



# 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, Susan M. Bowyer Ph.D., Ryan Deel, Dale A. Hetrick, Carol Morlan,  
Theresa Mungiola and David Walker*

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

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

---

Monday, October 9, 2023

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

Others Present:

*Bryan Barnett, Mayor  
Bill Fritz, Director of Public Services  
Tim Hollis, Deputy Building/Ordinance/Facilities Director  
Chris McLeod, Planning Manager  
Sara Roediger, Planning & Economic Development Director  
Leanne Scott, City Clerk  
John Staran, City Attorney  
Pam Valentik, Economic Development Manager  
Maria Willett, Chief of Staff*

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

**A motion was made by Mungiola, seconded by Morlan, that the Agenda be Approved as Amended to move Legislative File 2023-0459 "Request for Michigan Liquor Control Commission approval of an application for a Transfer of a Class C & SDM License with Sunday Sales Permit and an Outdoor Service Permit submitted by TCA Group, LLC d/b/a The Brunch Bar" from New Business to Planning and Economic Development, immediately following Legislative File 2023-0426. The motion carried by the following vote:**

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

#### PRESENTATIONS

2023-0458 State Senator Michael Webber will be present to provide a Legislative Update.

*President Deel stated that this item is being postponed due to Senator Michael Webber's absence.*

Postponed to a later time in the meeting due to Senator Michael Webber's absence.

## PLANNING AND ECONOMIC DEVELOPMENT

2023-0373 Request for Conditional Use Approval to operate a car wash within the CB Community Business District for the proposed construction of a new Clean Express Car Wash located at 10 E. Auburn Rd., on the south side of Auburn Rd., east of Rochester Rd., zoned CB Community Business District with an FB Flex Business Overlay, Clean Express Auto Wash, LLC, c/o Mannik & Smith Group, Inc., Applicant

Attachments: [100923 Agenda Summary.pdf](#)  
[EIS Update 092923.pdf](#)  
[Draft PC Minutes 091923.pdf](#)  
[Staff Report 091923.pdf](#)  
[Mannik Smith Letter 082823.pdf](#)  
[Reviewed Plans Pt. 1 091923.pdf](#)  
[Reviewed Plans Pt. 2 091923.pdf](#)  
[Reviewed Plans Pt. 3 091923.pdf](#)  
[Draft PC Minutes 081523.pdf](#)  
[Staff Report 081523.pdf](#)  
[Reviewed Plans Pt. 1 081523.pdf](#)  
[Reviewed Plans Pt. 2 081523.pdf](#)  
[Applicant's Letter 071823.pdf](#)  
[Development Application.pdf](#)  
[Environmental Impact Statement.pdf](#)  
[WRC Letter 122122.pdf](#)  
[Notice of Public Hearing 091923.pdf](#)  
[Notice of Public Hearing 081523.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Chris McLeod**, Planning Manager, **John Gaber**, Williams, Williams, Rattner, and Plunkett PC, and **Jacob Rilett**, Mannik & Smith Group, were present.

*Mr. McLeod shared that this is a conditional use request that was recommended by the Planning Commission unanimously at their last meeting for a car wash to be located on the south side of Auburn Road, just east of Rochester Road. He added that this is located within the Community Business (CB) district with Flex Business (FB) overlay. He explained that the site was previously utilized as The Stone Shop and that the adjacent sites are also included in the Flex Business (FB) Overlay.*

*He provided the following information regarding the Site Plan:*

*- Approximately 3,677 square foot building*

- One story
- Dedicated stacking lane (20 spaces)
- 14 Parking/Vacuum spaces
- Cross connection with Oil Change (west) and Culver's (east)
- Site Plan comments remain that would need to be addressed as a part of conditions review - applicant has been discussing issues with reviewers
  - Drainage
  - Tree removal clarification
  - Landscaping modification
- Applicant reorientated the building to locate the building on the east side of the property to better align exit of car wash with exit drive of site. Cross access could ultimately be provided to the west and east, and is provided to the south.

He continued that the Planning Commission granted one modification to the Site Plan, which was the relocation of the frontage landscaping to the west property line. He added that the Planning Commission also approved the Tree Removal Permit.

He shared that the owner/operator of the Culver's site to the east has stated that the cross-access connection would not be beneficial to their site. He stated that this was discussed within the Planning Department and there would be no objection to the cross-access connection being closed off, but that they would still suggest the legal easement creating the cross-access connection remain in place. He added that that the same is true of the site to the west, where a legal easement creating a cross-access connection would be in place.

**Public Comment:**

**Andrew Zielke**, 4564 Oakhurst Ridge, shared that he works for Culver's, the property to the east of this proposed development. He stated that he would like to have the cross-access connection closed. He continued that if it were to be opened, it would cause confusion with the drive-thru window because people would be trying to enter from multiple different points. He explained that there was an argument over the weekend where drivers were entering from different points and one car hit another car. He added that drivers that use the cross-access connection would likely be driving faster through the parking lot than customers of Culver's.

**President Deel** requested clarification if the proposal already includes the cross-access connection being closed.

**Mr. McLeod** stated that was correct and that the easements would remain, but the physical connections would not be present. He added that during the Conditions Review of the Site Plan, they would block off the cross-access connection.

**President Deel** inquired if there is an existing easement recorded for this.

**Mr. McLeod** responded that the easements would be created as part of the engineering process.

**Vice President Bowyer** shared that one of her biggest concerns was the cross-access connection between the proposed development and Culver's, and that she is happy it is being blocked off. She questioned if the barricade will be something that is able to be moved.

**Mr. McLeod** explained that it would likely be a physical curb that would not be able to be moved.

**Vice President Bowyer** expressed that this a beautiful design and a great location.

**Ms. Mungoli** welcomed Clean Express Car Wash to Rochester Hills. She questioned why the letter included in the agenda packet indicated that three departments have not signed off on the site plan yet.

**Mr. McLeod** stated that all departments have signed off at this point and are satisfied with the proposal.

**Ms. Mungoli** expressed that she has some concerns about the stacking of vehicles potentially blocking the exit of vehicles from the oil change business and inquired as to how it would be monitored.

**Mr. McLeod** explained that in the Planning Commission's motion, it was indicated that should the stacking of vehicles cause a conflict, the City does have the right to bring the Site Plan back to the City for reconsideration. He added that passing vehicles, City staff, or onsite Car Wash staff would likely notice the stacking issues and notify the City.

**Mr. Rilett** shared that there are no hand-dryers at the proposed car wash, so there is no slow-down upon leaving the site. He added that a car can be washed to completion every 30 seconds, which allows the stacking to usually get to a high of six to eight vehicles. He stated the outdoor employees are also working to help with traffic flow.

**Ms. Morlan** inquired if how many entrances/exits there were to the Meijer parking lot.

**Mr. Rilett** explained that there is one entrance from the Meijer parking lot and one "bail-out" lane for vehicles that are not wishing to continue the car wash.

**Mr. Gaber** thanked Council and the Planning Commission for their work on this proposal and stated that they are willing to give the easements for the cross-access connections. He shared that he believes this business will be a good fit for the area and looks forward to the business serving the customers of Rochester Hills.

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

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

Enactment No: RES0266-2023

**Resolved**, that the Rochester Hills City Council hereby approves the Conditional Use to allow a car wash facility at 10 E. Auburn, on Parcel No. 70-15-35-100-0038, based on plans received by the Planning Department on August 29, 2023, with the following findings and conditions:

**Findings**

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The site has been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposal will have a positive impact on the community as a whole and the surrounding area by further offering additional car cleaning options along with additional job opportunities.
4. The proposed development is 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 proposed development will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
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. The use shall remain consistent with the facts and information presented to the City as a part of the applicant's application and at the public hearing.
2. If, in the determination of City staff, the intensity of the operation changes or increases, in terms of traffic, queuing, 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.
3. Removal of the connection access to Culvers.

**2023-0426** Request for Conditional Use Approval to allow alcoholic beverage sales for onsite consumption at the proposed Brunch Bar restaurant, 90 E. Tienken Rd., located on the south side of Tienken and east of Rochester Rd., Thomas Christoff, TCA Group LLC, Applicant

**Attachments:** [100923 Agenda Summary.pdf](#)  
[Draft PC Minutes 091923.pdf](#)  
[Staff Report 09062023.pdf](#)  
[Cover Letter.pdf](#)  
[Business Plan.pdf](#)  
[Floor Plan.pdf](#)  
[Site Plan.pdf](#)  
[Development Application.pdf](#)  
[Proof Of Ownership.pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Chris McLeod**, Planning Manager, **Kelly Allen**, Adkison, Need, Allen, & Rentrop, PLLC, and **Tom Christoff**, Applicant, were present.

**Mr. McLeod** stated that this request is to allow alcoholic beverage sales at the proposed Brunch Bar restaurant. He explained that the current site is located east of Rochester Road on the south side of Tienken Road, and was previously a Big Boy restaurant. He shared that the Planning Commission made a favorable recommendation for this with a seven to two vote. He noted that the two dissenting votes were due to concerns of potential conflicts with the school to the south of the site. He continued that this site is part of the overall City Walk development. He stated that the property is dictated by a PUD agreement.

He provided the following information regarding the Conditional Use Permit Request for On Premise Consumption of Alcohol:

- Hours of Operations: 8:00 a.m. - 3:00 p.m. (note the hours were amended at the Planning Commission meeting)
- Breakfast and Lunch Menu
- Limited bar menu typical of breakfast and lunch hours
- Employees: 30-36
- Seating: Indoor/Outdoor
- Review Criteria:
  - Will promote the intent and purpose of the Ordinance
  - Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole.
  - Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.
  - Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
  - Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

**Ms. Allen** stated that she represents the applicant, the Christoff family. She explained that Peter Christoff, the father, has owned a brunch establishment in Woodhaven, Michigan since 1987 and has a clean record with that business. She added that the restaurant is a family-oriented business that puts families

*first. She continued that she believes they have met all the conditions for this request. She explained that the applicant had planned to be open from 7:00 a.m. to 3:00 p.m., however, at the Planning Commission they received feedback about the potential conflict with school hours and agreed to move the starting time to 8:00 a.m. She noted that they owners intend to create a family restaurant for all ages and generations and that the bar is not the focal point of the restaurant.*

**Mr. Christoff** remarked that the alcohol is being provided to compliment the food, and that the food will be the focal point of the restaurant. He expressed his excitement to open a business in Rochester Hills.

**President Deel** shared renderings of the exterior and interior of the location. He requested the applicant to share why they wanted to operate in Rochester Hills.

**Mr. Christoff** stated that he and his wife fell in love with the area of Rochester Hills.

**President Deel** noted that this is a transfer-in license.

**Mr. Blair** expressed that he likes this development for the proposed location because it goes against the traffic and welcomed them to Rochester Hills.

**Ms. Mungioli** explained that one of her primary concerns was that the restaurant was so close to North Hill Elementary School and appreciated that the hours were adjusted to reflect that. She questioned what the standard alcohol menu will contain.

**Mr. Christoff** responded that a standard alcohol menu would include two to three beers, three different wines, and ten to twelve specialty breakfast cocktails. He added that if a customer wanted to order something that was not listed on the menu, it would depend if they had the ingredients to accommodate that request or not.

**Vice President Bowyer** inquired how much revenue they may be losing by postponing their opening hours to 8:00 a.m.

**Mr. Christoff** stated that they would not know how much revenue may be lost.

**Mayor Barnett** shared that he believes this will be a very popular restaurant and appreciates the ability for a vacant space to be occupied by a new business.

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

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

Enactment No: RES0267-2023

**Resolved**, that the Rochester Hills City Council hereby approves the Conditional Use to allow sales for on premises alcoholic beverage consumption at Brunch Bar restaurant, 90

E. Tienken Rd., located on the south side of Tienken and east of Rochester Rd., with the following findings and conditions:

**Findings**

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The existing building and proposed conditional use have been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposed restaurant use should have a positive impact on the community as a whole and the surrounding area by providing additional eating and gathering opportunities within the Neighborhood Business District and Citywalk Development.
4. The existing building and proposed use is 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 building and proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
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. Alcohol will not be served before 8:00 a.m.

**2023-0459** Request for Michigan Liquor Control Commission approval of an application for a Transfer of a Class C & SDM License with Sunday Sales Permit and an Outdoor Service Permit submitted by TCA Group, LLC d/b/a The Brunch Bar

**Attachments:** [100923 Agenda Summary.pdf](#)  
[ANAR PLLC Letter.pdf](#)  
[Application.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Chris McLeod**, Planning Manager, **Kelly Allen**, Adkison, Need, Allen, & Rentrop, PLLC, and **Tom Christoff**, Applicant, were present.

**Clerk Scott** explained that the applicants and their attorney came before the Liquor License Technical Review Committee on September 28, 2023 to review the application materials. She added that there was unanimous approval of the transfer-in of the liquor license.

**President Deel** noted that he sits on the Liquor License Technical Review Committee and that the applicant understands the restaurant business and already operates a successful brunch restaurant in Woodhaven, Michigan.

**Mr. Walker** shared that the restaurant the applicant was looking to purchase



*was Paul's On Main Street in Rochester and that he is happy that the applicant found a location in Rochester Hills. He added that the ribbon cutting is proposed for May, 2024.*

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

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

Enactment No: RES0268-2023

**Resolved**, that the Rochester Hills City Council recommends that the application for a Transfer of a Class C & SDM License with Sunday Sales Permit and an Outdoor Service Permit submitted by TCA Group, LLC d/b/a The Brunch Bar to be located at 90 E. Tienken Road be considered for approval by the Michigan Liquor Control Commission.

## PRESENTATIONS

**2023-0458** State Senator Michael Webber will be present to provide a Legislative Update.

*State Senator Michael Webber stated that he serves District Nine which covers the City of Rochester Hills, the Greater Rochester Area, Troy, Utica, and parts of Sterling Heights and Shelby Township. He added that he served on the Rochester Hills City Council for seven years and in the State House of Representatives for six years.*

*He shared that they were able to pass an extension to the transformational Brownfield Legislation. He noted that they passed the State Budget back in June and that it went into effect on October 1st. He remarked that the \$75 million for the City's Brownfield site cleanup is a part of the budget. He continued that there was a seven percent increase in revenue sharing, with five percent designated as ongoing and two percent designated as one-time appropriations. He explained that over \$500 million in debt was paid down and that over \$1.6 billion in grants was appropriated for improving drinking and waste water. He added that more than \$215 million is appropriated for local road and bridge repair. He stated that the Revenue Sharing Trust Fund is putting together a package to establish more certainty that funds would be set aside for the purpose of revenue sharing. He announced that residents can get more information on Legislative Updates by visiting [senatormichaelwebber.com](http://senatormichaelwebber.com) or calling 517-373-0994.*

*State Senator Michael Webber and State Representative Mark Tisdell presented a Certificate of Grant to the City of Rochester Hills in the amount of \$75 million, with Mayor Barnett accepting the Certificate of Grant on behalf of the City.*

*Mayor Barnett expressed that this is a tremendous win for the City and that without the help of Representative Tisdell and Senator Webber, it would not have been possible.*

*President Deel stated that this is the benefit of having representation in Lansing that have experience in local government.*

Presented.

## **COUNCIL AND YOUTH COMMITTEE REPORTS**

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

*President Deel* introduced RHGYC Representative, Seo-Yun Woo.

*Ms. Woo* stated that she is a Sophomore at Stoney Creek High School and that this is her second year on the Youth Council. She shared that they had their monthly meeting at the Department of Public Services building last Wednesday and toured the building. She added that the RHGYC discussed volunteering ideas for the future and that they are looking to volunteer at Rochester High School's Trunk or Treat event and that a Study Session would be organized at the Library before exams. She announced that some of their members will be assisting with the Open House at the Fire Station on Wednesday.

### **Advisory Traffic & Safety Board:**

*Mr. Blair* shared that tomorrow is the Advisory Traffic and Safety Board Meeting that he currently serves on. He encouraged residents to attend the meeting if they have any questions, comments, or concerns about traffic.

He shared that residents who have an alarm system that communicates with a central monitoring station must be registered annually.

### **Older Persons' Commission:**

*Mr. Hetrick* announced that the Older Persons' Commission is now officially known as the "OPC Social & Activity Center - The Best Place To Be 50+". He added that the OPC itself is not changing, just the rebranding of its name.

### **Deer Management Advisory Committee:**

*Ms. Mungoli* stated that it is deer season and urged residents to be alert for deer while driving.

### **Rochester Hills Museum Foundation:**

*Ms. Morlan* announced that the Stonewall Pumpkin Festival is on Saturday at the Museum from 10 a.m. to 4:00 p.m. She continued that the Masquerade Ball will be on October 21st at the Museum and that there are only a few tickets left.

## **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.

**2023-0464** Approval of Minutes - City Council Regular Meeting - June 19, 2023

**Attachments:** [2023-06-19 Draft CC Min.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0269-2023

**Resolved**, that the Minutes of the Rochester Hills City Council Regular Meeting held on June 19, 2023 be approved as presented/amended.

**2023-0453** Request for Purchase Authorization - FACILITIES: Contract/Blanket Purchase Order for window cleaning services for several City building's in the amount not-to-exceed \$29,790.00 through December 31, 2026; Transparent Window Cleaning, Auburn Hills, MI

**Attachments:** [100923 Agenda Summary.pdf](#)  
[Proposal Tabulation.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0270-2023

**Resolved**, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for window cleaning services for several City building's to Transparent Window Cleaning in the amount not-to-exceed \$29,790.00 through December 31, 2026 and further authorizes the Mayor to execute an agreement on behalf of the City.

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

**2023-0455** Request for Acceptance of Easement - DPS/ENG: Acceptance of Pedestrian Pathway easement in the amount of \$3,891.10; Northridge Apartments III Limited Partnership, West Bloomfield, MI

**Attachments:** [100923 Agenda Summary.pdf](#)  
[Location Map Pathway Easement Area.pdf](#)  
[Pathway Easement Appd 092723.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0271-2023

**Resolved**, that the Rochester Hills City Council on behalf of the City of Rochester Hills hereby accepts the Pedestrian Pathway Easement granted by Northridge Apartments III Limited Partnership, a Michigan limited partnership, whose address is 7125 Orchard Lake Road, Ste. 200, West Bloomfield, MI

48322 for the construction, operation, maintenance, repair and/or replacement of a pedestrian pathway on, under, through and across land more particularly described as Parcel #15-22-151-015, and authorizes the payment to the landowners in the amount of \$3,891.10.

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

### Passed the Consent Agenda

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

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

### LEGISLATIVE & ADMINISTRATIVE COMMENTS

**Clerk Scott** reminded everyone that there is an election on Tuesday, November 7, 2023 and that voters can fill out an application for an absentee ballot. She announced that early voting is starting with this election and will take place at the Rochester Hills Public Library on October 28, 2023 - November 5, 2023 with hours from 8:30 a.m. to 4:30 p.m., except for Thursday, which will be 12:00 p.m. to 8:00 p.m. She continued that there will also be in-precinct voting on Election Day from 7 a.m. to 8 p.m. She encouraged residents to turn in their absentee ballots.

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

- The Mayor participated in the AARP National Workshop, which was viewed by thousands of senior citizens around the country.
- Oakland University President, Dr. Ora Hirsch Pescovitz, gave the State of the University last week and noted that Oakland University was ranked among the highest for social mobility. 43% of incoming students have their tuition fully covered. 56% of new incoming students will leave the University with no debt.
- Last week was the Senior Expo at the Older Persons' Commission and the Sunrise Pinnacle Awards
- Last week the Mayor hosted the Right Down The Street Podcast with special guest Denise Ilitch to talk about her family's legacy
- DPS team recognized for the work they are doing along Drexelgate Parkway
- The Older Person's Commission is now known as "OPC Social & Activity Center - The Best Place To Be 50+"
- This Friday is the Stonewall Pumpkin Festival and will be a fun-filled event for family

### ATTORNEY'S REPORT

City Attorney John Staran had nothing to report.

### NEW BUSINESS

**2022-0480** Request for Purchase Authorization - FLEET: Increase to the project budget for the Sewer Inspection Camera Truck for the purchase of the needed software in the amount of \$7,993.45 for a new not-to-exceed project budget amount of \$304,993.45; Jack Doheny Company, Northville, MI

**Attachments:** [100923 Agenda Summary.pdf](#)  
[Software Proposal Tabulation.pdf](#)  
[111422 Agenda Summary.pdf](#)  
[Proposal Tabulation.pdf](#)  
[111422 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Bill Fritz**, Department of Public Services Director, stated that last November Council approved a contract to purchase a new sewer inspection vehicle apparatus, including the necessary software for the vehicle. He explained that the software necessary for the vehicle was being researched through a bidding process, and the winning bid came back higher than the previously budgeted amount, therefore, this request is for the increase to the project budget to purchase the needed software.

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

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

Enactment No: RES0272-2023

**Resolved**, that the Rochester Hills City Council hereby authorizes an increase to the project budget for the Sewer Inspection Camera Truck for the purchase of the needed software to Jack Doheny Company, Northville, Michigan in the amount of \$7,993.45 for a new not-to-exceed project budget amount of \$304,993.45.

**2023-0457** Request for Approval of the Purchase Agreement for 3308 South Blvd. W

**Attachments:** [100923 Agenda Summary.pdf](#)  
[Purchase Agreement.pdf](#)  
[Exhibit A.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Joe Snyder**, Chief Financial Officer, was present via a Zoom call.

**Mr. Snyder** stated that this request is for the purchase of a 7.09-acre parcel located at 3308 South Boulevard West in the amount of \$1.8 million. He added that the intent of this parcel is to add it to the existing City-owned parcel leased by Pine Trace Golf Course, to expand and improve the Golf Course's amenities.

**Mr. Walker** expressed that this is a great example of the City's fiscal responsibility to be able to act on these types of purchases when they arise. He added expanding the footprint of the Pine Trace Golf Course is a win for the City.

*Ms. Morlan remarked that this is a wonderful opportunity to develop this area.*

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

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

Enactment No: RES0273-2023

**Resolved**, the Rochester Hills City Council approves the offer to Purchase/Purchase Agreement between Daniel Shuler and Kathleen Ott, as Sellers, and the City of Rochester Hills, as Purchaser, for a 7.09 acre parcel of real propertu located at 3308 South Boulevard West in the amount of \$1,800,000.00

## **ANY OTHER BUSINESS**

**NEXT MEETING DATE - Regular Meeting - October 23, 2023 - 7:00 p.m.**

## **ADJOURNMENT**

*There being no further business before Council, it was moved by Walker and seconded by Mungioli to adjourn the meeting at 8:19 p.m.*

---

*RYAN DEEL, President  
Rochester Hills City Council*

---

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

---

*AARON GEER  
Administrative Coordinator  
City Clerk's Office*

*Approved as presented at the February 12, 2024 Regular City Council Meeting.*