



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 Mungoli, Marvie Neubauer and David Walker

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

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

Monday, July 29, 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 7 - David Blair, Jason Carlock, Ryan Deel, Carol Morlan, Theresa Mungoli, Marvie Neubauer and David Walker

Others Present:

*Bryan Barnett, Mayor
Dan Christ, City Attorney
Bill Fritz, Public Services Director
Larry Gambotto, Captain/Training Officer
Todd Gary, Deputy Fire Chief
Janelle Hayes, Rochester Hills Government Youth Council Representative
Rochelle Lyon, Information Systems Director
Chris McLeod, Planning Manager
Leanne Scott, City Clerk
Karen Somerville, Deputy Assessing Director
Joe Snyder, Chief Financial Officer
Laurie Taylor, Assessing Director
Mike Viazanko, Building/Ordinance/Facilities Director
Maria Willett, Chief of Staff*

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 2024-0363 "Request for Michigan Liquor Control Commission approval of an application to Transfer of a Tavern License submitted by Churchills of Rochester Hills, LLC from New Business to Planning and Economic Development immediately following Legislative File 2024-0327. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Deel, Morlan, Mungiolli, Neubauer and Walker

COUNCIL AND YOUTH COMMITTEE REPORTS

Rochester Hills Government Youth Council (RHGYC):

President Deel introduced RHGYC representative, **Janelle Hayes**.

Ms. Hayes reported that the Youth Council recently volunteered at the Brooklands Strong event. She commented that they ran the tie-dye station.

Rochester/Auburn Hills Community Coalition:

Ms. Neubauer shared that the "Peace, Love, and Me" mental health fair took place yesterday at the Van Hoosen Farm. She stated it was a successful event targeting junior and high school students and focused on addressing critical issues facing youth. She reported there were informative sessions highlighting the dangers of vaping, excessive electronics use, and social media. She commented that the participants enjoyed various activities, including a rock climbing wall, tie-dye station, yard games, and live music. She remarked that overall, the fair was deemed a positive experience, fostering communication between schools, students, and adults regarding relevant health concerns, and future events are planned.

Rochester Avon Recreation Authority (RARA):

Ms. Mungiolli reported that she attended the "Tons of Trucks" event organized by RARA in coordination with Oakland County Parks. She stated it was a great event enjoyed by children and families. She shared that attendees interacted with staff and their various trucks, and only left once the trucks started to leave.

She also commended Clerk Scott and her staff for their extensive efforts in ensuring the security and integrity of the upcoming primary election on August 6th. She noted that they have been putting in numerous hours training workers and conducting Early Voting. She encouraged residents to participate in the election, which includes a millage proposal for the Rochester Hills Public Library and a bond issue for the Avondale School District.

RECOGNITIONS

2024-0356 Proclamation in Recognition of the Rochester Adams High School Girls Soccer State Champions

Attachments: [072924 Agenda Summary.pdf](#)
[Proclamation.pdf](#)

Mayor Barnett recognized the Rochester Adams High School Girls Varsity Soccer Team for their remarkable achievement in winning the Division One state championship, a victory the school hadn't seen since 1999. He expressed his immense pride in the team's accomplishment, and highlighted the enduring significance of a state championship, emphasizing the bond that will be forever

shared amongst the team. He commended the athletes, coaches, and parents for their exceptional season and contributions.

Coach Josh Hickey thanked Mayor Barnett for the proclamation, acknowledging the team's hard work, sacrifices, and dedication throughout the season. He emphasized the lasting impact of their state championship victory, stating that the shared experience would remain a cherished memory. He expressed hope for the opportunity to be able to celebrate another accomplishment in the future.

Presented.

PRESENTATIONS

2024-0361 Swearing-In Ceremony for Four New Fire Staff Members

Attachments: [072924 Agenda Summary.pdf](#)

Deputy Chief Gary welcomed four new members to the Rochester Hills Fire Department. He highlighted their unique recruit class, noting their combined 100+ years of prior fire service experience. He noted that due to their extensive background, they underwent a shortened recruit academy. He shared the ceremony would include swearing-in and badge pinning, where they received the Maltese Cross, a symbol of protection and honor, representing the firefighter's commitment to self-sacrifice. He congratulated them and officially welcomed them to the department.

Clerk Scott administered the Oath of Office to Aaron Huber, Gerald Hunt, James Valigura, and Robert Winford, III.

Presented.

2024-0353 Presentation of Seven-Year Financial Forecast - Fiscal Years 2025-2031; Joe Snyder, CFO, presenter

Attachments: [072924 Agenda Summary.pdf](#)
[7-Year Financial Forecast 2025-31.pdf](#)

Joe Snyder, Chief Financial Officer, presented the City's Seven-Year Financial Forecast for Fiscal Years 2025-2031. He explained that they present a long-term forecast for the following reasons:

- To better prepare for the future
- To get ahead of potential issues
- To be pro-active instead of re-active
- To assess long-term impacts of decisions and policies.

He stated that the Forecast has the following disclaimers:

- The Financial Forecast is not intended to be a budget or a policy recommendation to City Council

- The Financial Forecast is intended to be a projection of the City's Revenues, Expenditures, and Fund Balances based upon an updated set of assumptions
- Includes updated Governmental Fund Balance Policy
- Includes FY 2024 Proposed 2nd Quarter Budget Amendments

He shared the following revenue assumptions for the Financial Forecast:

- Taxable value will have an increase of 7.2% next year, and 2.5% in future years
- State-Shared Revenue is tied to the State's sales tax. The State is projecting a "leveling out" of consumer spending and are informing communities to be conservative in their revenue estimates.
- Act 51 Revenues are the revenues for the major roads and local streets and is tied to the volume of gallons of gasoline sold. Based upon trends, this revenue source is still increasing and, therefore, projecting a very modest =1% increase moving forward.
- Interest Rates have been conservatively projected, however, they are now currently earning 4.9% YTD.

He shared the following revenue expenditures for the Financial Forecast:

- Number of Employees
There are 2 additional full-time positions, including one part-time to full-time administrative assistant in the Fire Department and one Parks Deputy Director.
- Salary Wage Change
Projected in line with the approved Union contracts
- Health Care
Projecting a conservative 6% increase long-term
- Inflation
Estimating 3% in 2025, 2.5% in 2026, 2.5% in 2027, and 2.5% in future years
- Capital Projects
- Number of OCSO Officers
Two additional Oakland County Sheriff's Deputies; one Patrol Sergeant and one Detective Sergeant
- Oakland County Sheriff's Office Contract
Contract is in place until end of 2024
Advised to project an increase of 10% in 2025, 5% in 2026, and leveling out at 4% increase over the long term

He announced that they are proposing to maintain the same overall bottom line millage rate of 10.4573. A few items of note in November 2023, voters approved rolling the two Police millages into one combined Police millage starting in FY 2025. In 2025 the Drain Debt will be paid off, resulting in \$0 Governmental Debt outstanding. Both the Pathway millage and the RARA Operating millage are in place until 2026. The Local Street millage and the OPC Operating millage are in place through 2030, and the Parks Infrastructure millage is in place through FY 2031. An increase to the Library millage is on the August Primary ballot, and if it passes, it will increase the overall City millage rate.

He stated that the revenue sources for the General Fund are:

- Property Tax 38%
- State-Shared Revenue 27%
- All Other Revenue 35%

He shared that the expenditure sources for the General Fund are:

- Personnel Services 45%
- Transfers-Out 29%
- Other Expenditures 26%

He explained that any funding above 80% is transferred to the Capital Improvement Fund. Beginning in FY 2025-2027, the new Fund Balance Policy will go into effect, setting the General Fund at 35% of annual operating expenditures. He shared the following 2024 Capital Improvement Fund projects:

- Spencer Park parking lot replacement, court rehabilitation, and pathways
- Avondale Park parking lot replacement
- Innovation Hills bridge
- Brooklands Plaza Enhancements
- Oakland County Sheriff's Office substation interior upgrades and lobby security
- DPS Garage new hook-truck structure
- Pine Trace Parcel #2

He noted that in 2025 there is funding earmarked for the Preliminary Engineering for Nowicki Park. Looking forward to some of the bigger projects, he listed Nowicki Park in 2026, Spencer Park in 2027-28, Borden Park in 2029-30, and Adams Road Widening in 2031. He discussed that the Capital Improvement Plan helps to determine which projects receive priority funding, with projects receiving a rating score from seven raters. He noted that funds generated through the Parks Infrastructure millage are being utilized to help fund Parks project identified in the CIP.

He stated that the revenue sources for the Major Road Fund are:

- Act 51 Gasoline Tax 80%
- All Other Revenue 20%

He shared that the expenditure sources for the Major Road Fund are:

- Capital Outlay 63%
- Operating Expenditures 24%
- Transfer-Out 14%

He explained that the major road construction projects that were done in FY 2024 reduce the Major Road Fund balance to \$7.5 million and that the Major Road Fund balance is in good shape long-term.

He stated that the revenue sources for the Local Street Fund are:

- Taxes 38%
- Act 51 & Other 30%
- Transfers-In 32%

He shared that the expenditure sources for the Local Street Fund are:

- Capital Outlay 60%
- Operating Expenditures 40%

He discussed that the General Fund transfers into the Local Street Fund 25% of annual expenses, which has helped the Local Street Fund remain in good shape for the long-term.

He stated that the revenue sources for the Fire Operating Fund are:

- Taxes 75%
2.7 mileage throughout the Forecast Model
- All Other Revenues 25%

He shared that the expenditure sources for the Fire Operating Fund are:

- Personnel 66%
10 new full-time Firefighter/Paramedics in FY 2024, and one part-time to full-time administrative assistant in FY 2025
- Other Expenditures 25%
- Transfers-Out 7%

He announced that the Fire Operating Fund Balance was slightly above its target of 25% annual expenditures and that it is in good shape.

He shared that all fire-related major equipment and apparatus replacements over the next seven to eight years are included in the Fire Capital Fund. He noted that the Fire Capital Fund is stable with a positive fund balance through FY 2031, remaining in good shape for the long-term.

He shared the following 2024 Capital projects:

- Fire Station #1 - HVAC, roof replacement, and locker room upgrades
- Replacement of x3 Ambulances anticipated to be delivered this year
- Purchase of Fire Engine #3

He stated looking ahead, new SCBA Air Packs are planned for FY 2025, Heart Monitor replacements are scheduled in 2027, and two (2) Ambulance replacements are scheduled in 2028 and three (3) in 2030.

He stated that the revenue sources for the Special Police Fund are:

- Taxes 83%
- Other Revenue 17%

He shared that the expenditure sources for the Special Police Fund are:

- Oakland County Sheriff's Office Contract 97%*
- All Other Expenditures 3%*

He stated the forecast does include two additional OCSO Deputies, increasing our level from 65 to 67, and the projected increase in the upcoming OCSO contract in 2025.

He explained the millage rate is set through FY 2027 to smoothly set the Special Police Fund Balance at 25% of annual expenditures. He noted to maintain the Police Fund Balance target of 20-25%, the Police millage will be adjusted each year. He shared that long-term the Special Police fund is still in great shape.

He concluded with the following points:

- Excellent Financial Position
 - Strong Fund Balances*
 - Structural Surplus*
 - Conservative Projections**
- Fund Balance Policy
 - Defines financial parameters**
- Long-Term Projections
 - Constantly monitoring and adjusting**
- Long-Term Capital Planning
 - Ability to schedule capital projects and leverage City dollars**

President Deel stated this presentation is part of the city's ongoing budget process, which includes an upcoming budget meeting in August and the distribution of budget books within the week. He highlighted the city's exceptional operational efficiency, evidenced by numerous awards displayed in city hall. He expressed his appreciation for the high-level, seven-year financial outlook, emphasizing the city's commitment to long-term planning, maintaining fiscal responsibility and a structural surplus.

Ms. Mungoli thanked Mr. Snyder for the additional documentation supplied in the agenda packet. She noted the Adams Road project that is slated for 2031, and stressed that the city is not taking a position on any of the five options that had been previously been. She clarified that it has been included in the documentation for planning purposes only.

Mr. Snyder confirmed that was correct.

Mayor Barnett emphasized the exceptional nature of the city's financial planning, highlighting its seven-year forecast and the three-year budget, which the city was the first to establish 15 years ago. He asserted the city's strong financial position, even amidst economic uncertainties, and its status as one of the lowest-taxed communities in the region. He credited conservative financial management, council guidance, and collaborative efforts for this stability, ensuring continued service levels and infrastructure investments without tax increases for the next seven years.

He commended Mr. Snyder, his team, and City Council for their stewardship.

Presented.

PUBLIC HEARINGS

2024-0354 FY 2024 2nd Quarter Budget Amendment

Attachments: [072924 Agenda Summary.pdf](#)
[Overview.pdf](#)
[Account Details.pdf](#)
[Public Hearing Notice.pdf](#)
[Resolution \(Draft\).pdf](#)

Joe Snyder, Chief Financial Officer, explained that the 2nd Quarter 2024 Budget Amendment is presented before City Council. He stated that the amendments presented proposes to increase total revenues by \$15.1 million and to increase total expenditures by 5.7 million, this results in a net impact on the fund balances of a positive \$9.4 million.

He discussed that the \$15.1 million consisted of the following revenue additions:

- \$2.1 million are from improved revenue projections, this included:
 - \$200,000 from building permits and inspections
 - \$200,000 from cemetery lot and monument sales
 - \$550,000 from Act 51 Tax Revenue
 - \$130,000 from the Oakland County Local Street PILOT program
 - \$300,000 from EMS service charges
 - \$240,000 from the Grant for Environmental Remediation utilized for:
 - Livernois Green Space (Ruby)
 - Auburn Green Space (Avondale)
 - Environmental Assessment of Highland Park Woodfill
 - \$145,000 from State of Michigan DWAM Grant; EGLE
 - \$250,000 from State Grant for the Innovation Hills Bridge
 - \$80,000 from EGLE EECBG Grant
- \$5.8 million from additional investment income
- \$7.2 million from transfers-in.

He discussed that the \$5.7 million in expenditures consisted of the following:

- \$1.4 million in operating expenditures.
- A reduction of \$2.9 million in Capital Improvement Projects.
- \$7.2 million in transfers-out.

He noted that all proposed amendments were included in the Seven-Year Forecast that was just presented.

President Deel Opened the Public Hearing at 8:08 p.m. Seeing No Public Comment, President Deel Closed the Public Hearing at 8:09 p.m.

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

Aye 7 - Blair, Carlock, Deel, Morlan, Mungoli, Neubauer and Walker

Enactment No: RES0219-2024

Whereas, in accordance with the provisions of Public Act 2 of 1968, the Uniform Budgeting and Accounting Act, and the Charter for the City of Rochester Hills, Chapter III Section 3.7, the City Council may amend the budget during the fiscal year, either on its own initiative or upon recommendation of the Mayor; and

Whereas, the Public Hearing for the proposed FY 2024 2nd Quarter Budget Amendments was noticed on July 18, 2024; and

Whereas, the proposed FY 2024 2nd Quarter Budget Amendments were available for public viewing beginning on July 19, 2024; and

Whereas, at its July 29, 2024 meeting City council held a Public Hearing on the proposed FY 2024 2nd Quarter Budget Amendments.

Now, Therefore, Be It Resolved, that the Rochester Hills City Council hereby approves the following FY 2024 fund totals as amended:

ORDINANCE FOR ADOPTION

2024-0246 Request for Acceptance of Second Reading - An Ordinance to Amend Section 30-32 to Chapter 30, Community Development, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to provide service charge in lieu of taxes and authorize provisions relating to DV Limited Dividend Housing Association Limited Partnership (a/k/a Danish Village) eligible under the State Housing Development Authority Act of 1966, and repeal conflicting ordinances, and prescribe a penalty for violations

Attachments: [072924 Agenda Summary.pdf](#)
[071524 Agenda Summary.pdf](#)
[Ordinance \(Redline\).pdf](#)
[Ordinance \(Clean\).pdf](#)
[071524 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Laurie Taylor, Assessing Director, stated that at their previous meeting on July 15th, City Council accepted this amendment for First Reading, and this evening she is requesting they accept it for Second Reading and Adoption.

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

Aye 7 - Blair, Carlock, Deel, Morlan, Munglioli, Neubauer and Walker

Enactment No: RES0220-2024

Resolved, that an Ordinance to amend Chapter 30, Community Development, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, Section 30-32 - DV Limited Dividend Housing Association Limited Partnership (a/k/a) - Danish Village; repeal conflicting ordinances is hereby Accepted for Second Reading and Adoption, and shall become effective on Monday, August 5, 2024 following its publication in the Oakland Press on August 4, 2024.

PLANNING AND ECONOMIC DEVELOPMENT

2024-0327 Request for Conditional Use Approval for alcoholic beverage sales for onsite consumption at Churchills Cigar Lounge, located at 2596 S. Rochester Rd., on the west side of Rochester Rd. and south of Wabash Rd. in the Hawthorne Plaza, zoned NB Neighborhood Business with the FB Flex Business Overlay, Churchills of Rochester Hills, LLC, Applicant

Attachments: [072924 Agenda Summary.pdf](#)
[Minutes PC 071624 \(Draft\).pdf](#)
[Staff Report 0710024.pdf](#)
[Application, EIS, Lease, Plans.pdf](#)
[Site Plan \(Revised\).pdf](#)
[Public Hearing Notice.pdf](#)
[Resolution \(Draft\).pdf](#)

Chris McLeod, Planning Manager, **Joseph Shallal**, liquor attorney for the applicant, **Robert Zora**, in-house attorney for the applicant, and **Anthony Zaitouna**, Head of Operations for Churchill's, were present.

Mr. McLeod stated this request is for the approval of a conditional use for Churchill's, a retail establishment featuring a cigar lounge and on-site beverage sales. He noted they will be occupying the vacant tenant space within Hawthorne Plaza, situated on the west side of Rochester Road, north of Auburn Road. He reported that the Planning Commission, after thorough review, recommended unanimous approval. He commented that the location, specifically at the southwest corner of the plaza near Wabash Road, is bordered by commercial properties to the north, south, and east, transitioning to residential properties to the west, with an FB overlay. He explained that a significant separation wall exists between the plaza and the residential properties.

He shared the proposed business will operate from 9:00 a.m. to 11:30 p.m. and will offer retail sales, a cigar lounge, and on-site consumption of beverages, including alcohol. He stated food will be brought in from their Birmingham location to be served, as there will be no on-site kitchen. He noted the applicants clarified that there are no plans for outdoor service or a patio. He commented that alcohol sales are projected to constitute approximately 20-21% of total sales, with the majority coming from retail and ancillary sales, ensuring compliance with the ordinance's requirement for alcohol sales to be an ancillary use. He continued by stating the interior floor plan includes various seating arrangements, a bar, and a humidor.

He shared that the Planning Commission concluded that the proposed use aligns with the conditional use standards, is compatible with the surrounding zoning district (NB - Neighborhood Business), and will not negatively impact adjacent properties or future development.

President Deel acknowledged that Churchill's is an existing, successful business and clarified that the Rochester Hills location would follow the operational model of their West Bloomfield store, which does not include a kitchen, differentiating it from their Gross Pointe and Birmingham locations. He emphasized that Churchill's has already tested this kitchen-less model in West Bloomfield, confirming its viability. He inquired why they were looking open another establishment in Rochester Hills.

Mr. Zaitouna explained that they chose Rochester Hills because he perceived a gap in the market for a cigar lounge experience in the area. He noted the closure of a previous establishment and felt there was a demand from residents who enjoy cigars and occasional cocktails. He also emphasized the retail aspect of their business, stating that it would attract customers.

Ms. Mungiolli welcomed Churchill's to Rochester Hills. She inquired about the staff's training regarding alcohol and tobacco sales to minors, ensuring compliance and preventing underage access. She also noted the proximity to Tee Times, which already holds a liquor license, minimizing concerns about the location. She inquired about the establishment's programming and whether they would create a welcoming environment for women, addressing the common perception that cigar bars are not typically comfortable spaces for them.

Mr. Zaitouna responded that all staff will receive TIPS certification for responsible alcohol service. He emphasized their hiring process, which includes reviewing resumes for relevant experience, and their internal training program, where experienced employees from other locations will assist in training new staff. He responded to Ms. Mungiolli's inquiry by assuring her that their ventilation system is designed to quickly dissipate smoke, preventing a heavily smoky environment. He also stated that cigars are for everyone and their establishment aims to be inclusive, offering cocktails and a small food menu to cater to a wider range of patrons.

Ms. Neubauer noted that when Mr. Gumma came to the Planning Commission meeting, he had mentioned that they had not determined the time they would close at this location. She questioned if they determined an exact closing time.

Mr. Zaitouna stated that they plan to close between 10:00 PM and 11:30 PM, mirroring the closing time of their West Bloomfield location, which shares a similar concept without a kitchen. He explained that their Birmingham and Gross Pointe locations close earlier due to kitchen cleaning requirements. He commented that while the listed opening time is 9:00 AM, that primarily reflects manager arrival and retail availability. He noted that they have morning customers who purchase cigars before golfing.

Mayor Barnett welcomed Mr. Zaitouna and his business to Rochester Hills, expressing confidence that Churchill's and the neighboring Tee Times would

complement each other well. He also acknowledged the value of Churchill's liquor license, viewing it as a significant investment in the community. He concluded by expressing support for Churchill's success and growth in Rochester Hills.

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

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioli, Neubauer and Walker

Enactment No: RES0221-2024

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use to allow sales for on premises alcoholic beverage consumption associated with retail cigar sales and smoking lounge use, based on documents received by the Planning Department on June 20, 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 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 addition of alcohol sales to the proposed sales of cigars and smoking lounge should provide additional services being sought.
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 the overall plaza already includes a variety of retail, entertainment and fitness uses, has no proposed outdoor use area, only minor physical improvements/modifications are being planned to the exterior of the building and the sales of alcoholic beverages is planned to end at 11:30 p.m. daily.
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 outdoor use areas are proposed, 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.

2024-0363 Request for Michigan Liquor Control Commission approval of an application to transfer a Tavern License submitted by Churchills of Rochester Hills, LLC

Attachments: [120224 Agenda Summary.pdf](#)
[MLCC Application.pdf](#)
[072924 Agenda Summary.pdf](#)
[Application.pdf](#)
[072924 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Chris McLeod, Planning Manager, **Joseph Shallal**, liquor attorney for the applicant, **Robert Zora**, in-house attorney for the applicant, and **Anthony Zaitouna**, Head of Operations for Churchill's, were present.

Clerk Scott stated that the Liquor License Technical Review Committee met on July 22, 2024 and voted unanimously to recommend approval of the transfer of the Tavern license.. She continued that with the approval of the Conditional Use Permit tonight, City Council is being asked to recommend approval of the application by the Michigan Liquor Control Commission (MLCC).

President Deel noted that this liquor license was formerly owned by Chuck E. Cheese. He commented that it is currently a Tavern license which allows for the sale of beer and wine; however, the applicant will be applying to the MLCC to convert it to a Class C license, noting the only difference is the cost associated with the MLCC application.

Vice President Walker shared that he is a member of the Liquor License Technical Review Committee. He agreed with Mayor Barnett's assessment that the business would be a good fit for the area, complementing Tee Times and the surrounding businesses. He highlighted Rochester Hills' affluent community, aligning it with other successful locations like Gross Pointe, Birmingham, and Bloomfield. He concluded by expressing his appreciation for the applicant's choice of Rochester Hills.

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

Aye 7 - Blair, Carlock, Deel, Morlan, Munglioli, Neubauer and Walker

Enactment No: RES0326-2024

Resolved, that the Rochester Hills City Council recommends that the application for a Transfer of a Tavern License submitted by Churchills of Rochester Hills, LLC located at 2596 S. Rochester Road be considered for approval by the Michigan Liquor Control Commission.

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.

- 2024-0350** Request for Purchase Authorization: PARKS: Purchase Authorization for the lease, installation, maintenance and removal of all LED holiday lighting and related items at Innovation Hills Park in the amount of \$32,120.00; Santa's Light Crew, LLC., Howell, MI

Attachments: [072924 Agenda Summary.pdf](#)
[Pricing Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0223-2024

Resolved, that the Rochester Hills City Council hereby provides authorization for the lease, installation, maintenance, and removal for all LED holiday lighting and related items at Innovation Hills Park to Santa's Light Crew, LLC., Howell, Michigan in the amount of \$32,120.00.

- 2024-0360** Request for Purchase Authorization - FACILITIES: Blanket Purchase Order/Contract for installation of the electrical feed and electric vehicle charging stations at City Hall in the secured parking area in the amount of \$57,096.96 with a 10% project contingency in the amount of \$5,709.69 for a total not-to-exceed project amount of \$62,806.65; F.H. Paschen, Chicago, IL

Attachments: [072924 Agenda Summary.pdf](#)
[Proposal.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0224-2024

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for installation of the electrical feed and electric vehicle charging stations at City Hall in the secured parking area to F.H. Paschen, Chicago, Illinois, in the amount of \$57,096.96 with a 10% project contingency in the amount of \$5,709.69 for a total not-to-exceed project amount of \$62,806.65 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.

The following two Legislative Files are relative to Gerald Plaza

- 2024-0357** Request for Approval of Storm Sewer System Maintenance Agreement between the City of Rochester Hills and Gerald Real Estate LLC, a Michigan limited liability company

Attachments: [072924 Agenda Summary.pdf](#)
[Storm Maint Agreeem Appd 071724.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0225-2024

Resolved, that the Rochester Hills City Council hereby approves the Storm Sewer System Maintenance Agreement between the City of Rochester Hills and Gerald Real Estate LLC, a Michigan limited liability company, whose address is 13500 Foley St., Detroit, MI 48227 for Gerald Plaza, Parcel #15-36-226-068.

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

2024-0358 Request for Acceptance of the Water Main Easement granted by Gerald Real Estate LLC, a Michigan limited liability company, for Gerald Plaza

Attachments: [072924 Agenda Summary.pdf](#)
[Water Main Eas Appd 071724.pdf](#)
[Location Map WM Eas.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0226-2024

Resolved, that the Rochester Hills City Council, on behalf of the City of Rochester Hills hereby accepts a Water Main Easement for the construction, operation, maintenance, repair and/or replacement of a water main on, under, through and across land more particularly described as Parcel #15-36-226-068, granted by Gerald Real Estate LLC, a Michigan limited liability company, whose address is 13500 Foley St., Detroit, MI 48227, for Gerald Plaza.

Further Resolved, that the City Clerk is directed to record the easement with 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, Carlock, Deel, Morlan, Munglioli, Neubauer and Walker

LEGISLATIVE & ADMINISTRATIVE COMMENTS

President Deel commended Mayor Barnett and city staff for the successful "Brooklyn Strong" event, highlighting its positive reception by residents and its well-balanced tone. He shared a story about an "Art on Auburn" contest winner, Merlyn Braganza, who included the Rochester Hills Public Library in her artwork, expressing her appreciation for the library. He noted she then gifted the piece to his wife, the RHPL Board President, who shared her plans to display it at the library. He then wished Rochester Community Schools students a happy summer break, mentioning his son's involvement in band camp and the unique addition of guitarists in the Stoney Creek High school halftime show; one of the guitarists being his son. He concluded by reiterating his hope that everyone enjoys the remaining summer days.

Mr. Blair described a week filled with Rochester Hills community events that his family attended. He highlighted:
Peace, Love and Me at the museum: A mental health event where his

children, Ben and Abby, successfully climbed a rock wall.

Stream Science" by the Parks Department: An event where children explored a stream and found aquatic creatures.

"Brooklyn Strong" event: He praised the event's positive tone and community spirit. He commended the Youth Council for running the tie-dye station.

Tons of Trucks" event at Borden Park: He expressed appreciation to the DPS and Fire Department for making their vehicles available.

Clerk Scott announced that early voting for the upcoming primary election had commenced on Saturday, July 27th and will continue through Sunday, August 4th at the Rochester Hills Public Library. She stated the hours are 8:30 a.m. to 4:30 p.m. every day with the exception of Thursday being noon to 8:00 p.m. She emphasized that the primary election itself is on Tuesday, August 6th, and that the City Hall office would be open on the preceding Saturday and Sunday for residents to obtain absentee ballots or register to vote. She provided the office phone number for further inquiries and concluded by urging everyone get out and vote.

Mayor Barnett addressed the recent issues with trash collection by Priority Waste, acknowledging the significant problems experienced in the first three weeks of July. He expressed gratitude to city staff, especially Jodi Welch, Lindsay Wood, and Nathan Mueller for their diligent efforts in triaging and addressing these concerns. He reported a marked improvement in service over the past ten days, citing a reduction in daily complaints and an increase in the number of trucks deployed by Priority Waste. He acknowledged that some complaints persist, such as broken lids or misplaced bins, and emphasized that all concerns are taken seriously and addressed promptly. He commented that a key remaining issue is the Priority Waste call center's long wait times, which the city is actively working to resolve. He also noted the absence of cameras on all collection trucks, which hinders the verification of resident complaints. He assured residents that the city is committed to advocating for their concerns and will continue to monitor Priority Waste's performance, and provide further updates as needed.

Ms. Mungoli expressed her appreciation for the city staff's swift action in addressing a post-rainstorm flooding issue in her neighborhood. She explained that after a significant downpour, recycle bins were overturned, and the contents were scattered across the flooded area. Upon contacting Maria Willett and Mr. Fritz, she was impressed to find the area completely cleaned by the time she returned home from work. She emphasized the importance of residents contacting Ms. Willett directly to report issues with their trash pick-up, and stating doing so ensures accurate tracking of complaints and provides valuable data for city metrics. She thanked the Mayor, and city staff across the city, for addressing the problems that have been going on with trash and yard waste pick-up.

Mayor Barnett provided the following updates:

He expressed his immense pride in the city team's handling of the "Brooklands Strong" event. He credited Maria Willett and an intern from his office, Kaylee, for playing a significant role in its organization. He commented that it was a

collaborative effort with the Paint Creek Center for the Arts and other community partners. He highlighted the following:

- A young woman from the Brooklands won the art contest, with her piece to be featured in the remodeled Brooklands Plaza.

- The event included activities like face painting by Woodside Church and participation from the youth council.

- Positive feedback was received from attendees, especially from a family impacted by violence, who found the event to be a part of their healing process.

- He expressed hope that the event would become an annual tradition in the Brooklyn's.

He mentioned a successful "Play Ball" event in partnership with RARA and Major League Baseball, where local children participated in baseball and softball activities.

He commented on the "tons of trucks" event, and how it was a great way to show the public the work of the DPS, Police, and Fire departments, and how it gave them a great opportunity to interact with children.

- He shared how all of the events were a great way to celebrate the parks.

ATTORNEY'S REPORT

City Attorney Dan Christ had nothing to report.

NEW BUSINESS

2024-0362 Appointment of 2024/2025 Rochester Hills Government Youth Council

Attachments: [07292024 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

President Deel shared that he serves as the Council Liaison to the Youth Council and reported on the selection process for the 2024/2025 Rochester Hills Government Youth Council. He commented that 35 applications were received, including 11 applications from current members seeking reappointment. He stated the selection process involved an application packet with an essay, questions, and two letters of recommendation, followed by interviews. He noted the interview team, consisting of Deputy Clerk Sheila Brown and Youth Council representatives Caroline Bull, Eliza Pizzuti, and Aaron Yoon, interviewed 20 students. He explained that the candidates were evaluated based on their application, references, interview performance, and past representation. He acknowledged the difficulty of the selection, referencing the high caliber of applicants, and shared that the interview team considered the overall composition of the youth council, including district and school representation, and the balance of students across different grade levels. He announced the following 15 students are recommended to be appointed to the Rochester Hills Government Youth Council, each for a one-year term beginning on September 1, 2024:

- Isabella Blakeley - International Academy (District 2)
- Brennan Deel - Stoney Creek High School (District 4)
- Jackson Deel - Stoney Creek High School (District 4)

- Lucas DiGrande - Notre Dame Preparatory (District 2)
- Sofia Olvera Garcia - Adams High School (District 1)
- Kishyo Giri - Stoney Creek High School (District 4)
- Janelle Hayes - Stoney Creek High School (District 4)
- Sasha Joshi - Adams High School (District 1)
- Jackson Otlewski - International Academy (District 4)
- Eliza Pizzuti - Rochester Adams High School (District 2)
- Naiylah Qadri - Rochester High School (District 1)
- Siddh Sheth - Stoney Creek High School (District 2)
- Aryan Sinha - Rochester High School (District 3)
- Christina Wang - Adams High School (District 1)
- Aaron Yoon - Rochester High School (District 3)

President Deel announced that the swearing-in ceremony will take place on August 3, 2024.

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

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioli, Neubauer and Walker

Enactment No: RES0227-2024

Resolved, that the Rochester Hills City Council hereby concurs with the recommendation of the Rochester Hills Government Youth Council (RHGYC) Interview Team and appoints the following students to the 2024/2025 term beginning September 1, 2024 and ending August 31, 2025:

NAME	HIGH SCHOOL	COUNCIL DISTRICT
Isabella Blakeley	International Academy	2
Brennan Deel	Stoney Creek High School	4
Jackson Deel	Stoney Creek High School	4
Lucas DiGrande	Notre Dame Preparatory	2
Sofia Olvera Garcia	Adams High School	1
Kishyo Giri	Stoney Creek High School	4
Janelle Hayes	Stoney Creek High School	4
Sasha Joshi	Adams High School	1
Jackson Otlewski	International Academy	4
Eliza Pizzuti	Adams High School	2
Naiylah Qadri	Rochester High School	1
Siddh Sheth	Stoney Creek High School	2
Aryan Sinha	Rochester High School	3
Christina Wang	Adams High School	1
Aaron Yoon	Rochester High School	3

2024-0336 Request for Purchase Authorization - MIS: Blanket Purchase order for renewal of hosted Google Workspace email services and BetterCloud management application in the amount not-to-exceed \$370,000.00 through August 30, 2027; Onix Networking Corporation, Westlake, OH

Attachments: [071524 Agenda Summary.pdf](#)
[Proposal BetterCloud.pdf](#)
[Proposal Workspace.pdf](#)
[Resolution \(Draft\).pdf](#)

Rochelle Lyons, IT Director, stated she is requesting approval of a three-year renewal of Google Workspace and BetterCloud licensing with the city's current Google partner, Onyx Networking, for a total of \$370,000. She shared that the city has increasingly relied on the Google Workspace platform since 2010, receiving excellent service from both Google and Onyx Networking. She explained that Google Workspace is now a critical tool for communication, collaboration, productivity, data security, and compliance. She noted that due to the city's established relationship, a 45% per-user annual discount has been secured, resulting in over \$211,000 in savings over the three-year term.

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

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioli, Neubauer and Walker

Enactment No: RES0228-2024

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for renewal of hosted Google Workspace email services and BetterCloud management application to Onyx Networking Corporation, Westlake, Ohio in the amount not-to-exceed \$370,000.00 through August 30, 2027.

2024-0351 Request for Purchase Authorization - CITYWIDE: Contract/Blanket Purchase Order for citywide printing services in the amount not-to-exceed \$410,340.00 for a three-year term to expire July 31, 2027; Image Printing, Inc., Royal Oak, MI

Attachments: [072924 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Joe Snyder, Chief Financial Officer, stated this blanket purchase order request is for Citywide Printing Services with Image Printing Incorporated, a company based in Royal Oak, Michigan. He noted that the blanket purchase order will cover a wide range of printed materials, including city newsletters such as the Hills Herald, various brochures, water and sewer billing inserts, door hangers, envelopes, letterheads, and business cards. He shared that the city has worked with Image Printing for several years and is satisfied with their level of service.

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

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioli, Neubauer and Walker

Enactment No: RES0229-2024

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for citywide printing services to Image Printing, Inc., Royal Oak, Michigan in the amount not-to-exceed \$410,340.00 for a three-year term to expire July 31, 2027 and further authorizes the Procurement Manager to execute a contract 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.

- 2024-0171** Request for Purchase Authorization - PARKS: Increase to Contract/Blanket Purchase Order for Architectural Design Services for Brooklands Plaza Improvements Project in the amount of \$77,524.00 for a new not-to-exceed amount of \$225,824.00; Niagara Murano, Rochester, MI

Attachments: [072924 Agenda Summary.pdf](#)
[Proposal For Water Features.pdf](#)
[040824 Agenda Summary.pdf](#)
[Proposal.pdf](#)
[040824 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Mike Viazanko, Building/Ordinance/Facilities Director, stated this request is for an amendment to an existing blanket purchase order. He explained that the original scope of the design has expanded to include water features and, things of that nature, thereby increasing the previously requested amount.

Vice President Walker clarified that Council is being asked to approve the preliminary design concept for a currently vacant piece of land. He shared his understanding that they are seeking ideas to further refine the project's scope and to price out potential amenities.

Mr. Viazanko stated that was correct. He commented that this request is for the concept design that will ultimately be part of the construction and completion of the space next to the splash pad.

Vice President Walker mentioned that there is overwhelming support from our residents to invest in our parks.

Mr. Viazanko concurred that the residents have express interest in having some type of water feature included in this project. He stated the increase being requested is to expand the design to better meet the needs and wants expressed by the residents in the nearby neighborhoods.

Ms. Mungoli pointed out that there is a significant increase in engineering costs to include water features at this park.

Mayor Barnett responded that this project, along with Nowicki Park, Bloomer Park and Spencer Park are phased projects. He explained that the initial stages involved gathering ideas from residents as to what they liked through meetings and communications. Since that time, the city experienced a traumatic event that heavily influenced the current design, leading to extensive discussions with mental health professionals and the community.

He clarified that the changes are not solely about water features. He noted they also include additional safety measures like more blockage from the road, increased trees and shrubbery, and repositioning of elements to enhance safety and separation from the road. He commented that the water features were designed in consultation with mental health professionals to offer areas for relaxation.

He stressed they are not funding the project tonight, but rather looking at a not-to-exceed amount with the hope that the actual cost will be significantly lower. He reiterated that the current design reflects additional input and aims to create a more appropriate and enduring space in light of the recent event.

Ms. Mungoli thanked the Mayor for his explanation. She stated she understands the challenges the community is going through and highlighted that she proudly wears her ribbons to show her support. She clarified that she does not want her comments to be interpreted as a lack of support. She voiced her concern regarding the proposed water feature and suggested alternative methods of community support, such as installing a Hawk light to ensure people can safely cross the street. She also advocated for the implementation of a fence or barrier along the park's roadside to prevent accidental vehicle entry. She questioned the proposed quiet contemplative water features with the inherently loud and fun environment of a splash pad, suggesting that these contrasting elements might create a conflicting atmosphere within the same park. She proposed that such tranquil features might be more appropriately located in other city parks. She also suggested that a community garden or planting area be developed along the roadside to encourage community engagement. She acknowledged and commended both the city and the community for all of the financial and fundraising efforts that have taken place to support the victims and the residents in the Brooklands. She reiterated that she would like to see the City spend the money on safety features in that area.

Mayor Barnett acknowledged Ms. Mungoli's comments, and stated that installing a Hawk Light and the proposed park features are not mutually exclusive, and that Council can consider the light. He emphasized that he is relying on the expertise of professionals for the park design, admitting he would not have considered elements like stripes and color changes for their calming effect. He clarified that the proposal is not just about two fountains but encompasses more, including safety measures. He referenced the comment made about installing a fence and stated that the professionals suggested a "greenery wall" using strategically placed plants in cement pots as a more appropriate and effective way to protect the park from vehicles. He explained that they envisioned this greenery not just for calm but as an extension for all to find rest, including grandparents watching children. He stressed that they are following the recommendations of these professionals who have developed a connection to the park, aiming to create a great community gathering place. He reiterated his desire to be fiscally responsible but stated he believes it is important to heed professional advice on necessary additions, including water features, protective fencing, as well as the integration of other elements, all while considering the recent significant event to ensure a sensible design for the future.

Ms. Mungoli expressed her appreciation for the Mayor's explanation but pointed out that the written proposal they have only details a water feature and does not mention the green fencing or other landscaping changes he described. She noted that in the proposal, landscaping is consistently linked to the water feature design and stated she would feel more comfortable voting for a revised proposal from the consultants that accurately reflects all the elements the Mayor outlined, rather than just the currently presented water feature aspect.

She expressed hope that the engineering designs will clearly differentiate the new fountains from the splash pad, ensuring children do not mistake them for play areas. She emphasize that the fountains should be for calming reflection, unlike typical town square fountains where interaction is common. She raised concerns about the ongoing maintenance costs, which she sated she plans to discuss during a future budget meeting. She concluded by stated she will not support the proposal as currently written because it focuses solely on the water feature and does not reflect the broader scope of changes, including safety and landscaping, that the Mayor described and what she was expecting.

Ms. Morlan noted the improved slip resistant material being proposed for the splash pad and questioned how long the current material has been in place and how frequently it needs to be replaced.

Mayor Barnett responded that they had received some complaints and that they have modified a couple of things in the splash pad since it has opened three years ago. He mentioned past issues like rocks being removed for safety reasons and addressing slick surfaces. He stated they tried a sticky substance that worked temporarily but is no longer effective. He emphasized that they are actively working with partners to make improvements based on real-time feedback from parents, such as adding padding to sharp corners and more seating. He highlighted that the top complaints they receive are the lack of shade, which they have addressed, and the slipperiness of the surface, which they plan to tackle when they undertake a more comprehensive review and update of the splash pad area.

Ms. Morlan requested additional explanation for the requested increase.

Mayor Barnett explained the phased approach to park design, using Nowicki Park as an example. He pointed out that initial design work has been done and paid for, but it is not sufficient for final construction. He noted that there will be future requests with budget allocations for further design work on Nowicki Park, and the same applies to Spencer and Bloomer parks. He stressed that it is difficult to secure a large upfront design budget, so the process starts with initial ideas and resident input. He continued that as the process moves forward, more information is gathered, potentially through further resident engagement, to refine the designs. He highlighted that the current stage is early in the design process, and more funding will be needed to move from conceptual ideas to detailed construction drawings. He mentioned the cost estimates provided are from the previous year and are subject to change. He reiterated that further design and development of these parks will involve ongoing information gathering and additional financial investment.

Ms. Morlan noted design elements being listed, such as illuminated landscaping and shaded seating and benches, and inquired whether there are any street crossing beacons included in this design.

Mayor Barnett responded they are not included as part of the park design.

President Deel stated they would need to come from a different department

and budget, most likely Public Services.

Ms. Morlan clarified that even if the fountains were to be removed from the project, additional funding would still be needed for this plan to come to fruition.

Mayor Barnett stated that the estimated cost for the park project would likely be lower without the inclusion of the fountains, which represent a significant portion of the expense. He emphasized that the current plan incorporates improvements based on recent events and developed in consultation with professionals. He commented that he believes this revised plan is better than previous versions.

Ms. Morlan expressed that she would have liked to have seen a completed plan, rather than starting to add different elements to it, and stated that she is not comfortable adding the amount for the water features. She questioned if the item should be postponed until they can have more discussion.

President Deel responded that there was a motion on the floor and expressed his main concern about tabling the current issue is the tight budget cycle and the limited construction window in Michigan due to the Frost Law, which restricts construction after a certain date in November. He stressed that delaying the decision, even by a couple of weeks, will push back the contracting process and potentially jeopardize construction timelines. He noted that even though it feels like early July, the bi-weekly meeting schedule means they are effectively nearing August, making the November deadline approach quickly. He questioned if they were to table the item, what would be accomplished during that time period.

Mayor Barnett acknowledged the council members' concerns about the cost and the need for more information about the fountains. He pointed out that obtaining detailed visuals would incur expenses. He compared this to past council decisions pertaining to Innovation Hills that involved investing in things like water features and unique pavements, which are now considered successful and something to be proud of.

He proposed seeking the majority of Council's support to bring back detailed cost information. He noted that council can then decide which aspects of the project they want to proceed with. He commented that this approach aims to keep the park development on track for the current year and avoid delaying significant work planned for the Nowicki Park project next year.

President Deel addressed several points raised in the discussion. His first point was to clarify that the choice between a hawk light for pedestrian safety and a fountain/water feature is not a binary one. He shared that he had already contacted the Advisory Traffic & Safety Board to explore the possibility of a crossing light, acknowledging it is a separate process with its own regulations and would fall under the DPS budget, likely for next year.

His second point was to argue against delaying the consideration of the fountain due to the principle of economies of scale. He mentioned that since the park is already being worked on, this is the most efficient time to include such features,

similar to how road repairs are bundled with water main replacements. He stated rejecting the proposal now would mean dismissing the fountain concept entirely. He shared that he believes a park is an appropriate place for water features, referencing the successful examples at other parks like Innovation Hills.

His third point was to emphasize that they are currently in the design phase and need to see what the experts at Niagara Murano, with whom they have a positive working history, propose before making judgments about potential issues like noise or misuse. He stated he trusts the expertise of these professionals and the administration's track record in delivering successful park projects, even exceeding their initial expectations, as seen with Innovation Hills.

He concluded that landscaping is already included in the original project scope as mentioned in the engagement letter, so expanding the scope for water features does not necessarily mean excluding landscaping. He indicated his intention to vote in favor of the proposal to see what the experts can offer.

Ms. Neubauer clarified that regardless of how Council votes, it would not be because they trust, or do not trust, the administration. She commended the administration on the job they have done with the city's parks. She stated she supported tabling the item until Mr. Elwert could provide a more comprehensive presentation that clearly connects the written proposal from the consultants with the agenda summary. She commented that there was a disconnect between these two documents and, therefore, she was uncomfortable voting with this gap in understanding.

She noted that having personally engaged with residents at the Brooklyn Plaza since the June events, she acknowledged the residents' safety concerns, including differing opinions on fencing. She reported that the idea of large planters with gardens as a potential safety feature was also brought up by residents.

She expressed that a more detailed and connected presentation would provide a better understanding for making an informed vote. She also stated that while she agrees with relying on expert opinions, she noted that the relevant experts were not present to share their insights. She agreed with postponing the decision, even for just a week, given the upcoming budget and special meetings in August where this could be revisited.

Mr. Viazanko emphasized the importance of moving forward with the design phase of the project, stating that further delays will only increase costs and push the timeline into unfavorable winter months, impacting construction activities like excavation and water-related work. He clarified that the current proposal is solely for design purposes, which will allow for the exploration of various elements beyond just water features. He commented that included in the paperwork from Niagara Murano, is structural, soil, plumbing, and lighting considerations. He stressed that this design phase is necessary to develop concrete plans and address questions regarding elements like fencing and planter boxes, ultimately enabling the project to proceed effectively given the existing open space and recent feedback that necessitates a shift in design direction.

Ms. Neubauer inquired whether this request it to increase the budget in order to be able to change the designs that were originally brought before Council in March 2024. She further inquired if the project would be detrimentally affected if Council were to postpone this item to the August 12, 2024 meeting.

Mr. Viazanko responded that the request is for additional monies to redesign what this area will look like after speaking with the design team and mental health experts following the recent incident at the splash pad. He confirmed the potential for delays and postponements if the project is pushed into the winter months. He explained that the goal is to finalize conceptual drawings for construction and bidding. He stressed the importance of moving forward with this item.

Ms. Mungoli noted that while engineering design proposals have been discussed, a comprehensive final design illustrating the specific placement of park features has not yet been seen by Council. She questioned the urgency of the current timeline, suggesting that a two-week delay might not be critical if the final design is not yet available for their review and approval. She questioned when Council would receive the final design for approval.

Mayor Barnett clarified that the current request is to finalize the design and budget options for the park project to present to the council. He emphasized that delaying the current step will impede the delivery of these final options. He drew a parallel to the Innovation Hills project, where expert consultations led to design modifications like fencing and color changes, which council ultimately approved. He highlighted that the current situation is similar, involving gathering more information and potentially adjusting the design based on feedback, including considerations arising from a known incident. He reassured the Council that this is a standard process of project development.

Delia Rodi, Niagara Murano, LLC, highlighted a previous safety-focused design element at the park's entrance, implemented at no extra cost, that enhanced both aesthetics and pedestrian safety at the crosswalk. She referenced the recent incident at the splash pad and mentioned she visited the site to assess the landscaping and emphasized the design approach for the park's future. She explained they have been consulting with mental health professionals and the aim is to create a safe and peaceful environment without a traditional fence. She continued that the design will utilize lush landscaping as a natural safety barrier and a means to foster a sense of peace and security for families. She echoed the Mayor's sentiment that the incident should not define the community and affirmed that safety is a central consideration in the redesign efforts.

Ms. Mungoli seconded the motion made by Ms. Neubauer to postpone this item until the next regular City Council meeting.

President Deel confirmed with City Attorney Christ that Council move on the original item first.

Ms. Mungoli respectfully disagreed with counsel's interpretation of Parliamentary process.

After the vote, President Deel confirmed with City Attorney Christ that the second motion was no longer germane.

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

Aye 4 - Blair, Carlock, Deel and Walker

Nay 3 - Morlan, Mungioli and Neubauer

Enactment No: RES0230-2024

Resolved, that the Rochester Hills City Council hereby authorizes an increase to the Contract/Blanket Purchase Order for Architectural Services for Brooklands Plaza Improvements Project to Niagara Murano, Rochester, Michigan in the amount of \$77,524.00 for a new not-to-exceed amount of \$225,824.00 and further authorizes the Procurement Manager to execute the amendment on behalf of the City.

2024-0326 Request for Purchase Authorization - Blanket Purchase Order/Contract for Innovation Hills Site Improvements in the amount of \$124,342.93 with a 10% project contingency in the amount of \$12,434.29 for a total not-to-exceed project amount of \$136,777.22; CTI Contractor Services, LLC., White Lake, MI

Attachments: [072924 Agenda Summary.pdf](#)
[Proposal For Services.pdf](#)
[Resolution \(Draft\).pdf](#)

Mike Viazanko, Building/Ordinance/Facilities Director, stated this request it to install a dumpster enclosure, enclose the ranger station with some fencing, to install a retaining wall and do some regarding around the ranger station itself.

Ms. Mungioli referenced an email exchange with Ken Elwert, Parks & Natural Resources Director, wherein he stated there was an oversight regarding a required dumpster shed according to City ordinance. She requested that Mr. Viazanko ensure that all current and future city construction projects comply with all relevant City Ordinances. She emphasized the need for consistent communication with the Ordinance Department to prevent similar oversights and requested confirmation via email that all projects are in compliance.

Mr. Viazanko assured Council that they have implemented a more comprehensive internal review process for all City projects, including renderings. He explained this process now involves the Engineering, Planning, and Fire Departments, who provide feedback that is incorporated into the plans before completion. He concluded that the goal of this enhanced internal review process is to minimize risks, including ordinance and code compliance issues, and ultimately ensure a better finished product.

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

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioli, Neubauer and Walker

Enactment No: RES0231-2024

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for Innovation Hills Site Improvements to CTI Contractor Services, LLC., White Lake, Michigan in the amount of \$124,342.93 with a 10% project contingency in the amount of 12,434.29 for a total not-to-exceed project amount of \$136,777.22 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.

2023-0403 Request for Purchase Authorization - FACILITIES: Increase to Contract/Blanket Purchase Order for Architectural/Engineering services for improvements to the Department of Public Services Garage building that include HVAC Improvements, analysis of existing generator for load capacity and replacement of transfer switch, and installation of new oil interceptor in the amount of \$18,500.00 for a new not-to-exceed \$153,500.00; DLZ Michigan, Waterford, MI

Attachments: [072924 Agenda Summary.pdf](#)
[Proposal Amendment.pdf](#)
[082823 Agenda Summary.pdf](#)
[Proposal.pdf](#)
[082823 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

***Mike Viazanko**, Building/Ordinance/Facilities Director, explained that the design phase for this project involves integrating new technology and equipment with existing, albeit HVAC systems. He noted this integration has presented engineering challenges. He explained that in order to address this, they worked with DLZ to refine the original cost estimate. He mentioned that a benefit of this process is that the resulting design will also provide a blueprint for future HVAC replacements at the DPS, potentially saving on future engineering costs. He shared that the complexity of integrating old and new systems requires more detailed specifications and understanding of future HVAC needs. He stated in order to proceed with bidding the project in the fourth quarter of 2024, additional funding is needed to account for these unforeseen complexities, such as those related to an oil separator.*

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

Aye 7 - Blair, Carlock, Deel, Morlan, Munglioli, Neubauer and Walker

Enactment No: RES0232-2024

Resolved, that the Rochester Hills City Council hereby authorizes an increase to the contract/blanket purchase order for Architectural/Engineering services for improvements to the Department of Public Services Garage building that include HVAC Improvements, analysis of existing generator for load capacity and replacement of transfer switch, and installation of new oil interceptor to DLZ Michigan, Waterford, Michigan in the amount of \$18,500.00 for a new not-to-exceed amount of \$153,500.00 and further authorizes the Procurement Manager to execute an amendment 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.

- 2024-0348** Request for Purchase Authorization - FLEET: Blanket Purchase Order for auto and truck parts in the amount not-to-exceed \$105,000.00 through July 31, 2027; Autowares Group of Companies, DBA Maxi Automotive Supply, Shelby Township, MI, and other auto part vendors as appropriate

Attachments: [072924 Agenda Summary.pdf](#)
[Proposal Tabulation.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Fritz, Public Services Director, stated he was asking for approval of a three-year contract to purchase auto and truck parts.

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

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioli, Neubauer and Walker

Enactment No: RES0233-2024

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for auto and truck parts to Autowares Group of Companies, DBA Maxi Automotive Supply, Shelby Township, Michigan and other auto part vendors as appropriate, in the amount not-to-exceed \$105,000.00 through July 31, 2027.

- 2024-0349** Request for Purchase Authorization - FLEET: Blanket Purchase Order for new fleet and fire truck tires and other related services in the amount not-to-exceed \$130,000.00 through June 30, 2027; Goodyear Tire & Rubber Company, Akron, OH

Attachments: [072924 Agenda Summary.pdf](#)
[Goodyear Contract.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Fritz, Public Services Director, stated he was asking for approval of a three-year contract to purchase fleet and fire truck tires.

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

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioli, Neubauer and Walker

Enactment No: RES0234-2024

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for new fleet and fire truck tires and other related services to Goodyear Tire and Rubber Company, Akron, Ohio in the amount not-to-exceed \$130,000.00 through June 30, 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.

- 2024-0355** Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase Order for preliminary engineering services for the Brewster Road Rehabilitation project in a not-to-exceed amount of \$135,000.00; OHM Advisors, Auburn Hills, MI

Attachments: [072924 Agenda Summary.pdf](#)
[Proposal for Services.pdf](#)
[Brewster Road Location Map.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Fritz, Public Services Director, stated request is for authorization to be preliminary engineering for the Brewster Road Rehabilitation project.

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

Aye 7 - Blair, Carlock, Deel, Morlan, Mungioli, Neubauer and Walker

Enactment No: RES0235-2024

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for preliminary engineering services for the Brewster Road Rehabilitation project to OHM Advisors, Auburn Hills, Michigan in the amount not-to-exceed \$135,000.00 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

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

ANY OTHER BUSINESS

NEXT MEETING DATE - City Council Regular Meeting - August 12, 2024 - 7:00 p.m.

ADJOURNMENT

There being no further business before Council, it was moved by Morlan and seconded by Carlock to adjourn the meeting at 10:17 p.m.

RYAN DEEL, President
Rochester Hills City Council

LEANNE SCOTT, MMC, Clerk
City of Rochester Hills

Approved as presented at the April 28, 2025 Regular City Council Meeting.