ms. Pounders by stating that while the City takes her concerns seriously, denying the applicant would be a significant legal risk. He explained that the applicant has put forth considerable effort and secured the required approvals.

Mr. McLeod explained that the wetland review was the final and most significant hurdle that delayed the project's approval. He noted that this specific review was the primary sticking point and was vetted so thoroughly that it required the applicant to resubmit their entire package multiple times to ensure every detail was perfect. He gave credit to the applicant for their persistence and for agreeing to include special design features and amenities aimed at protecting the wetlands; measures he noted most developers would typically avoid.

Mr. Blair acknowledged the perception among some residents that the Planning Commission, City departments, and the City Council simply push all developments through, and asserted that this is absolutely not the case. He argued that, on the contrary, Rochester Hills does a more thorough job than anyone in vetting projects to ensure they are successful and have been carefully reviewed.

President Deel shared his support for the project, drawing from both personal and professional experience. He began by highlighting the critical need for stable housing for the intellectually and developmentally disabled (IDD) community, noting that his 18 years with the probate court have shown him how traditional group homes often lead to instability. He praised this development for offering a unique opportunity for ownership, which directly addresses this core problem.

He referred to the Council's legal obligations, stating that while the Council must adhere strictly to its ordinances, this project successfully aligns its laudable purpose with all legal requirements. He specifically addressed the primary concern raised about the wetlands stating that the project represents a significant improvement, as it will take a currently uncontrolled wetland and properly engineer it to benefit not only the new development but also the surrounding properties.

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, Neubauer and Walker

Absent 1 - Mungioli

Enactment No: RES0297-2024

Resolved, that the Rochester Hills City Council hereby approves the Preliminary Site Condominium Plan for Auburn Angara Oaks, based on plans received by the Planning Department on September 9, 2024, with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from Auburn Road, thereby promoting safety and convenience of vehicular traffic both within the site and on the adjoining street.
3. Adequate utilities are available to the site.
4. The preliminary plan represents a reasonable street, building and lot layout and orientation.
5. The proposed improvements should have a satisfactory and harmonious relationship with the development onsite as well as existing development in the adjacent vicinity given the split zoning of the property that allows for single family development or development consistent with the FB Flex Business District to the east.
6. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area. The proposed encroachments into Wetland A are situated in portions of the wetland with lower ecological quality and the applicant has proposed a retaining wall to limit impacts; and the proposed encroachments into Wetland B are relatively minor and the applicant has also proposed a retaining wall to limit impacts. Finally, the natural features setback will be defined as part of the development with split rail fencing and large boulders to protect the area for the future.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final site condominium approval.
2. Provide a landscape bond in the amount of \$170,410, plus the cost of inspection fees as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.

2024-0463 Request for Wetland Use Permit to impact approximately 39,404 square feet of wetlands for the Auburn Angara Oaks Condominium development, a proposed development with 9 single family detached residences, 6 multi-unit condominium buildings and related amenities on approximately 9.7 acres of land located at 2469 & 2489 W. Auburn Rd., 3045 Angara Dr., 3050 Harvey St., and Parcel No. 15-32-201-004, located on the south side of W. Auburn Rd. and west of Crooks Rd., zoned R-4 One Family Residential and a portion of the land has the FB Flex Business Overlay, Bruce Michael Auburn Angara Oaks, LLC, Applicant

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[WRC Letter 121322.pdf](#)
[MDOT Email 092123.pdf](#)
[Sewer Easements.pdf](#)
[PC Minutes 101524 \(Final\).pdf](#)
[Public Hearing Notice.pdf](#)
[Resolution \(Final\).pdf](#)

See Legislative File #2024-0462 for Discussion.

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, Neubauer and Walker

Absent 1 - Mungioli

Enactment No: RES0298-2024

Resolved, that the Rochester Hills City Council hereby approves a Wetland Use Permit for the Auburn Angara Oaks Condominium development to permanently impact approximately 39,204 square feet of wetlands (both Wetland A and Wetland B) to construct the private road, building areas for multiple family and single family units, and associated development infrastructure based on plans received by the Planning Department on September 9, 2024, with the following findings and subject to the following conditions.

Findings

1. Of the 97,484 square feet of wetland area on site, the applicant is proposing to impact approximately 39,404 square feet. Additionally, although Wetland A was determined to be of medium quality overall, the portion that is proposed to be impacted is of poor quality due to its non-native species content and low ecological function. And although Wetland B was determined to be of high quality overall, the impacts are noted to be small and the proposed retaining wall will limit further impacts and have been addressed to ASTI's satisfaction.

2. ASTI has reviewed the subject plans and proposed impacts to Wetland A and Wetland B along with the proposed mitigation efforts to help reduce the impacts to those wetlands (including the installation of a retaining wall to allow for the reduction in the roadbed width for Wetland A; the impacts to Wetland B are relatively small; and a retaining wall is proposed adjacent to Wetland B to limit further impacts) and has indicated that the plans as proposed are satisfactory.

Conditions

1. That the applicant receives an EGLE Part 303 Permit (as applicable) prior to issuance of a Land Improvement Permit.
2. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
3. That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible, and the applicant must implement best management practices, prior to final approval by staff.
4. The applicant shall abide by all conditions and recommendations as outlined in ASTI's review letter of September 23, 2024.

2024-0503 Administrative Update on Michigan Department of Environment, Great Lakes and Energy (EGLE) Grant No. 2023-2540; Tom Wackerman, ASTI, Presenter

Attachments: [111124 Agenda Summary.pdf](#)
[ASTI letter 110124.pdf](#)

Sara Roediger, Planning & Economic Development Director, and **Tom Wackerman**, ASTI Environment, were present.

Ms. Roediger shared that they have had a lot of momentum leading up to this point and stressed that she hopes to bring these projects forward as soon as possible.

Mr. Wackerman provided an update on the sites, as follows:

Area A:

- Hamlin Road Landfill (Madison Park) - grubbing has been done in a number of different areas. They have tested the wells and submitted a Work Plan #2 and are waiting on approval from EGLE. A tree survey is also pending, and an amended Consent Judgment is in process.

- The Sewer Extension Hamlin and Adams - Work Plan #2 has been approved by EGLE; the contractor has been selected and they are waiting for final permits. The budget for this project has increased from \$146,707 to \$481,881 to match the bid response, although he feels the contractor over scoped the project and does not believe it will utilize all of these funds. Waiting for budgetary approval from EGLE.

Area B:

- 1406 East Avon Road (Highland Park Woodfill) - grubbing has been completed. Work Plan #1 and #2 have been approved. The designated areas of sampling are taking place to assess the site conditions. They are waiting on an access agreement for the property that Highland Park voted to sell to the developer. A wetlands determination and a tree survey are pending.

- Allen Park - Assessing nine (9) parcels owned by SOCRRA and one (1) parcel owned by the City. Modifications to the previously approved application and

sub-agreement are being prepared. Work Plan #1 assessment is being prepared and will include Phase 1, Phase II soil and groundwater investigation, baseline environmental assessment and Due Care Plan, if required.

Mr. Wackerman stated the sites are being assessed for the potential of purchasing some of them to put together a permanent set of monitoring wells at the Allen Park location which will complement the permanent set of monitoring wells at all of the other sites being worked on. He stated this would allow them to look at regional trends in groundwater and soil contamination.

- School Road and Dequindre - New Project - application received for six (6) parcels on southwest corner of School Rd. and Dequindre has been approved for assessment. Waiting for signed sub-agreement and access agreement. A work plan needs to be prepared.

Area C:

3514 South Livernois (Ruby Property) - Contractor has been approved for Work Plan #2 soil remediation. Schedule is pending.

3301 West Auburn - Contractor has been approved for Work Plan #1 soil remediation. Schedule is pending.

Mr. Wackerman stated they are turning around work plan reviews in record time. What used to take EGLE six to nine months is now being done in three to five weeks.

He stated there has been a significant change in how funds are being tracked for a \$75 million grant, and explained that initially the team only counted the \$4.7 million in formally approved subgrants. He continued that to avoid overextending the fund in response to numerous requests, they have now begun reserving money based on total projected costs from all applicants. He pointed out that this new approach reveals that \$63 million has been requested for specific projects, leaving only about \$11 million that has not yet been allocated. He emphasized the importance of this updated financial picture, noting that the shrinking unallocated balance necessitates a meeting in January to discuss the budget, timing, and future of the grant as it approaches its potential end date or extension.

President Deel thanked Mr. Wackerman and stated that as a member of the EGLE Committee, he has been actively working to generate interest and find recipients for available funds. He emphasized the dual goals of this spending: first, to achieve positive environmental outcomes within the City, and second, to foster economic development.

Vice President Walker shared that he is also a member of the EGLE Committee. He thanked Mr. Wackerman for his expertise and guidance on the project. He stressed the importance of conducting as many environmental assessments as possible on contaminated sites to gather data for future remediation and land use. He mentioned that he is optimistic that efforts to secure a grant extension from the State will be successful, which is critical as one year of the three-year term has already passed. He also endorsed the new, more cautious approach to budget

allocation, agreeing that it is wise to determine which funding requests are serious in order to effectively stretch the \$75 million. He requested an update on a previous topic regarding a study to identify residents using well water on the contaminated sites.

Mr. Wackerman confirmed that the goal is to identify everyone on a well within the entirety of landfill Area B, but he is still awaiting that information. He added that a positive aspect of their current situation is the data they are gathering from permanent monitoring wells, which allows them to refine their groundwater model. He shared that the model indicates that groundwater in the area moves to the east and noted that this is fortunate because the land to the east is vacant, with no residential properties. He concluded that the key priority is to determine which, if any, existing wells are located within a potential impact zone.

Mayor Barnett described the progress report complex and detailed, but ultimately producing very positive results. He thanked Tom, Sara, and their teams, emphasizing the project's high priority by noting that they meet every week to actively manage and monitor it. He reassured the Council that the work is being done methodically and with purpose, and will result in significant environmental benefits and a wealth of valuable data for the community.

President Deel emphasized the unprecedented nature of this grant, stating that the City has had to create its own template for the process-including new applications, standards, and criteria-because it is fully responsible for administering and deploying the funds where they are most needed. He expressed his sincere gratitude to Mr. Wackerman, stating that his work and guidance have been indispensable and that the project simply would not be possible without him.

Presented.

PUBLIC COMMENT for Items not on the Agenda

None.

CONSENT AGENDA

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

2024-0485 Request for Purchase Authorization - MIS: Blanket Purchase Order for the annual software and support services for the City's ERP system, JDEdwards, in the amount not-to-exceed \$69,683.28 through January 6, 2026; Oracle America, Inc., Dallas, TX

Attachments: [111124 Agenda Summary.pdf](#)
[Oracle Quote Support Service Number 6220926.pdf](#)
[Rochester Hills TGMA.pdf](#)
[Resolution \(Final\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0299-2024

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for the annual software and support services for the City's ERP system, JDEdwards, to Oracle America, Inc., Dallas, Texas in the amount not-to-exceed \$69,683.28 through January 6, 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.

- 2024-0495** Request for Purchase Authorization - FIRE: Blanket Purchase Order for Annual Fire Ground and Aerial Ladder Testing for a not-to-exceed amount of \$35,000.00 through December 31, 2027; National Hose Testing Specialties, Inc., Wyoming, MI

Attachments: [111124 Agenda Summary.pdf](#)
[Tabulation.pdf](#)
[Resolution \(Final\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0300-2024

Resolved, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order for Annual Fire Ground and Aerial Ladder Testing to National Hose Testing Specialties, Inc., Wyoming, Michigan in the amount not-to-exceed \$35,000.00 through December 31, 2027.

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.

- 2024-0496** Request for Purchase Authorization - FIRE: Blanket Purchase Order for Annual Fire Hose Testing in a not-to-exceed amount of \$40,000.00 through December 31, 2027; National Hose Testing Specialties, Inc., Wyoming, MI

Attachments: [111124 Agenda Summary.pdf](#)
[Tabulation.pdf](#)
[Resolution \(Final\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0301-2024

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for annual fire hose testing to National Hose Testing Specialties, Inc., Wyoming, Michigan in a not-to-exceed amount of \$40,000.00 through December 31, 2027.

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.

- 2024-0082** Request for Purchase Authorization - FACILITIES: Increase to the Blanket Purchase Order for Generator Preventative Maintenance and Repair Services in the amount of \$7,500.00 for a new not-to-exceed amount of \$37,500.00 through

March 31, 2025; American Generator Sales & Services, Waterford, MI

Attachments: [111124 Agenda Summary.pdf](#)
[021224 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[021224 Resolution \(Final\).pdf](#)
[Resolution \(Final\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0302-2024

Resolved, that the Rochester Hills City Council hereby authorizes an increase to the Blanket Purchase Order for Generator Preventative Maintenance and Repair Services to American Generator Sales & Services, Waterford, Michigan in the amount of \$7,500.00 for a new not-to-exceed amount of \$37,500.00 through March 31, 2025.

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.

2024-0481 Request for Purchase Authorization - FACILITIES: Contract/Blanket Purchase Order for on-call electrical services in the amount not-to-exceed \$90,000.00 through October 31, 2026; Allied Building Service (Primary), Detroit, MI; K&S Ventures, Inc., (Secondary), Rochester Hills, MI

Attachments: [111124 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Final\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0303-2024

Resolved, that the Rochester Hills City Council hereby authorizes a Contract/Blanket Purchase Order for on-call electrical services to Allied Building Service, Detroit, Michigan as the primary vendor and K&S Ventures, Inc., Rochester Hills, Michigan as the secondary vendor in the amount not-to-exceed \$90,000.00 through October 31, 2026 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.

2024-0491 Request for Purchase Authorization - FACILITIES: Contract/Blanket Purchase Order for professional engineering services for the design of an irrigation system at Van Hoosen Jones Stoney Creek Cemetery in the amount not-to-exceed \$34,572.00; Nowak and Fraus Engineers, Pontiac, MI

Attachments: [111124 Agenda Summary.pdf](#)
[Proposal for Services.pdf](#)
[Resolution \(Final\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0304-2024

Resolved, that the Rochester Hills City Council hereby authorizes a Contract/Blanket Purchase Order for professional engineering services for the design of an irrigation system at Van Hoosen Jones Stoney Creek Cemetery to Nowak and Fraus Engineers, Pontiac, Michigan in the amount not-to-exceed \$34,572.00 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.

- 2024-0497** Request for Purchase Authorization - BUILDING/FACILITIES: Blanket Purchase Order for Building Department, Human Resources and Fiscal Director office renovations in the amount of \$48,964.42 with a 10% project contingency in the amount of \$4,896.44 for a total not-to-exceed project amount of \$53,860.86; Lang Constructors, Inc., Flint, MI

Attachments: [111124 Agenda Summary.pdf](#)
[Proposal for Services.pdf](#)
[Resolution \(Final\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0305-2024

Resolved, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order for Building Department, Human Resources and Fiscal Director office renovations to Lang Constructors, Inc., Flint, Michigan in the amount of \$48,964.42 with a 10% project contingency in the amount of \$4,896.44 for a total not-to-exceed project amount of \$53,860.86 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.

- 2024-0498** Request for Purchase Authorization - FACILITIES: Increase to the Blanket Purchase Order for fire extinguisher services in the amount of \$9,000.00 for a new not-to-exceed amount of \$30,000.00; CertaSite, LLC., Troy, MI

Attachments: [111124 Agenda Summary.pdf](#)
[Resolution \(Final\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0306-2024

Resolved, that the Rochester Hills City Council hereby authorizes an increase to the Blanket Purchase Order for fire extinguisher services to CertaSite, LLC., Troy, Michigan in the amount of \$9,000.00 for a new not-to-exceed amount of \$30,000.00 through September 30, 2025.

- 2024-0499** Request for Purchase Authorization - PARKS: Contract/Blanket Purchase Order for professional engineering services for Spencer Park kayak launch and dock and pier improvements in the amount not-to-exceed \$72,604.00; Nowak and Fraus Engineers, Pontiac, MI

Attachments: [111124 Agenda Summary.pdf](#)
[Proposal for Services.pdf](#)
[Resolution \(Final\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0307-2024

Resolved, that the Rochester Hills City Council hereby authorizes a Contract/Blanket Purchase Order for professional engineering services for Spencer Park kayak launch and dock and pier improvements to Nowak and Fraus Engineers, Pontiac, Michigan in the amount not-to-exceed \$72,604.00 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.

2024-0504 Request or Approval to exempt the City of Rochester Hills from the requirements of Public Act 152 for Benefit Year 2025

Attachments: [111124 Agenda Summary.pdf](#)
[CoRH PA152 Analysis 2025.pdf](#)
[Public Emp. Med. Plan Limit Notice.pdf](#)
[Resolution \(Final\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0308-2024

Whereas, Public Act 152, mandates specified health care premium contributions by City employees unless the governing body elects to exempt employees by a two-thirds majority vote; and

Whereas, City medical plan premiums will have a (percent) (decrease/increase) compared to a proposed (percent increase) budgeted for 2025 and well below the five percent +5% annual target first established by City Council in 203;

Resolved, City Council authorizes that the City of Rochester Hills shall continue to be exempt from the requirements of Public Act 152 of 2011 for the 2025 plan year.

Passed the Consent Agenda

A motion was made by Walker, seconded by Carlock, 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, Neubauer and Walker

Absent 1 - Mungioli

LEGISLATIVE & ADMINISTRATIVE COMMENTS

***President Deel** commended the City Clerk's office for a smoothly run Presidential Election, highlighting the successful debut of the new nine-day early voting period. He also shared his enthusiasm for the well-attended grand opening of the new*

Rope Bridge at Innovation Hills.

Ms. Neubauer stated she attended the Dutton Farm Diamonds and Denim Fundraiser, which was a fun and very successful event. She noted that it was a record-breaking year for fundraising, with an auction that included paintings made by program participants selling for as much as \$800 each. She expressed her gratitude for the organization's positive impact on the community.

She also offered high praise for the City's election team. She expressed immense pride and thanked the team for making the election feel painless for everyone involved.

Clerk Scott summarized the recent Election as a resounding success and shared the following statistics:

- 96% return rate on over 23,000 absentee ballots;
- nearly 12,000 early voters;
- over 14,000 voters across the City's 32 precincts.

She expressed her immense gratitude, stating that the Election required 566 workers and was a massive city-wide effort. She publicly thanked a long list of employees from numerous City departments who went above and beyond their normal duties to assist, including Fire, Media, DPS, Facilities, MIS, Building, Accounting, and several others. She also thanked Councilmembers Morlan and Mungioli for working the Election and noted that Ms. Morlan recruited her family to work the Election. She concluded with an extra special thanks to her team in the Clerk's office, stating that they gave over 110% effort. She shared a brief Election wrap-up video. Lastly, she extended a special thank you to Library Director Julianne Morian and the entire Library Board for allowing us to use the Rochester Hills Public Library as our early voting site.

President Deel expressed his admiration for the entire City staff's collaborative spirit. He highlighted that he is consistently astounded by the employees' willingness to pitch in wherever needed. He stated this commendable teamwork is evident not just during elections but at all major city events, such as the Festival of the Hills.

Mayor Barnett praised the Clerk's office, led by Leanne Scott, for running an exceptional election. He emphasized the massive scale of the operation, noting that the 566 people hired to work the election would be equivalent to one of the City's top 10 largest companies.

He shared two interesting insights from the results. First, while the methods of voting have changed, the overall Presidential election turnout has remained consistent at 75-78% for the last three cycles. Second, he highlighted how politically divided the City is, pointing out that out of 45,000 votes cast, less than 140 votes, one-tenth of one percent, separated presidential candidates Donald Trump and Kamala Harris. He mentioned the next step for City leadership is to build relationships with the newly elected and reelected officials who represent Rochester Hills, work that has already begun.

Mayor Barnett provided the following City updates:

- He announced the ribbon cutting for the new rope bridge took place at Innovation Hills, and highlighted the front page of today's Oakland Press entitled Bridge to Fun - City Debuts Unique Pedestrian Rope Bridge.
- Rochester Adams boys soccer team won the State Championship this past weekend.
- Rochester Adams football team is one of eight teams remaining in the State Regional Finals.
- Construction has wrapped up on Dequindre Road (heading south) near Yates Cider Mill.
- He shared that the fish art will be installed at the Avon/Dequindre round-a-bout tomorrow.
- He displayed a picture of the newly installed crosswalk at Adams Marketplace, and mentioned that they will soon have the equipment installed for the crosswalk by the Splash Pad on Auburn.
- The Fire Department has wrapped their ambulances with Epilepsy Awareness signage. They are raising funds for the Epilepsy Foundation of Michigan with their t-shirt sales.
- Mayors from Michigan and Ohio assembled before the election to address housing challenges.
- He shared pictures of the newly renovated parking lot and amenities at Avondale Park, as well as the new parking lot and improvements at Spencer Park.
- Light the Village will take place on Friday, November 22nd.

ATTORNEY'S REPORT

City Attorney Dan Christ had nothing to report.

NEW BUSINESS

- 2024-0484** Request for Purchase Authorization - MIS: Blanket Purchase Order for the annual licensing, software and support services for the City's ERP system, JDEdwards, in the not-to-exceed amount of \$130,662.00 for a one-year term; Oracle America, Dallas, TX in c/o Denovo Ventures, Boulder, CO

Attachments: [111124 Agenda Summary.pdf](#)
[Denovo Ordering Doc.pdf](#)
[Resolution \(Final\).pdf](#)

Rochelle Lyons, Information Systems Director, reported that an annual software audit identified a need to purchase additional JD Edwards (JDE) licenses to remain in compliance with their Oracle agreement. She noted the shortage is a result of an increase in City employees. She explained that MIS worked with their managed service provider, Denovo Ventures, who leveraged their partner status with Oracle to secure a significant 40% discount on the licenses, a one-time cost the City could not have obtained otherwise. She mentioned that although this purchase was not anticipated in the 2025 budget, the cost will be covered by using savings from other maintenance agreements from 2024, which will be carried forward.

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, Neubauer and Walker

Absent 1 - Mungioli

Enactment No: RES0309-2024

Resolved, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order for the annual licensing, software and support services for the City's ERP system, JDEdwards in the not-to-exceed amount of \$130,662.00 for a one-year term to Oracle America, Dallas, Texas with payment in c/o Denovo Ventures, Boulder, Colorado.

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.

2024-0492 Request for Purchase Authorization - PARKS: Contract/Blanket Purchase Order for the reconstruction of three (3) pedestrian boardwalks located on the Rochester Hills Museum at Van Hoosen Farm property in the amount of \$212,924.00 with a 10% project contingency in the amount of \$21,292.40 for a total not-to-exceed project amount of \$234,216.40; LJ Construction, Inc., Clifford, MI

Attachments: [111124 Agenda Summary.pdf](#)
[Bid Tab.pdf](#)
[Resolution \(Final\).pdf](#)

Pat McKay, Museum Manager, shared that this project includes three footbridges behind the Museum, which he noted provide the only public access to Stony Creek in Rochester Hills. He explained that a structural evaluation determined the bridges need repair work. He highlighted the complexity of the approval process, stating he had to work exceptionally hard to get permissions from five different entities: the Cities of Rochester and Rochester Hills, the State Agency EGLE, the Historic Districts Commission, and the Clinton River Watershed Council. He concluded by expressing confidence in the project, as the work will be done by the same trusted company that built the bridges at Innovation Hills and noted the bid came in under budget.

Ms. Morlan stated her full support for repairing the footbridges, emphasizing the importance of ensuring public safety for all the people who use the crossings. Additionally, she noted that given the significant number of events and high level of activity at the museum, it is crucial to get the bridges fixed and properly maintained.

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, Neubauer and Walker

Absent 1 - Mungioli

Enactment No: RES0310-2024

Resolved, that the Rochester Hills City Council hereby authorizes a Contract/Blanket Purchase order for the reconstruction of three (3) pedestrian boardwalks located on the

Rochester Hills Museum at Van Hoosen Farm property to LJ Construction, Inc., Clifford, Michigan in the amount of \$212,924.00 with a 10% project contingency in the amount of \$21,292.40 for a total not-to-exceed project amount of \$234,216.40 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.

2024-0493 Request for Purchase Authorization - FACILITIES: Project Budget for construction management services and other purchases as necessary for the renovation of Fire Station 1 Headquarters in the amount not-to-exceed \$3,383,726.00; George W. Auch Company, Pontiac, MI and other vendors as necessary

Attachments: [111124 Agenda Summary.pdf](#)
[Auch Recommendation and Budget Overview.pdf](#)
[Resolution \(Final\).pdf](#)

Mike Viazanko, Building/Ordinance/Facilities Director, **Aaron St. Dennis**, Project Manager for Auch Construction, and **Scott Oswald**, Sr. Project Manager for Auch Construction, were present.

Mr. Viazanko expressed his excitement for the projects to begin at the Fire Station. He noted that his team has spent many months on the design phase to create what they believe is the most effective and suitable plan for the necessary work.

Vice President Walker pointed out there are a lot of projects happening at the Fire Station, including the construction of the training tower. He inquired how these projects will be managed and whether they are scheduled to happen at the same time.

Mr. Viazanko confirmed there will be a timeframe when the internal Fire Station renovations and the training tower construction will occur simultaneously. He explained that the key to managing this is keeping communication open between the two project teams to prevent interference. He provided concrete examples of their coordination, stating they have already developed a material staging plan, are scheduling work around seasonal constraints (e.g., not replacing the roof in winter), and are timing tasks according to equipment delivery schedules.

Ms. Neubauer voiced her support for the projects, explaining that her participation in a recent Fire Ops gave her a new appreciation for their work. She now understands how seemingly small details, such as the speed of a door or specific lighting, have a significant impact on firefighter safety and emergency response times.

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

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

Absent 1 - Mungioli

Enactment No: RES0311-2024

Resolved, that the Rochester Hills City Council hereby authorizes a project budget for construction management services and other purchases as necessary for the renovation of Fire Station 1 Headquarters to George W. Auch, Pontiac, Michigan and other vendors as necessary in the amount not-to-exceed \$3,383,726.00 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.

2024-0494 Request for Purchase Authorization - FACILITIES: Project Budget for construction management services and other purchases as necessary for the renovation of the Oakland County Sheriff's Office in the amount not-to-exceed \$2,922,600; George W. Auch, Pontiac, MI and other vendors as necessary

Attachments: [111124 Agenda Summary.pdf](#)
[AUCH Recommendation and Budget Proposal.pdf](#)
[Resolution \(Final\).pdf](#)

Mike Viazanko, Building/Ordinance/Facilities Director, **Aaron St. Dennis**, Project Manager for Auch Construction, and **Scott Oswald**, Sr. Project Manager for Auch Construction, were present.

Mr. Viazanko stated he is equally excited for the project to begin at the Oakland County Sheriff's Office substation. He pointed out that the project is complex with many moving parts, and after considering various options, his team concluded that a single-phase approach is best. He explained that by temporarily relocating personnel and completing the work all at once, they will save three months on the construction schedule. He noted this accelerated timeline is crucial to ensure the project is finished before June of next year, as contractor availability becomes extremely limited in the summer due to school construction.

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, Neubauer and Walker

Absent 1 - Mungioli

Enactment No: RES0312-2024

Resolved, that the Rochester Hills City Council hereby authorizes a Project Budget for construction management services and other purchases as necessary for the renovation of the Oakland County Sheriff's Office to George W. Auch, Pontiac, Michigan and other vendors as necessary in the amount not-to-exceed \$2,922,600 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.

ANY OTHER BUSINESS

NEXT MEETING DATE

- Regular Meeting - Monday - December 2, 2024 - 7:00 p.m.

ADJOURNMENT

There being no further business before Council, it was moved by Morlan and seconded by Neubauer to adjourn the meeting at 9:28 p.m.

*RYAN DEEL, President
Rochester Hills City Council*

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

Approved as presented at the August 25, 2025 Regular City Council Meeting.