



Rochester Hills

Minutes

City Council Regular Meeting

1000 Rochester Hills Dr
Rochester Hills, MI 48309
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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, August 12, 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
Jackson Deel, Rochester Hills Government Youth Council (RHGYC) Representative
Ken Elwert, Parks & Natural Resources
Bill Fritz, Public Services Director
Rochelle Lyon, Information Systems Director
Chris McLeod, Planning Manager
Erin McKay, Rochester Hills Government Youth Council Liaison
Eliza Pizzuti, Rochester Hills Government Youth Council (RHGYC) Representative
Sara Roediger, Planning & Economic Development Director
Leanne Scott, City Clerk
Joe Snyder, Chief Financial Officer
Mike Viazanko, Building/Ordinance/Facilities Director
Captain Russ Yeiser, Oakland County Sheriff's Office
Aaron Yoon, Rochester Hills Government Youth Council*

PLEDGE OF ALLEGIANCE

President Deel shared that the Pledge of Allegiance was led by a group of students hosted a lemonade stand to raise funds to support the victims of the Brookland's Splash Pad shooting. He thanked them for reciting the pledge for allegiance and commended them for their efforts in raising funds for those impacted by the Brooklands Splash Pad incident.

APPROVAL OF AGENDA

President Deel requested that the Agenda be amended to include the Candidate Questionnaire from Richard Bosler for Legislative Number 2024-0380, Nomination of Appointment to one Citizen Representative to the Green Space Advisory Board to fill an unexpired term.

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

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

COUNCIL AND YOUTH COMMITTEE REPORTS

Rochester Hills Government Youth Council (RHGYC):

President Deel introduced the RHGYC Representative, Jackson Deel.

Mr. Deel shared that he is sophomore at Stoney Creek High School and that he has been on the RHGYC for two years. He welcomed the newest members of the Youth Council and extended his appreciation to the graduating seniors for their dedication on Youth Council. He shared that the RHGYC had a very busy year serving at multiple events including the Mayor's State of the City, Christmas Parade, 5k Run, Festival of the Hills, Paint the Plow, Brooklands Strong Event and hosted a successful Cultural Fair. He noted that it was a wonderful year and the RHGYC looks forward to next year.

Paint Creek Trail:

Vice President Walker announced that the Paint Creek Trail's 17th annual Labor Day Bridge Walk, a free 5K run and walk is scheduled for Monday September 2nd. He shared that registration will begin at 8:00 a.m., with the event starting at 9:00 a.m. in downtown Rochester at the Park. He noted that a \$5 suggested donation is encouraged and refreshments will be available. He stated that the event benefits the Paint Creek Trailways Commission.

OPC Social & Activity Center:

Ms. Morlan shared that she attended the Nonagenarian event hosted by the OPC Social & Activity Center. She explained that the event celebrated individuals aged 90 and older, with two over the age of 100 in attendance. She stated that the event was a wonderful and fun occasion, highlighting the energy and wisdom of the attendees. She expressed her appreciation for the amazing and wise older individuals in the community.

Advisory Traffic & Safety Board:

Mr. Blair announced that the Advisory Traffic & Safety Board will be meeting Tuesday, August 13, 2024. He shared the following information regarding City Speed Humps:

- Speed humps are traffic calming devices, typically found on larger collector

streets in neighborhoods.

- They are about 12 to 14 feet long and 3 to 4 inches high and made of asphalt
- The City helps HOAs install speed humps, performing traffic studies to justify the need for a speed hump.
- The City works with homeowners to ensure understanding and consent.
- The cost of speed humps is split between the City and the HOA.
- Residents who may have concerns regarding neighborhood traffic may contact him or the Advisory Traffic and Safety Board.

PRESENTATIONS

2024-0378 Rochester Hills Government Youth Council (RHGYC) 2023-2024 Final Report and Certificates of Recognition

Attachments: [081224 Agenda Summary.pdf](#)

Rochester Hills Government Youth Council (RHGYC) Representatives Aaron Yoon and Eliza Pizzuti were present.

Mr. Yoon stated that he is a rising senior at Rochester High School and will be his fourth year on the RHGYC and is currently serving as RHGYC Chairman.

Ms. Pizzuti is a rising junior at Adams High School and this will be her third year on the RHGYC and is currently serving as the RHGYC Vice-Chair.

Mr. Yoon reported that the RHGYC experienced another successful year, highlighting their volunteer work at numerous city events including celebrations, holidays, fireworks, and charity events. He noted that these experiences have provided valuable insights into the City. He further noted that Youth Council has gained knowledge about the City's operations through presentations by department heads and tours of City departments and offices.

Ms. Pizzuti shared that they also completed community-focused projects. She highlighted the largest event of the year being the Cultural Fair which celebrated the diverse backgrounds and culture within the City. She proceeded to present a video to showcase the year's activities.

Mr. Yoon stated that the RHGYC had a full year of learning, leading and serving all while having fun. He commented that they look forward to next year. He extended his appreciation for the City Council and Mayor Barnett's continued support.

Ms. Pizutti thanked City Council and the Mayor for their investment into the RHGYC program.

President Deel thanked Mr. Yoon and Ms. Pizutti for their presentation. He expressed his pleasure in serving alongside of them and anticipates a great upcoming year.

Mayor Barnett congratulated Youth Council on their presentation. He emphasized that the RHGYC is a model for organizations across Michigan and the Midwest. He pointed out that Youth Council members participate on every committee that the

City Council is involved in.

He stated that the involvement of Youth Council in City matters produces a “real-life internship” in government. He praised Youth Council for their ideas and energy. He thanked the City Clerk’s team for their leadership. He further thanked Youth Council and stated that their involvement enhanced every City event. He acknowledged their valuable contributions and recognized their participation at nearly every event in the City over the past year.

Presented.

2024-0379 Rochester Hills Government Youth Council (RHGYC) 2024-2025 Swearing In Ceremony

Attachments: [081224 Agenda Summary.pdf](#)

President Deel shared that he serves as the City Council Liaison for the RHGYC. He expressed pleasure in working with these dynamic, devoted, and talented students. He stated that earlier in the summer, interviews for the 2024-2025 year were conducted by himself, Youth Council members, along with Deputy Clerk Brown, diligently reviewed essays, letters of recommendation and performed scoring based upon candidates' interview answers. He emphasized the rigorous process reflects the honor associated with serving on the RHGYC. He noted that there were an impressive group of applicants, making the decision-making process challenging.

He explained that the 2024-2025 RHGYC members will take an oath administered by Clerk Scott. He stated that the RHGYC members will solemnly swear to support and defend the United States and Michigan Constitutions and the Charter for the City of Rochester Hills. He added that the RHGYC members will also solemnly swear to conduct themselves in a manner designed to maintain the integrity of the appointed position. He continued that the RHGYC members will be sworn in as members of the City that represent the youth in Rochester Hills. He described this ceremony as a recognition of these talented young adults, but also to formally entrust them with this important civic duty.

He emphasized that each appointee earned their position and expressed gratitude to Clerk Scott, Deputy Clerk Brown, and the RHGYC representatives for their efforts in supporting this unique and valuable council of young adults.

He congratulated the following RHGYC senior members:

- Caroline Bull graduated from Adams High School and will be attending the University of Michigan
- Tessa Chalmers graduated from Rochester High School and will be attending the University of Central Florida
- Henry Hall graduated from Adams High School and will be attending Purdue University
- Maya Vijayakumar graduated from International Academy and will be attending Loyola University Chicago

President Deel introduced the 2024-2025 RHGYC members:

- Isabella Blackeley from International Academy
- Brennan Deel from Stoney Creek High School

- Jackson Deel from Stoney Creek High School
- Lucas DiGrande from Notre Dame Preparatory
- Sofia Olvera Garcia from Adams High School
- Kishyo Giri from Stoney Creek High School
- Janelle Hayes from Stoney Creek High School
- Sasha Joshi from Adams High School
- Jackson Otlewski from International Academy
- Eliza Pizzuti from Adams High School
- Naiylah Qadri from Rochester High School
- Siddh Sheth from Stoney Creek High School
- Aryan Sinha from Rochester High School
- Christina Wang from Adams High School
- Seo-yun Woo from Stoney Creek High School
- Aaron Yoon from Rochester High School

Clerk Scott, introduced Youth Council Liaison, Erin McKay. She added that today is her first day with the City and welcomed her to her new position. She administered the Oath of Office to the RHGYC members.

President Deel announced the meeting will break for a quick reception to celebrate the 2024-2025 RHGYC.

Presented.

(Recess 7:30 p.m. to 8:04 p.m.)

PLANNING AND ECONOMIC DEVELOPMENT

- 2024-0376** Request for Site Plan Approval and Tree Removal Permit - Grenadier Adams Marketplace consisting of an athletic facility, a light industrial building, a drive through facility, and a retail building - in the Adams Marketplace Development - located west of Marketplace Circle and north of S. Adams Rd., land use governed by Consent Judgment between Grand/Sakwa Acquisitions, LLC and the City of Rochester Hills; Grenadier AdamsMP, LLC, Applicant

Attachments: [081224 Agenda Summary.pdf](#)
[Staff Report 080224.pdf](#)
[Reviewed Plans.pdf](#)
[Nowak Fraus Response Comments.pdf](#)
[Reciprocal Easement and Operation Agreement.pdf](#)
[NF Engineers Letter 062724.pdf](#)
[Development Application.pdf](#)
[Environmental Impact Statement.pdf](#)
[Grand Sakwa Marketplace Amended CJ 052605.pdf](#)
[Grand Sakwa Marketplace CJ 040303.pdf](#)
[Public Meeting Notice.pdf](#)
[Resolution \(Draft\).pdf](#)
[SUPPL Mungjoli McLeod Email.pdf](#)

Chris McLeod, Planning Manager and Josh Grenadier, Property Owner and

Applicant, were present.

Chris McLeod, Planning Manager, stated that the site plan approval was being presented to Council due to a consent judgment, bypassing the Planning Commission's initial review. He explained that this was Council's first review of the plan which includes four distinct buildings: an athletic facility located on the westerly side of the site, an industrial flex-use building in the center, and retail spaces on the easterly side fronting Marketplace Drive. He provided a visual displaying the overall layout of the Marketplace development. He explained that the Meijer store was located directly behind the proposed site. He indicated that the location of hotels and the larger shopping center were situated east of the subject property. He explained that the consent judgment allows for all uses that are being proposed tonight. He stated that it is not a matter of conditional review to place certain restrictions, but rather, if it adheres to the requirements the City has to move forward.

He reiterated that the consent judgment grants Council sole authority to review the site plan after administrative review. He noted that the City had been reviewing the proposal internally for approximately two years. He explained that the plan includes a 21,000 square foot athletic building, over 15,000 square feet of industrial building, a 2,000 square foot drive-through, and a 3,600 square foot retail space. He stated that five trees will be removed and replaced on-site. He noted that the plan meets City requirements and the Grand/Sakwa consent judgment and includes improvements to Industrial Drive.

He described the site layout: the westerly side features an athletic facility with parking; the center has an angled industrial/flex building including truck docks. He noted that the unique nature of the building is a result of the Meijer's view shed requirements. He explained that the easterly side of the site includes a drive-through with 10 stacking spaces and an island which meets the current requirements for drive-throughs. He noted that there is a standalone retail building located southernly on site. He mentioned the athletic building has a defined user; however, the other three do not.

He explained that all four buildings will be constructed of some form of masonry and high-end metal panels. He noted that the athletic facility has a field house design. He further explained that the industrial/flex space incorporates glass and the same metal paneling and brick as the athletic facility. He noted that the drive-through will use burnished block and will carry the same brick pattern as the other buildings. He stated that the standalone retail will follow the same comprehensive design theme, offering a slightly updated architectural style compared to the rest of Marketplace. He stated that he is available for questions regarding the site plan and tree removal permit.

President Deel asked the applicant to introduce himself. He inquired whether he would like to address Council.

Josh Grenadier, Property Owner and Applicant, stated that he was happy to be present. He thanked Council for the opportunity to present the request and looks forward to implementing this project in the City.

Council Discussion

Ms. Mungoli thanked Mr. Grenadier for choosing Rochester Hills for his business and welcomed him to the community. She expressed her anticipation for the athletic facility's development. She shared that she is a Rochester Avon Recreation Authority (RARA) Board Member. She stated that RARA had a facility dedicated to basketball and eventually had to sell it as it was unsuccessful. She stated that due to that experience, it led her to inquire with Mr. McLeod about alternate uses of the facility in the future. She stated that Mr. McLeod provided comprehensive answer to her questions submitted in advance and requested that these answers be included so that the information would be accessible to everyone.

The email response from Mr. McLeod addressing Ms. Mungoli's questions is added as a supplemental to the agenda packet and can be reviewed titled as Supplemental Mungoli McLeod Email.

She expressed a concern regarding the drive-through facility, noting the community's interest in a Chick-fil-A, which typically requires more than ten stacking spaces. She requested that when a tenant for the drive-through is selected, consideration be given to traffic flow on Adams Road near Meijer to avoid stacking issues.

Mr. Grenadier responded that Chick-fil-A would not be a viable tenant for the drive-through due to the site's size constraints, as they typically require 40 to 50 drive-through spaces. He clarified that the drive-through space would be targeted towards local businesses such as sandwich or coffee shops, rather than high-volume corporate chains. Mr. Grenadier noted the increasing trend of restaurants incorporating drive-through pickup to enhance sales.

He addressed the athletic building, stating that it is being constructed for a volleyball club with higher ceilings and ample front-facing windows for the lobby. He emphasized the building's flexible design allowing for potential reuse as light industrial or retail space, should they experience a vacancy. He mentioned it could accommodate a small supermarket, highlighting its adaptability for various uses.

Ms. Mungoli addressed potential resident questions regarding the Council's direct approval of the site plan, bypassing the usual Planning Commission and zoning process. She explained that it is due to the consent agreement established approximately 20 years ago. She further explained that Council has limited discretion to impose conditions, as these were agreed upon in the original consent. She expressed her gratitude that a new business is willing to operate within these constraints, while also noting that the City is equally bound by the agreement.

Ms. Neubauer expressed her appreciation for the site plans, design, high-end materials and mentioned it will be a great addition to the area. She proposed adding two specific conditions to the motion for approval. She stated the first condition would explicitly include obtaining Engineering's land permit and working with the Fire Department to provide cross-access on the westerly parcel, in

addition to the existing condition of working with staff through the review process. She stated the second proposed condition concerned easements, requiring all reciprocal easement matters between the applicant and the adjacent property owners be obtained and resolved before final approval. She noted that there had been recent easement issues with other businesses. She inquired whether these additional conditions were agreeable to the applicant.

Mr. Grenadier responded and agreed to the first condition. He asked for clarification on the second condition concerning easements. He stated that the parcel already has a reciprocal easement agreement in place and it could not be changed.

Ms. Neubauer clarified that simply having an easement recorded is insufficient. She noted the importance of access and usability of those easements. She further noted that they have learned this from recent issues from other developments. She emphasized the need to be more stringent on this aspect and expressed her confidence that Mr. McLeod understands the concern and will work with the applicant to address the concerns. She commented that these matters need to be fully resolved before final approval to prevent unforeseen issues in the future.

Mr. Grenadier responded by stating that there is an existing agreement with Meijer and Coastal, the adjacent property owners, that allows for mutual use of the parking areas and driveways. He expressed that given that agreement, it does not seem fair to impose a condition requiring Meijer or Coastal to agree to.

Ms. Neubauer clarified that the proposed condition would not require a new agreement; however, ensure the practical use of existing easements. She noted that having the right to an easement and being able to use it are two different things. She asked Mr. McLeod for further input and clarification.

Mr. McLeod clarified that the Meijer, Coastal, and Walmart properties are bound by those easements. He mentioned that he does not anticipate the same issues as they experienced, referencing another applicant. He assured Council that everything is already in place regarding easements for these properties and noted that it is a different circumstance that the one applicant that was being referenced as an example.

Ms. Neubauer requested to amend the motion to add two conditions: First condition is to obtain Engineering's Land Permit and work with the Fire Department to provide cross-access on the westerly parcel, in addition to the existing condition of working with staff through the review process; Second condition is to work with the Planning Department regarding the easements between the adjacent property owners before final approval.

President Deel clarified that their questions regarding easements were specifically prompted by Mr. McLeod's written response to Council Member Mungioni. He stated that the email indicated that securing an easement to the westerly side of the site from Coaster was an ongoing part of the site plan review process. He further stated that it raised questions about the status of the easement; however, as tonight's discussion ensued it seems to suggest it was already in

place. He noted that it might be a non-issue if the easement has been acquired; however, referencing past project issues with easements, he emphasized the importance of ensuring these matters are fully addressed. He concluded by stating that the information provided by Mr. McLeod and Mr. Grenadier suggests that the easement concerns might already be covered.

Mr. Grenadier stated he believes that the necessary easements are in place. He explained that easements exist over the driveways on the other sites within the development. He further explained that if they build a driveway on an adjacent property, they would secure an easement to use and access that driveway.

Mr. McLeod offered a point of clarification that the wording provided in the response to Ms. Mungioli's email may have been worded improperly. He clarified that the easement issues are resolved.

Ms. Morlan asked for clarification regarding the location of a specific portion of the development. She indicated that this portion would be behind the bank and next to the Meijer gas station, situated on both sides of Industrial Drive. She questioned whether this was correct.

Mr. Grenadier confirmed the layout; the two banks are located at the Marketplace Drive entrance, followed by the first retail site located on the left along with the drive-through. He noted that the design places the drive-through on Marketplace Drive for visibility and the other larger buildings on Industrial Drive to keep with the same sense of building placement.

Mr. McLeod added that they worked with Mr. Grenadier to ensure the right-of-way for Industrial Drive is secured along his property frontage. He stated this was done with the future possibility in mind of Industrial Drive being fully expanded and established as a public road right-of-way, which would include road improvements.

President Deel questioned what the current designation of Industrial Drive is.

Mr. McLeod described Industrial Drive as a currently improved lane that has access through the complex; however, the goal was to have the developer account for the full potential right-of-way along their property. He stated that he hopes that as redevelopment continues westward, the additional right-of-way will be secured. He further stated as in this case, it has already been accommodated through setbacks and other site plan elements.

President Deel concluded that with the number of children that are involved in athletics, there is a market for this kind of facility. He noted that it sounds like there is future potential for other uses and other opportunities.

A motion was made by Neubauer, 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: RES0236-2024

Resolved, that the Rochester Hills City Council hereby approves the Site Plan and Tree Removal Permit for Grenadier Adams Marketplace to construct four buildings consisting of an athletic facility, a light industrial building, a drive through facility, and a retail building, Parcel No. 15-30-301-043, in the Adams Marketplace Development, located west of Marketplace Circle and north of Adams Rd., land use governed by Consent Judgment between Grand/Sakwa Acquisitions, LLC and the City of Rochester Hills, Grenadier AdamsMP, Applicant, with the condition that the Applicant must address all comments from City departmental reviews, and subject to the applicant providing a landscape bond in the amount of \$88,030, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.

PUBLIC COMMENT for Items not on the Agenda

None.

LEGISLATIVE & ADMINISTRATIVE COMMENTS

Mr. Blair informed residents that the City has a Phragmites Treatment Program that provides specialized Phragmites removal services. He shared that if residents are interested in receiving Phragmite removal services, to please visit the City's website to obtain a Request for Cost Estimation to Treat Phragmites form. He directed residents to contact the City with additional questions regarding the program.

Ms. Mungoli addressed Mr. Snyder, thanking him and Debby Hoyle for providing a printed copy of the budget document in preparation for next week's Council meeting. She complimented the new budget format and stated she is looking forward to working with it for the budget hearing.

She informed Council that in response to a question about parliamentary procedures, she prepared handouts for reference purposes. She stated that the handouts will provide information on the parliamentary process and the ranking of motions.

She reported that she has met with resident Sandra Rovalla located on Hessel Road regarding ongoing storm drain issues and standing water in front of her home. She referenced a letter that was distributed to Council from Ms. Rovalla detailing these concerns. She questioned the progress in resolving the issue, noting the City's proposal to collect the water and connect it to a county pipe; however, does not eliminate the standing water in front of the resident's house. She shared that she observed a manhole cover in front of new houses down the street and mentioned that this might be contributing to the water problem. She inquired about what options are available to dry out the resident's drain. She pointed out that the other side of the street is dry; however, there is continued running water on Ms. Rovalla's side of the street. She expressed that she hopes a solution can be found to improve water flow and alleviate the standing water in front of Ms. Rovalla's yard, especially given her mosquito allergy preventing yard use.

She inquired with Mr. Viazanko about the City Ordinances related to water tables and new home construction. She raised concern about the impact on neighboring homes when new construction hits the water table, causing excessive water runoff onto adjacent properties. She requested information on any ordinances addressing building on high water tables. She suggested that a collaborative effort is made to find a resolution for Ms. Rovalla's waterlogged front yard.

President Deel shared that he attended the Granger's Vintage Baseball Game at the Van Hoosen Farm. He explained that the games are played under the 1867 rules with unique elements. He highlighted the significant differences from modern baseball and noted the growth of vintage teams in Michigan from a handful to over 44 in the 27 years since the Granger's inception. He mentioned that it was the last home game of the season, he recommended attending a game if there is an opportunity.

Mayor Barnett addressed the earlier comments related to the resident with storm drain issues and ongoing standing water in her yard. He stated that the City generally strives to problem solve when issues are brought to their attention. He noted that this situation is no exception and consistency is crucial when dealing with water-related issues. He elaborated on the issue Council Member Mungioli raised, stating that approximately 12 to 15 houses across the City are currently experiencing similar problems, particularly after heavy rains. He emphasized the City's consistent approach to addressing such issues. He stressed the importance of providing realistic answers to residents. He clarified that the ditches manage water flow from high to low elevations. He mentioned that some residents believe newly built homes are causing draining issues. He stated that a county drain offers a solution, as the City is allowed to tap into the county drain. He further stated that without the County, City fixes would violate ordinances due to upstream/downstream non-compliance. He noted that creating such a fix would be costly and would require a Council policy change. He explained that the City relies on its ordinances as a consistent metric for addressing drainage issues. He noted that if upstream properties are compliant with the City's ordinances, the City's ability to intervene is limited. He emphasized the difficulty in giving residents answers they may not want to hear. He explained that the City experts conduct site visits and consult with various departments to ensure ordinance compliance before determining solutions. He stated that there is a commitment to apply ordinances fairly and address upstream/downstream issues if possible. He noted that the City recently investigated a sump pump issue for a resident, even though not required. He stressed the need for Council to be realistic with residents, assuming they will do everything possible within ordinances. He shared that the City has responded to specific resident issues, including site visits and communication. He stated that equity, fairness, and consistency are important. He further stated that he hoped residents have seen the City's process is fair and that the City's answers are consistent. He pointed out that the City inherently has drainage challenges due to its topography, with increased flood calls about flooding after rain or related to new development. He explained that the City investigates these claims using data to ensure consistent responses. He concluded that the City is committed to advocate for the residents.

He provided the following updates:

- Take Your Kids to Work Day was a success with over 75 kids in attendance. The event involved interactive activities allowing them to learn about City Hall. He stated it provided an opportunity to inspire potential careers in public service by showing them what their family members do at work.*
- On Wednesday, August 14th from 11 a.m.- 9:00 p.m. Culvers has partnered with the Oakland County Sheriff's Department and Rochester Hills Fire Department to host a fundraiser to support victims of the splash pad tragedy. A 50% of all sales will be donated.*
- He announced the new podcast episode of Right Down the Street with Mayor Barnett featured Melissa Weiss, the new CEO of Leader Dogs for the Blind. He emphasized the organization's positive impact and noted the CEO's interesting background as a former auctioneer for Sotheby's in London.*
- He announced the Wake Me Up Before You Go-Go Fun Run on Sunday, September 15th at 9:30 a.m. at Bloomer Park. He shared that the proceeds from the run will support the Brooklands Splash Pad.*
- He thanked Clerk Scott and her team at the Library for Early Voting. He stated that the voter turnout for the August Primary Election was 28%. He anticipated that there will be approximately an 80% voter turnout for the General Election in November.*

President Deel acknowledged Clerk Scott and her team for a job well done. He stated that the Library Millage passed with close to 66% of the vote and mentioned they will probably see new amenities at the library in the near future as a result of the millage.

Clerk Scott thanked everyone involved in helping with the election. She emphasized that it is a tremendous effort and it takes everyone in just about every department at City Hall and the DPS facilities to chip in.

ATTORNEY'S REPORT

City Attorney Dan Christ had nothing to report.

NOMINATIONS/APPOINTMENTS

- 2024-0380** Nomination/Appointment of one (1) Citizen Representative to the Green Space Advisory Board, to fill the unexpired term of Peter Beightol ending December 31, 2024

Attachments: [082624 Agenda Summary.pdf](#)
[Appointment.pdf](#)
[Bennett CQ.pdf](#)
[Supp. Bosler CQ.pdf](#)
[Hunter CQ.pdf](#)
[081224 Agenda Summary.pdf](#)
[Nomination.pdf](#)
[Bante CQ.pdf](#)
[Braun CQ.pdf](#)
[Carpenter CQ.pdf](#)
[Connors CQ.pdf](#)
[De CQ.pdf](#)
[Duperon CQ.pdf](#)
[Fakhouri CQ.pdf](#)
[Ferry CQ.pdf](#)
[Galliway CQ.pdf](#)
[McGunn CQ.pdf](#)
[Ogden CQ.pdf](#)
[Pohl CQ.pdf](#)
[Sahu CQ.pdf](#)
[Swider CQ.pdf](#)
[Yazbeck CQ.pdf](#)
[Notice of Vacancy.pdf](#)
[Resolution \(Draft\).pdf](#)

President Deel introduced the nomination and appointment of one citizen representative to the Green Space Advisory Board to fill the unexpired term of Peter Beightol. He expressed appreciation for his contributions to the City, and offered condolences to his family. President Deel announced that there was one public comment on the item from Mr. Richard Bosler.

Public Comment

Richard Bosler, 399 Daylily Drive, thanked President Deel, Council Members, and Mayor Barnett for considering him for the Green Space Advisory Board position. He acknowledged his late submission. He expressed his gratitude for Clerk Leanne Scott, Deputy Clerk Sheila Brown, and their entire team for the extensive training provided, recognizing the significant effort involved during the two-week period for the election inspectors.

President Deel opened the Floor for Nominations to the Green Space Advisory Board.

Mr. Carlock acknowledged the significant contributions of Peter Beightol to the Green Space Advisory Board, expressing that he would be greatly missed. He nominated Stephanie Bennett.

Mr. Blair nominated Scott Hunter. He stated that he worked with Scott on other committees and believes he would serve well on the Green Space Advisory.

Ms. Mungoli nominated Richard Bosler.

Seeing No Further Nominations, President Deel Closed the Floor for Nominations and stated that there were more candidates than the single available position.

He stated that in accordance with Council's Rules, the nomination will be deferred to the next meeting on the August 26th City Council Meeting Agenda.

Discussed; Nominated: Stephanie Bennett, Richard Bosler and Scott Hunter.

NEW BUSINESS

2024-0371 Request For Acknowledgement of Receipt of Rochester-Avon Recreation Authority FY 2025 Proposed Budget and FY 2026-27 Projected Budget

Attachments: [081924 Agenda Summary.pdf](#)
[FY 2025 RARA Budget.pdf](#)
[081224 Agenda Summary.pdf](#)
[081224 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

***Joe Snyder**, Chief Financial Officer, presented the Rochester Avon Recreation Authority (RARA) proposed budget the Fiscal Year 2025, totaling \$3.3 million, along with projected budgets for fiscal years 2026- and 2027. He noted that in accordance with their Interlocal Agreement it requires submission to the Rochester Hills City Council at its first meeting in August. He explained that the RARA Board had adopted the Fiscal Year 2025 proposed budget at their July 17th meeting. He stated that City Council Budget Workshop is scheduled for August 19th, during which RARA staff will present their budget, and Council will subsequently have the option to approve the Fiscal Year 2025 Proposed Budget. He requested that Council acknowledge receipt of the presented Fiscal Year 2025 Proposed and Fiscal Years 2026-2027 Projected Budgets.*

***Ms. Mungoli** shared that she is Council's representative to RARA. She stated that it is a pleasure to acknowledge and receive the RARA Budget. She commended the dedicated budget committee, which includes Ms. Morlan's daughter, and noted Mr. Snyder's guidance in creating a strong budget that strategically uses funds from a prior building sale for investment and future planning.*

A motion was made by Mungoli, seconded by Morlan, 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: RES0239-2024

Whereas, at the August 12, 2024 City Council Meeting the Rochester-Avon Recreation Authority (RARA) Fiscal Year 2025 Proposed Budget and Fiscal Year 2026-27 Projected Budget was delivered for the Fiscal Year beginning January 1, 2025; and

Resolved, that the Rochester Hills City Council acknowledges receipt of the RARA Fiscal Year 2025 Proposed Budget and Fiscal Year 2026-27 Projected Budget.

2024-0372 Request For Acknowledgement of Receipt of FY 2025 Proposed Budget and FY 2026-27 Projected Budget, and establishment of a Budget Public Hearing Date

Attachments: [092324 Agenda Summary.pdf](#)
[090924 Agenda Summary.pdf](#)
[081924 Agenda Summary.pdf](#)
[2025 Budget Presentation Schedule.pdf](#)
[SUPPL 2025-2027 = CC Budget Questions + Admin Responses.pdf](#)
[SUPPL Strategic-Master Plan Status 073124 PNR.pdf](#)
[SUPPL Museum 2020-2025 Division Plan.pdf](#)
[081224 Agenda Summary.pdf](#)
[081224 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Joe Snyder, Chief Financial Officer, stated that in accordance with the City of Rochester Hills Charter, it mandates the submission of the upcoming fiscal year's budget at the first August meeting. He presented the Proposed Budget for Fiscal Year 2025 and Projected Budgets for Fiscal Years 2026 and 2027. He announced that copies of the proposed budget will be available for public inspection during regular office hours at City Hall Clerk's Office, City Hall Resource Center, the Rochester Hills Public Library and the City website. He noted that a public budget workshop is scheduled for August 19th, where each City Department will present their respective section of the overall budget. He requested that Council set a Public Hearing on the proposed City Budget for September 9th to allow an additional opportunity for public participation.

He stated that the proposed City of Rochester Hills budget for Fiscal Year 2025 totals \$185 million, representing a 24% decrease from the amended Fiscal Year 2024 budget. He noted that a significant portion of this decrease is due to a reduction in proposed capital projects, which are budgeted at \$30 million for Fiscal Year 2025. He expressed a positive view of this decrease, suggesting it reflects the successful addressing of substantial deferred infrastructure maintenance across various areas, including roads, pathways, water and sewer systems, parking lots, roofs, HVAC systems, the vehicle fleet, fire apparatus, and the IT network, over the preceding five to ten years.

He noted that the City is now able to be more proactive and far less reactive regarding maintenance of the infrastructure and facilities. He mentioned the sustainable \$30 million per year of annual capital outlay. He stated that the Fiscal Year 2025 Budget proposes 3.25 new positions: two Sheriff's Deputies, a Deputy Parks Director, and a Fire Department Administrative Associate. He stated that the administration worked to align the budget with Council's goals from early June 2025. He requested that Council acknowledge receipt of the Fiscal Year 2025 and Proposed Projected Fiscal Year's 2026-2027 Budget and set a Public Hearing on the Proposed Budget Plan for September 9th.

President Deel shared that he had an opportunity to start reviewing the budget system over the weekend. He noted the initial learning curve; however, anticipate the virtual format will be more user-friendly long-term, allowing easier navigation within the document.

Ms. Mungoli acknowledged the immense effort of the City staff in compiling the budget document.

***Vice President Walker** expressed his observation of the new format as it should be easy to understand. He stated that Mr. Snyder provided a significant notes summary, where it will allow Council to have an overview of what is going on. He thanked Mr. Snyder for his work.*

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: RES0271-2024

Whereas, the City of Rochester Hills City Council has worked to develop City Goals for the Fiscal Year 2025; and

Whereas, based on those City Goals, the Fiscal Year 2025 Proposed Budget and the Fiscal Year 2026-27 Projected Budget was developed; and

Whereas, per City Charter, at the August 12, 2024 City Council Meeting, the Mayor delivered the Fiscal Year 2025 Proposed Budget and the Fiscal Year 2026-27 Projected Budget Plan beginning January 1, 2025; and

Whereas, at the August 12, 2024 City Council Meeting, the City Council set the Budget Public Hearing date for September 9, 2024.

Resolved, that the Rochester Hills City Council acknowledges receipt of the Fiscal Year 2025 Proposed Budget and the Fiscal Year 2026-27 Projected Budget and hereby gives notice of a Public Hearing to be held at 7:00 p.m. on Monday, September 9, 2024, at the Rochester Hills City Hall, 1000 Rochester Hills Drive, for the purpose of discussing the Fiscal Year 2025 Proposed Budget and Fiscal Year 2026-27 Projected Budget and providing an opportunity to all interested parties to present comments thereon prior to formal adoption by the Rochester Hills City Council.

Be It Further Resolved, that the publication of the Notice of Public Hearing is hereby authorized.

ANY OTHER BUSINESS

None.

NEXT MEETING DATE

- City Council Special Meeting - August 19, 2024 - 5:30 p.m.
- City Council Regular Meeting - August 26, 2024 - 7:00 p.m.

ADJOURNMENT

- There being no further business before Council, it was moved by Mungioli and seconded by Neubauer to adjourn the meeting at 9:01 p.m.

*RYAN DEEL, President
Rochester Hills City Council*

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

*SHEILA BROWN, MiPMC, Deputy Clerk
City Clerk's Office*

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