



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, Bradley Limberg, Diana Mannino, Theresa Mungoli,
Marvie Neubauer and Mark Skelcy*

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, April 13, 2026

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

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

ROLL CALL

Present 6 - David Blair, Theresa Mungoli, Marvie Neubauer, Bradley Limberg, Diana Mannino and Mark Skelcy

Absent 1 - Jason Carlock

Others Present:

*Dennis Andrews, Deputy Parks & Natural Resources Director
Bryan Barnett, Mayor
Todd Beckett, Acting Battalion Chief
Joshua Boyce, Captain/Assistant Fire Marshal
Dan Christ, City Attorney
Rogers Claussen, Battalion Chief
Bill Cooke, Deputy Chief
Brennan Deel, Rochester Hills Government Youth Council
Ann Echols, Assistant Chief/Fire Marshal
Ken Elwert, Parks & Natural Resources Director
Matt Exley, Manager of Facilities
Larry Gambotto, Captain/Training Officer
Todd Gary, Fire Chief/Emergency Services Director
Tim Hollis, Deputy Director
Tim Matz, Captain/EMS Coordinator
Sara Roediger, Planning & Economic Development Director
Leanne Scott, City Clerk
Joe Snyder, Chief Financial Officer
Erin Sudrovec, Chief of Staff*

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

Aye 6 - Blair, Mungiola, Neubauer, Limberg, Mannino and Skelcy

Absent 1 - Carlock

COUNCIL AND YOUTH COMMITTEE REPORTS

Rochester Hills Government Youth Council (RHGYC):

Vice President Mungiola introduced RHGYC Representative Brennan Deel.

Mr. Deel stated that he is an 11th grader at Stoney Creek High School and that this is his third year serving on the Youth Council and he also serves on the Avondale Youth Assistance Committee. He reported that the Youth Council has spent the past month planning for their 2026 Cultural Fair, which will take place this Saturday, April 18th, from 12:00 to 3:00 p.m. at the Rochester Christian University Alumni Center. He detailed that the free event will feature numerous entertainers, performers, informational booths, and food vendors, and invited everyone to attend. He added that their next meeting will be on Wednesday, April 15th.

Vice President Mungiola thanked the Fire Department for their assistance to residents in the Shadow Woods subdivision, where two homes experienced fires this past week. She encouraged residents to keep the affected families in their thoughts and prayers as they navigate a new reality.

RECOGNITIONS

2026-0141 Proclamation for the Rochester High Dance Team, 2026 Small Varsity Pom National Champions

Attachments: [041326 Agenda Summary.pdf](#)
[Proclamation.pdf](#)

Mayor Barnett stated that the City has a very exciting agenda tonight, beginning with one of the best parts; recognizing excellence among some incredible students in the community. He emphasized that the City is privileged to recognize the outstanding achievement of the Rochester High School Varsity Dance Team, and read the proclamation honoring them before inviting Coach Niskar to share a few words about what it takes to be a national champion.

Lisa Niskar, Rochester High School Varsity Dance Team Coach, asked Assistant Coach Andrea Arnold to join her at the podium, noting that she is an equal part of the team's success. She shared that this team is the most hard-working, dedicated group of athletes that has overcome much adversity this year and demonstrated sportsmanship with both regional and national competitors. She expressed how proud she is to coach the team, adding that they hope to go for a three-peat next

year. She then introduced each of the team members.

Presented.

PRESENTATIONS

2026-0158 Presentation on the 2026 Memorial Day Parade of Heroes; Rochester Regional Chamber of Commerce and Chamber Foundation, Maggie Bobitz, President, presenter

Attachments: [041326 Agenda Summary.pdf](#)
[Memo Bobitz 041326.pdf](#)
[Presentation.pdf](#)
[Resolution \(Draft\).pdf](#)

Maggie Bobitz, Rochester Regional Chamber of Commerce and Chamber Foundation President, shared that the Greater Rochester community will be executing events to honor veterans who have given their lives in the line of duty on Memorial Day, Monday, May 25th, 2026. She provided the following information:

- Memorial Day Community Events
 - 9:00 a.m.: City of Rochester Event at Mt. Avon Cemetery
 - 9:30 a.m.: Memorial Day Parade of Heroes
 - 10:30 a.m.: City of Rochester Hills Event at Veterans Memorial Pointe
- Three Rochester Hills Council Members sit on the Memorial Day Parade of Heroes Committee with three Rochester Council Members and various community members.
 - Theresa Mungiolli, David Blair, and Mark Skelcy
- Parade Route
 - Starts on First Street traveling to Castell (left on Castell). Castell turns into Harding. Harding to Livernois. South on Livernois to Avon Road. Left on Avon Road at which time participants can enter Renovation by Design (Old Rivercrest) parking lot.
- Road Closures
 - Livernois Road will need to be closed at Walton to Livernois from 9:30 a.m. to 10:30 a.m. or when the last parade participant has safely gone through the entire parade route.
 - Side streets will need to be closed on Livernois from 9:30 a.m. to 10:30 a.m. or until the last parade participant has safely gone through the entire parade route.
- Memorial Day Parade of Heroes
 - Monday, May 25th, 2026 at 9:30 a.m.

Ms. Bobitz respectfully asked that City Council approve a resolution authorizing the temporary closure of Livernois Road and Avon Road to be implemented by the Oakland County Sheriff's Office on Monday, May 25th, 2026, from 9:30 a.m. to 10:30 a.m. She concluded by thanking the City of Rochester Hills, the City Council, and Mayor Barnett for their continued support and participation in this meaningful event.

Vice President Mungioli thanked Ms. Bobitz for her presentation, and shared that the Sister City Committee will be discussing the event further at their meeting tomorrow. She voiced her excitement to walk in the parade with Ms. Bobitz and the other Council Members, pointing out that it is a great opportunity for the community to remember fallen soldiers.

A motion was made by Neubauer, seconded by Limberg, that this matter be Adopted by Resolution acknowledging the Parade to be held on May 25, 2026. The motion carried by the following vote:

Aye 6 - Blair, Mungioli, Neubauer, Limberg, Mannino and Skelcy

Absent 1 - Carlock

Enactment No: RES0096-2026

Resolved, that the Rochester Hills City Council acknowledges the 2026 Memorial Day Parade of Heroes to be held on Memorial Day, Monday, May 25, 2026.

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.

2026-0142 Approval of Minutes - City Council Regular Meeting - March 9, 2026

Attachments: [CC Min 030926.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0097-2026

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on March 9, 2026 be approved as presented/amended.

2026-0165 Approval of Minutes - City Council Regular Meeting - March 23, 2026

Attachments: [CC Min 032326.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0098-2026

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on March 23, 2026 be approved as presented/amended.

2026-0152 Request for Approval of FY 2026 Suburban Mobility Authority for Regional Transportation (SMART) Municipal Community Credit Contract between SMART and the City of Rochester Hills in the amount of \$71,412.00

Attachments: [041326 Agenda Summary.pdf](#)
[Contract.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0099-2026

Resolved, that the Rochester Hills City Council hereby approves the transfer application for the Suburban Mobility Authority for Regional Transportation (SMART) for Fiscal Year 2026 Municipal Community Credits to the Older Persons' Commission as presented.

Further Resolved, that the Mayor is authorized to execute and deliver the transfer agreement on behalf of the City.

- 2026-0147** Request for Purchase Authorization - DPS/GAR: Blanket Purchase Order for East Jordan Iron Hydrants and Supplies in the amount not-to-exceed \$60,000.00 through April 30, 2027; EA USA, Inc., East Jordan, MI

Attachments: [041326 Agenda Summary.docx](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0100-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for East Jordan Iron Hydrants and Supplies to EA USA, Inc., East Jordan, Michigan in the amount not-to-exceed \$60,000.00 through April 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.

- 2026-0168** Request for Approval - DPS/ENG: Request for Approval of new METRO Act Telecommunications Right-of-Way Use Permit (Bilateral form); Metro Fibernet, LLC

Attachments: [041326 Agenda Summary.pdf](#)
[METRO Act Permit.pdf](#)
[METRO Act Permit Application.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0101-2026

Whereas, Metro Fibernet LLC has applied for and requests City Council to issue a permit utilizing the standard METRO Act Permit Bilateral form, with a 15-year initial term.

Therefore, Be It Resolved, that the Rochester Hills City Council hereby approves and authorizes the execution of the Bilateral Metro Act Right-of-Way permit between the City of Rochester Hills and Metro Fibernet, LLC.

Further Resolved, that the Rochester Hills City Council authorizes the Mayor to sign the permit agreement and to undertake any and all other necessary and appropriate action in furtherance thereof.

- 2026-0166** Request for Purchase Authorization - CLERKS: Blanket Purchase Order for citywide records storage and imaging services in the amount not-to-exceed

\$50,000.00 through June 30, 2027; Primary Vendor: Iron Mountain, Herndon, VA;
Secondary Vendor: Leonard Brothers Data Management, Ferndale, MI

Attachments: [041326 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0102-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for citywide records storage and imaging services to Iron Mountain, Herndon, Virginia as the Primary Vendor and Leonard Brothers Data Management, Ferndale, Michigan as the secondary vendor in the amount not-to-exceed \$50,000.00 through June 30, 2027 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

- 2026-0146** Request for Purchase Authorization - NATURAL RESOURCES:
Contract/Blanket Purchase Order for woody debris management for Clinton River and associated tributaries in the amount not-to-exceed \$60,000.00 for a two-year contract term; Kanouse Outdoor Restoration, Belding, MI

Attachments: [041326 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0103-2026

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for woody debris management for Clinton River and associated tributaries to Kanouse Outdoor Restoration, Belding, Michigan for a two-year contract term in the amount not-to-exceed \$60,000.00 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

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

Passed the Consent Agenda

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

Aye 6 - Blair, Munglioli, Neubauer, Limberg, Mannino and Skelcy

Absent 1 - Carlock

ORDINANCE FOR INTRODUCTION

- 2026-0117** Request for Acceptance of First Reading - An ordinance to amend Sections 138-4.300, 138-4.404, 138-4.405, 138-4.410, 138-4.427, 138-4.437, 138-5.100, 138-5.101, 138-12.108, 138-12.300, 138-12.301, 138-12.307, 138-12.308, 138-13.101 of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan

Attachments: [042726 Agenda Summary.pdf](#)
[Ordinance.pdf](#)
[041326 Agenda Summary.pdf](#)
[Minutes PC 031726 \(Draft\).pdf](#)
[Memo McLeod-Roediger 031725.pdf](#)
[Ordinance Amendments to PC.pdf](#)
[Minutes PC 011326 \(Draft\).pdf](#)
[Minutes PC 120925.pdf](#)
[Minutes PC 102125.pdf](#)
[Public Hearing Notice.pdf](#)
[PC Recommendation Resolution.pdf](#)
[041326 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Sara Roediger, Planning & Economic Development Director, stated that this request comes as part of the Planning & Economic Development Department's annual administrative update to their ordinances. She explained that they keep an ongoing list of things they need to clarify and modernize, and the current request entails requiring additional landscaping in many circumstances and making minor language changes. She added that the Planning Commission has thoroughly reviewed this item and unanimously recommended approval.

Ms. Neubauer emphasized that the Planning Commission discussed this item at multiple meetings, where they considered different suggestions and made several revisions before unanimously passing the resolution.

A motion was made by Neubauer, seconded by Mannino, that this matter be Accepted for First Reading by Resolution. The motion carried by the following vote:

Aye 6 - Blair, Munglioli, Neubauer, Limberg, Mannino and Skelcy

Absent 1 - Carlock

Resolved, the Rochester Hills City Council hereby accepts for First Reading the ordinance as presented, to amend Sections 138-4.300, 138-4.404, 138-4.405, 138-4.410, 138-4.427, 138-4.437, 138-5.100, 138-5.101, 138-12.108, 138-12.300, 138-12.301, 138-12.307, 138-12.308, 138-13.101 of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to reflect other proposed changes to use standards as listed in other amendments, to include EV Fueling Stations with Automotive Gasoline Service Stations, to add design requirements and to delete the current Automotive Service Center provision, to replace Automotive Service Centers with Animal Cafes and to add requirements for Animal Cafes, to allow for a potential reduction in the required setback for buildings/structures if certain conditions are met, to reflect that Places of Worship or Assembly may be permitted subject to certain requirements, to expand a utilities provision to include Community Facilities and to add a provision to Nonprofit Organizations, to remove a caveat for front yard setbacks in the R-4 One Family Residential zoning district, to remove the option for a reduced minimum lot width and area in the R-4 One Family Residential zoning district, to require the developer to ensure a landscape bond remains valid throughout the development process, to add a provision to require a landscape buffer when a public or private road is proposed to be constructed parallel or generally parallel and within twenty (20) feet of an exterior property line of a development, to add a landscape requirement for landscape islands and parking lot divider medians, to add a section Foundation Plantings and renumber current and subsequent

sections to add a requirements for foundation plantings, and to add and/or amend the following definitions: Automotive Gasoline Service Station; Automotive Repair Garage; Automotive Service Center; Community Facility; Industry, General; and State Licensed Residential Facility; of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, and to ensure consistency across various ordinance sections; to repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations.

- 2026-0120** Request for Acceptance of First Reading - An ordinance to amend Section 122-367 of Chapter 122, Land Division, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to extend the length of preliminary condominium approval before expiration to two years from one year

Attachments: [042726 Agenda Summary.pdf](#)
[Ordinance.pdf](#)
[041326 Agenda Summary.pdf](#)
[Minutes PC 031726 \(Draft\).pdf](#)
[Memo McLeod-Roediger 031725.pdf](#)
[Ordinance Amendments to PC.pdf](#)
[Minutes PC 011326 \(Draft\).pdf](#)
[Minutes PC 120925.pdf](#)
[Minutes PC 102125.pdf](#)
[Public Hearing Notice.pdf](#)
[PC Recommendation Resolution.pdf](#)
[041326 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Sara Roediger, Planning & Economic Development Director, explained that they would like to extend the approval process for site plans from one year to two years, making it consistent with the site condominium process. She shared that developments are taking a bit longer to build due to difficulty with construction supplies and costs.

Ms. Neubauer added that this change was due in part to the State's slower processes, which have caused an administrative headache for the City. She noted that the Planning Commission approved this item unanimously.

A motion was made by Neubauer, seconded by Limberg, that this matter be Accepted for First Reading by Resolution. The motion carried by the following vote:

Aye 6 - Blair, Munglioli, Neubauer, Limberg, Mannino and Skelcy

Absent 1 - Carlock

Resolved, that the Rochester Hills City Council hereby Accepts for First Reading an

ordinance to amend Section 122-367 of Chapter 122, Land Division, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan to extend the length of preliminary condominium approval before expiration to two years from one year, and to repeal conflicting or inconsistent ordinances, and prescribe a penalty for violations.

PLANNING AND ECONOMIC DEVELOPMENT

2026-0164 Request for Purchase Authorization - PLANNING: Lease Agreement between the City of Rochester Hills and THE 1505 AUBURN ROAD LLC

Attachments: [041326 Agenda Summary.pdf](#)
[Lease Agreement.pdf](#)
[Art on Auburn 2 Mural Example.pdf](#)
[Resolution \(Draft\).pdf](#)
[SUPPL Presentation.pdf](#)
[SUPPL City Council Member Q&A.pdf](#)

Sara Roediger, Planning & Economic Development Director, and **Ken Elwert**, Parks & Natural Resources Director, were present.

Ms. Roediger stated that the next three agenda items are all related to the Art on Auburn 2 initiative; a partnership with the Paint Creek Center for the Arts (PCCA) that builds upon the success of the first Art on Auburn project. She shared that they held a community art contest asking participants to display what they love about Rochester Hills, and the 20 winners, who were announced in 2024, had their art shown on a temporary banner on the wall immediately abutting Brooklands Park while the park was being built. She noted that there may be up to a six-inch gap on the property line and that the park will be maintaining the area directly in front of the wall. She also shared that they received a grant from the Greater Metropolitan Association of Realtors (GMAR) to cover the costs to install the art on sidewalks in the park, adding that the method they used in the first Art on Auburn is no longer an option, so the PCCA is coordinating a team of volunteers who are going to hand paint the images onto the ground, hopefully before the park's ribbon cutting in May.

She continued that they received one submission that did not quite meet the requirements of the Art on Auburn 2 criteria in terms of shape and color; however, the panel of judges and the Parks team felt that the image captured the calming, family-centered feel that they wanted for the expanded Brooklands Plaza. She noted that the artist graciously offered to allow the image to be displayed on the side of the wall and that they received a Revitalization and Placemaking (RAP) Program grant from the Michigan Economic Development Corporation (MEDC) to cover the costs of the mural.

She summarized that they are requesting approval of the following three items tonight:

1. Lease Agreement: Agreement with landlord to use wall for art
2. Artist Agreement: Agreement with artist to get rights to use the image
3. Memorandum of Understanding: Agreement with PCCA to coordinate the painting of the art on the sidewalks

She shared that the total cost of all three items is approximately \$8,000 but that with the grants they have received, the actual cost to the City of Rochester Hills is nothing. She acknowledged previous Council concerns over murals, but emphasized the lack of cost and the fact that Council knows exactly what the mural will look like.

Vice President Mungoli noted that she requested that City Council be able to have a discussion about these items to affirm that the mural is harmonious with the City. She voiced her interest in seeing whether the City could create an ordinance or documented process for murals so that they can maintain consistency among projects.

Ms. Neubauer shared that she was one of the people who opposed murals in the past given what she has seen in other communities; however, the current mural meets all three of her conditions in that it is free, uncontroversial, and in a park.

Ms. Mannino stated that she is not a big fan of murals in general based on what she has seen in other locations, but she visited the Brooklands today and agrees that they need something on the wall there. She requested more information regarding the ongoing maintenance of the mural.

Ms. Roediger clarified that the mural is not going to be painted onto the wall; it will be on metal panels that will be attached to the wall. She explained that they will provide a high-quality image to a sign shop, who will then produce and install the mural, and although the panels are made to withstand the weather, they could easily be swapped out if there was any damage. She added that preliminary estimates are around \$2,000, which is well below what they originally thought.

Mr. Skelcy questioned whether the City will be responsible for maintaining the wall to which the mural will be attached. He commented that the mural is beautiful and he does not want to see peeling paint on the surrounding area. He also questioned how they will be sealing the circular images that will be painted onto the sidewalks.

Ms. Roediger explained that the City will be in charge of maintaining the image, but the private owner of the building will be responsible for maintaining the building. She emphasized that the owner has been very cooperative and is excited to see this mural on the wall, and expressed her belief that he would work with the City to resolve any issues with painting. She reiterated that they are working with the Paint Creek Center for the Arts, who will be providing a team of their instructors, volunteers, and students for the circular images; the artists of the images will also be invited back to participate in this process. She detailed that they will be projecting the images onto the ground, tracing them, and painting them in a paint-by-number style, and shared that the paint they have selected is very specific to concrete and that they will apply an anti-skid sealant, which is expected to last up to five years.

Mayor Barnett applauded the Parks and Planning teams for addressing some of the concerns that past Councils have presented. He voiced his excitement to

see this mural, opining that murals add vibrancy and beauty to a community, and noted that this one would be the City's second, with the first one being at Rochester Christian University. He shared his belief that this mural will create a nice bookend to the improvements the City has made to the Brooklands area.

Mr. Limberg acknowledged that he initially had concerns over the physical direction and cost of the mural, but stated that they have been addressed. He commented that he is a huge supporter of the arts, sharing that he is an engineer by trade and likes to say that math and science define our world in black and white, but art fills it in with color. He underscored his belief that this mural will be very nice for the park.

Ms. Roediger concurred with Mr. Limberg's remarks, adding that they strive to keep the community unique and reflective of their values.

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

Aye 6 - Blair, Mungiolli, Neubauer, Limberg, Mannino and Skelcy

Absent 1 - Carlock

Enactment No: RES0104-2026

Resolved, that the Rochester Hills City Council hereby authorizes the Lease Agreement with THE 1505 AUBURN ROAD LLC to obtain the right to use the east wall of 1505 E Auburn Rd. for an art installation and authorizes the Mayor to execute the MOU on behalf of the City; and further authorizes approval to hire a firm to install the art based on a competitive solicitation with a stipend not to exceed \$10,000.

2026-0163 Request for Purchase Authorization - PLANNING: Artist Agreement between the City of Rochester Hills and Karen Childs Elder

Attachments: [041326 Agenda Summary.pdf](#)
[Artist Agreement.pdf](#)
[1505 E Auburn Art.pdf](#)
[Resolution \(Draft\).pdf](#)

Sara Roediger, Planning & Economic Development Director, and **Ken Elwert**, Parks & Natural Resources Director, were present.

Ms. Roediger stated that this is the second item related to the Art on Auburn 2 initiative; it is the agreement with the artist who has graciously provided her art to the City for everyone to enjoy.

See Legislative File 2026-0164 for Council Discussion.

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

Aye 6 - Blair, Mungiolli, Neubauer, Limberg, Mannino and Skelcy

Absent 1 - Carlock

Enactment No: RES0105-2026

Resolved, that the Rochester Hills City Council hereby authorizes the Artist Agreement

with Karen Childs Elder to obtain the right to use an original work of art for the stipend in the amount of \$2,000 for an art installation and further authorizes the Mayor to execute the agreement on behalf of the City.

2026-0162 Request for Purchase Authorization - PLANNING: Memorandum of Understanding (MOU) between the City of Rochester Hills and Paint Creek Center for the Arts

Attachments: [041326 Agenda Summary.pdf](#)
[PCCA Art on Auburn 2 MOU.pdf](#)
[Art on Auburn 2 Locations.pdf](#)
[Final 20 Art on Auburn 2.pdf](#)
[Award Letter.pdf](#)
[Resolution \(Draft\).pdf](#)

Sara Roediger, Planning & Economic Development Director, and **Ken Elwert**, Parks & Natural Resources Director, were present.

See Legislative File 2026-0164 for Council Discussion.

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

Aye 6 - Blair, Mungiola, Neubauer, Limberg, Mannino and Skelcy

Absent 1 - Carlock

Enactment No: RES0106-2026

Resolved, that the Rochester Hills City Council hereby authorizes the MOU between PCCA and City of Rochester Hills for the installation of the Art on Auburn 2 winning art pieces in the amount of \$4,000 that will be offset by the Greater Metropolitan Association of Realtors grant and further authorizes the Mayor to sign the MOU on behalf of the City.

PUBLIC COMMENT for Items not on the Agenda

None.

LEGISLATIVE & ADMINISTRATIVE COMMENTS

Mr. Blair shared a personal account regarding a deceptive piece of mail he recently received, which appeared to be official correspondence concerning residential water and sewer service lines. He noted that while the letter featured the Consumers Energy logo, it was actually a solicitation from a third-party company, Oncourse, attempting to sell insurance policies for underground utility lines. He expressed concern that the marketing materials use scare tactics by suggesting that these lines are on the verge of failure to justify the cost of the insurance. He shared that he consulted with the Department of Public Services and learned that service line failures are relatively rare, particularly for homes built within the last 40 years that utilize durable materials like copper, polyethylene plastic, or PVC. He cautioned residents to be wary and to read the fine print if they receive a letter like this.

Ms. Neubauer encouraged the public to attend the Rochester Hills Government Youth Council's Cultural Fair this Saturday from 12:00 to 3:00 p.m. She

emphasized that there will be free food from many local restaurants representing a variety of cultures.

Vice President Mungoli reported that she and Ms. Mannino recently attended the Greater Metropolitan Association of Realtors' Legislative Breakfast, where they heard from a panel about housing affordability and the impact of different laws in the State legislature. She added that it was a great opportunity to meet with Council Members from Oakland, Macomb, Wayne, and Washtenaw Counties. She also shared that most of the Rochester Hills City Council attended the City of Auburn Hills' training on meeting decorum, the Open Meetings Act, and Robert's Rules of Order, describing it as a fun and informative evening.

Ms. Mannino informed residents about the following OPC programs and events:

- Parkinson's Workshop
 - Tuesday, May 19th from 4:00 to 7:30 p.m.
 - An engaging workshop for individuals with Parkinson's, care partners, and community members
- Couch to 5K Program
 - Seven-week program starting April 9th
 - Training for the OPC 5K
- 5K Run/Walk to Benefit Meals on Wheels
 - Saturday, June 6th
 - Pancake Breakfast
- Feelin' Groovy Summer Soirée
 - Friday, June 19th from 6:30 to 10:00 p.m.
 - Ticket sales beginning on April 23rd
 - Delicious food, live music, and a silent auction

Mayor Barnett provided the following updates:

- The City saw an unusual three fires in three days; two were in the same neighborhood. He commended the professionalism and dedication of the Rochester Hills Fire Department, and reminded residents to practice exiting from their homes. He added that people can reach out to the Fire Department if they have any questions about how to make their homes fire-safe.
- April is Sikh Awareness Month, and tomorrow is Vaisakhi; the major Sikh festival celebrating the spring harvest. The City's friends at the Sikh Gurdwara stopped by his office and brought treats for the staff. He wished all the members of the Sikh community a very peaceful month.
- The Rochester Hills Government Youth Council's sixth annual Cultural Fair is this Saturday, April 18th, from 12:00 to 3:00 p.m. He shared that it is a great opportunity to taste different foods and to see a variety of cultural traditions. He thanked Council for their support, and the Youth Council for their leadership of this event.
- The 45th annual Rochester Area Prayer Breakfast, which is one of the ten largest in the country, is Thursday, April 23rd at Oakland University. Between 800 and 900 people will be in attendance at the event, where the guest speaker will be former Navy SEAL Chad Williams. He encouraged the public to attend, noting that

*tickets can be purchased at rochesterareaprayerbreakfast.com.
- The City's pickleball courts are now open. He thanked the Parks team for getting the courts up and ready.*

ATTORNEY'S REPORT

City Attorney Dan Christ had nothing to report.

NOMINATIONS/APPOINTMENTS

2026-0118 Request for Appointment of a Planning Commission representative to the Zoning Board of Appeals for a one-year term to expire March 31, 2027

Attachments: [041326 Agenda Summary.pdf](#)
[Memo Roediger 031126.pdf](#)
[Minutes PC 031726 \(Draft\).pdf](#)
[Resolution \(Draft\).pdf](#)

Ms. Neubauer shared that through her time on the Zoning Board of Appeals and the Planning Commission, she has worked very closely with Deb Brnabic, who has over 20 years of experience on the ZBA. She noted that Ms. Brnabic has institutional knowledge and does her research.

A motion was made by Neubauer, seconded by Mannino, that this matter be Adopted by Resolution to appoint Deborah Brnabic as the Planning Commission representative to the Zoning Board of Appeals, for a one-year term to expire March 31, 2027. The motion carried by the following vote:

Aye 6 - Blair, Mungiola, Neubauer, Limberg, Mannino and Skelcy

Absent 1 - Carlock

Enactment No: RES0107-2026

Resolved, that the Rochester Hills City Council hereby re-appoints Deborah Brnabic to a one-year term as the Planning Commission representative to the Zoning Board of Appeals, for a one-year term to expire March 31, 2027.

NEW BUSINESS

2026-0150 Request for Approval for the Pathway Millage Renewal Ballot Language to be placed on the August 4, 2026 Primary Election Ballot

Attachments: [041326 Agenda Summary.pdf](#)
[PSITRC Recommendation Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Joe Snyder, Chief Financial Officer, stated that this item comes as a recommendation from the Public Safety & Infrastructure Technical Review Committee (PS&I TRC) to place a renewal of the City's Pathway Millage on the August 4, 2026 Primary Election ballot. He explained that on March 18th, the PS&I TRC met to review the City's current 100-mile pathway system and voted unanimously to recommend Option One; a straight-renewal of the existing

0.1715 millage rate for a new ten-year period. He highlighted two key strategic updates in this proposed language:

1. Inclusion of the Paint Creek Trail (PCT):

- For the first time, the City is explicitly naming the Paint Creek Trail within the ballot language.

- While the City remains a committed member of the Trailways Commission, this update provides the clear legal option to use dedicated pathway funds for the physical rehabilitation of the PCT segment within City borders.

2. Strategic Foundation:

- This millage represents the 'baseline' of the City's pathway program, covering critical annual operations and basic repairs.

- By securing this renewal now, the City establishes the necessary framework to discuss more aggressive rehabilitation goals during the FY 2027 Budget process this summer and fall.

- At that time, the City will look forward to discussing how they might pair this millage with other funding sources, such as Act 51 revenues, to address long-term system needs.

He stated that tonight's request is strictly procedural; to approve the ballot language as reviewed by the City Attorney and unanimously recommended by the PS&I TRC so that the City may meet the deadline for the August 4, 2026 Primary Election.

Vice President Mungoli requested clarification on the scope and terminology of the City's vast 100-mile network, noting that it is often referred to by various names, such as trailways, bicycle paths, and sidewalks. She also brought up a common public concern; although the City maintains 100 miles of pathways, current funding levels only allow for approximately one mile of repaving per year.

Mr. Snyder advised against the term "sidewalks," as those are typically the responsibility of residents, and clarified that the millage specifically covers pathways, which are defined as the eight-foot sections running along the major road network. He further explained that while the Paint Creek and Clinton River routes are technically trailways, the proposed ballot language allows the City to use the same dedicated funds to maintain these vital pedestrian connections. He also acknowledged that it takes a considerable amount of time to cycle through the entire system at the current rate, but emphasized that securing this millage renewal is the essential first step. He assured Council that once this baseline is established, the administration plans to present options during the August budget meetings to explore additional funding sources that could accelerate the rehabilitation of the pathway system beyond the current one-mile-per-year average.

Mr. Blair thanked Mr. Snyder for bringing the item forward, and sought updates on a study regarding existing gaps in the City's pathway network. He emphasized the importance of having an evidence-driven, concrete plan ready for voters by election day so they can see exactly how their tax dollars will be utilized to improve connectivity. He inquired whether the City is actively reaching out to property owners, particularly when homes with gaps change hands.

Mr. Snyder confirmed that the City monitors the market and attempts to reach out to new homeowners with a “welcome package” to inquire about purchasing the right-of-way for a reasonable price. He noted that while some owners are willing to sell, others are not. He also mentioned that while the City possesses the legal option of eminent domain to complete these pathways, it remains a sensitive political issue. Despite these hurdles, he expressed that the administration is encouraged by the prospect of improved connectivity.

Mr. Blair reiterated the need for a comprehensive plan and a tracking system to monitor property turnover. He suggested that a homeowner's stance on a pathway might change after living on a property for a few years, perhaps after seeing pedestrians wearing down their grass. He stressed that filling these gaps is a safety issue for residents on bicycles or on foot who might otherwise fall. He concluded by offering his support for the millage renewal and requesting that Council be kept apprised of progress on the comprehensive plan.

Mr. Skelcy inquired about the specific criteria used to categorize and prioritize repairs within the City's pathway system.

Mr. Snyder explained that the Department of Public Services crews utilize a standardized rating system to assess the condition of the network. He noted that this process is very similar to how the City evaluates its local streets and road infrastructure, utilizing a rating scale from one to five to identify and prioritize maintenance needs across the pathway system.

Vice President Mungoli requested clarification on how to address resident concerns regarding tax increases despite the proposal being a straight renewal of the existing millage rate. She noted that residents often observe their actual tax payments increasing year-over-year and view this as a tax hike.

Mr. Snyder explained that the millage rate itself remains consistent and may even decrease due to the effects of the Headlee Amendment. He clarified that any increase in the total tax amount is driven by the rising taxable value of the home, and added that under the provisions of Proposal A, for a homeowner remaining in the same residence, this taxable value increase is capped at the rate of inflation or the Consumer Price Index (CPI).

Vice President Mungoli noted that while an increase in home value is a positive investment outcome, it does trigger a higher tax bill because the total is calculated by multiplying that increased value by the millage rate.

Mr. Snyder confirmed this calculation, stating that the taxable value times the millage rate determines the final amount appearing on the tax bill.

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

Aye 6 - Blair, Mungoli, Neubauer, Limberg, Mannino and Skelcy

Absent 1 - Carlock

Enactment No: RES0108-2026

Whereas, the City of Rochester Hills currently maintains a 100-mile citywide pathway system that serves as a vital non-motorized network for residents, students, and recreational users; and

Whereas, the Public Safety and Infrastructure Technical Review Committee (PS&I TRC) met on March 18, 2026, and voted unanimously to recommend a straight-renewal of the existing 0.1715 millage for a new ten (10) year period to ensure the continued operation and physical rehabilitation of this system; and

Whereas, the proposed language includes the Paint Creek Trail to provide the City the strategic option to utilize dedicated pathway funding for the physical rehabilitation of the trail segment located within the City's local borders.

Now, Therefore, Be It Resolved, that the Rochester Hills City Council hereby approves the following ballot language and directs that the question be placed on the August 4, 2026, Primary Election ballot:

Shall the City of Rochester Hills renew and continue to levy 0.1715 mill (\$0.1715 per \$1,000 of taxable value) to establish, construct, maintain, and repair pathways and surfaces for use by bicycles, non-motorized vehicles, and pedestrians along main, arterial, and collector roads, on the Clinton River Trail, Paint Creek Trail, and to create linkages to pathways and schools in the City for ten (10) years, beginning in 2026 (for fiscal year 2027) and continuing through 2035 (for fiscal year 2036), which will provide an estimated revenue of \$864,920 if levied in the first year of such levy.

2026-0171 Request for Approval for the Fire Charter Millage Increase Ballot Language to be placed on the November 3, 2026 General Election Ballot

Attachments: [041326 Agenda Summary.pdf](#)
[Staffing Needs Assessment.pdf](#)
[Presentation.pdf](#)
[PSITRC Recommendation Resolution.pdf](#)
[Resolution \(Redlined\).pdf](#)
[Resolution \(Draft\).pdf](#)
[SUPPL Presentation.pdf](#)

Joe Snyder, Chief Financial Officer, **Todd Gary**, Fire Chief/Emergency Services Director, **Ann Echols**, Assistant Chief/Fire Marshal, and **Bill Cooke**, Deputy Chief, were present.

Chief Gary stated that the Public Safety & Infrastructure Technical Review Committee has provided a unanimous recommendation for the approval of the ballot language regarding a Fire Charter Millage. He explained that the Fire Department's proactive evaluation of service delivery, response times, and call volume trends led to a staffing needs assessment, which revealed that call volumes have increased by 39 percent over the last 10 years, leading to a rise in concurrent calls that frequently tie up all available units. He reported that in 2025 alone, there were 224 instances where no units were available to respond to emergencies, leaving the City vulnerable and dependent on mutual aid. He further detailed that while the general population is leveling off, the community is aging significantly, with projections showing a 112 percent increase in residents aged 85 and older by 2050; a demographic with a high demand for EMS services. He noted that 84 percent of current calls are medical emergencies, with 30 percent occurring at the City's 24 senior living complexes. He added that since 2015, the addition of eight

senior living facilities has increased the call rate from 1.0 to 1.5 calls per bed . He anticipated that call volumes will reach approximately 10,000 by 2030, driven primarily by this aging population rather than general growth. He emphasized that current staffing levels are unsustainable, and recommended hiring 12 additional firefighter-paramedics. He explained that this increase would allow for four personnel per shift, enabling the department to staff an additional ambulance and provide another staffed fire apparatus to handle both current and future service demands.

Mr. Snyder provided the following financial information regarding the proposed Fire Charter Millage increase:

- Fire Millage: Personnel Impacts
 - FY 2026: Average Cost per Firefighter: = \$163,400
 - Includes Wages, Overtime, Benefits
 - FY 2027: +2.75 percent wage increase per contract
 - FY 2027: # of New Firefighters Requested = 12
 - FY 2027: Personnel Cost Increase = \$2,014,720
 - FY 2027: 1.0000 mill generates = \$4,971,570
 - FY 2027: Personnel / Millage Equivalent = 0.4052 mill
- Fire Millage: Capital Impacts
 - FY 2027: Proposed Fire Millage Increase = 0.5000 mill
 - FY 2027: Personnel / Millage Equivalent = (0.4052 mill)
 - FY 2027: Capital / Millage Equivalent = 0.0948 mill
 - FY 2027: Capital / Dollar Equivalent = \$471,300
 - Able to be contributed annually to Fire Capital Fund
- Fire Millage: Total Impact
 - FY 2026: Current Fire Millage = 2.7000 mill
 - FY 2027: Proposed Fire Millage = 3.2000 mill
 - FY 2027: Proposed Fire Millage Increase = +0.5000 mill
 - FY 2027: Proposed Fire Millage Percentage Increase = 19 Percent
 - FY 2026: Current Fire Millage = \$13,423,240
 - FY 2027: Proposed Fire Millage = \$15,909,440
 - FY 2027: Proposed Fire Millage Increase = +\$2,486,020

He also illustrated the following information with charts:

- Fire Operating Fund: Status Quo
 - If the City maintains the current 2.7 mill levy and existing staffing levels, revenues and expenditures will remain relatively flat.
- Fire Operating Fund (Proposal)
 - Under the proposed millage increase of 0.5 mills, there will be a significant bump in revenue and staffing starting in 2027 to accommodate the 12 new firefighters.
- Fire Capital Fund (Status Quo)
 - While adjustments to apparatus replacement schedules have improved the long-term outlook, the fund still faces significant decreases in 2026 and 2028 due to the scheduled replacement of eight ambulances. A similar decrease is forecasted for 2033 as those same units again reach the end of their service life.
- Fire Capital Fund (Proposal)

- By dedicating approximately one-tenth of a mill (0.0948 mill) from the proposed increase to capital needs, the fund's sustainability improves significantly. This additional funding allows the Fire Capital Fund to be sustained through 2033 and slightly beyond.

Public Comment:

Derek Gardner, 11136 Clyde Rd, Fenton, introduced himself as the president of the Rochester Hills Professional Firefighters Union, Local 3472. He began by expressing sympathy for the residents affected by recent fires, noting that while firefighters appreciate using their skills to help, they regret seeing people lose their belongings. He thanked Mayor Barnett and the City Council for their long-term leadership and willingness to fund the department, stating that this support over the last decade has transformed the department into a premier agency that provides relief to both surrounding neighborhoods and local residents during emergencies. Regarding the proposed millage, he emphasized its importance in meeting both current and future needs. To illustrate the department's high demand, he pointed to a recent period of three fires in three days; during the second fire on Sunlight Dr, the department handled nine additional emergency calls while resources were already heavily dedicated to the fire scene. He further highlighted the necessity of the Capital Fund, noting that the cost of fire apparatus has increased dramatically, with some ladder trucks doubling in price. He concluded by encouraging Council Members to reach out to him directly.

Council Discussion:

Vice President Mungoli emphasized that "safety first" is the City's primary strategic objective, which encompasses both fire and police services. She commended the Fire Department for their status as a premier organization, and praised the local union for their active and professional social media presence. Regarding the financial logistics of the proposed expansion, she inquired how the City will cover the initial costs for the 12 new hires, such as turnout gear and uniforms. She also sought confirmation that as a dedicated millage, the revenue cannot be diverted to other City projects like parks or pathways.

Mr. Snyder explained that these expenses will be funded by a portion of the first year's millage revenue, noting that while gear and setup represent significant one-time costs, they typically only need to be addressed once every ten to 12 years. He also confirmed Vice President Mungoli's statement regarding the dedicated nature of the millage, affirming that the funds are legally required to remain within the Fire Department's budget.

Vice President Mungoli brought up the community trend of residents retiring in place, noting that this demographic shift increases the demand for emergency services as residents age in their homes. While expressing her general personal aversion to raising taxes, she shared that the data provided made her comfortable supporting the increase. She concluded by stating that she would advocate for the millage to residents, provided the spending remains fully accountable to the Council and the public.

Ms. Neubauer voiced her strong support for the Fire Millage, drawing on her dual perspective as a member of the Planning Commission and a parent. She noted that through her work on the Commission, she is acutely aware that approving new developments for the aging community increases the direct responsibility of fire and EMS personnel. Beyond the senior population, she highlighted the Fire Department's vital role in the schools, mentioning that she receives weekly notifications regarding firefighters assisting students with medical emergencies. She also shared a personal account of when the department responded to her parents' home; while firefighters were assisting her mother, her father suffered a simultaneous medical emergency that required a second ambulance. She stressed that the City cannot afford to have 911 calls go unanswered due to a lack of units and must secure the staff and equipment this millage provides. She acknowledged her general opposition to tax increases, but stated that she wholeheartedly supports this measure and intends to campaign for its passage.

Mr. Blair thanked the Fire Department members in attendance, and commended Chief Gary for his thorough, pragmatic, and data-driven approach to the millage request. He noted that unlike past experiences with other agencies, the Chief demonstrated that the department's needs are driven by factors beyond their control rather than neglect or waste. While expressing full support for the millage, he raised concerns over the Fire Capital Fund, specifically questioning how the City will fund additional apparatus. He also inquired about the current condition and longevity of the existing ambulance fleet.

Chief Gary explained that the department currently operates eight ambulances (five frontline and three reserves), having recently kept an extra unit in reserve. He clarified that while new ambulances are budgeted for the current year, they likely will not be purchased for another three to four years as the existing fleet is being maintained through coordination with the City's Fleet Department. He continued that to extend the service life of these vehicles, the department has begun rotating ambulances between busy locations, like Station Three, and slower locations, like Station Five, to even out mileage. He noted that while they previously considered a five-year replacement cycle due to heavy wear, they are now targeting a seven-year schedule and have already pushed a 2027 purchase out to 2028.

Mr. Blair acknowledged that while there is a point where maintenance costs or the need for new technology necessitates replacement, he is pleased to hear that the department is maximizing the use of its current equipment. He reiterated his support for the proposal, and thanked Chief Gary for the detailed explanation.

Ms. Mannino inquired about the specific timeline for the execution and implementation of the hiring process for the 12 proposed firefighter-paramedics.

Chief Gary shared that while the department will be ready to post the positions immediately through HR if the millage passes, they anticipate challenges in recruiting 12 qualified applicants simultaneously. He explained that the department plans to hire in two groups of six; under this plan, each group would be run through

a mini academy and rotated across different stations to gain broad experience, which is more manageable than training 12 individuals at once. He noted that with funding arriving at the beginning of the year, the department hopes to have the new personnel on board by March or April, within three to four months of the start of the year.

Mr. Skelcy thanked the Fire Department for their service, and expressed his support for unions. He then inquired about the strategy for passing the millage, specifically asking how the proposal will be presented to his constituents so that he can provide informed answers when approached by residents.

Chief Gary noted that there have been preliminary discussions with Nathan Mueller, Chief of Communications, and the union president regarding a collaborative campaign.

Mayor Barnett clarified the distinction between the City's official role and that of outside groups. He emphasized that the City administration is legally permitted only to educate, not advocate, and explained that the City's job is to conduct a campaign to inform the public on the black and white facts; the specific ballot language, the amount of revenue to be raised, and the intended use of those funds. He noted that while the City must remain neutral, other parties, including individual Council Members, the Mayor in a personal capacity, unions, and pro-firefighter groups, are free to advocate for the millage's passage.

Vice President Mungoli requested clarification on the procedural steps following Council's approval of the millage ballot language.

Clerk Scott explained that the next step involves sending the certified resolution to the Attorney General's office for review, and noted that once approved by the Attorney General, the resolution is then forwarded to the Governor. She added that the State requires a 90-day window for this approval process, clarifying that while the State may not necessarily use the entire 90 days, the City is advised to plan for the full duration to ensure the measure meets the necessary deadlines.

Mayor Barnett commended the Council for their deep deliberation on the millage proposal, noting that the request followed numerous meetings exploring technological alternatives and benchmarking other communities to ensure the best possible approach. He emphasized that because cities are here forever, every decision made today must be part of a long-range plan that positions the community for decades to come, with public safety serving as the cornerstone of the City's brand and environment. He highlighted that the City's success is built on a financially conservative mindset, pointing out that Rochester Hills is the second-lowest taxed community in the County while maintaining a high level of amenities. He stated that the success of the millage depends on a collaborative effort where elected leadership educates the public while the fire membership advocates and continues to perform their duties with excellence. He concluded by noting that the ultimate decision rests with the voters regarding the level of fire protection they desire. He acknowledged the significant back work and clear messaging required to move a millage from initial skepticism to unanimous support, and committed his administration to working alongside the Fire Department to

educate the community leading up to the fall election.

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

Aye 6 - Blair, Mungioni, Neubauer, Limberg, Mannino and Skelcy

Absent 1 - Carlock

Enactment No: RES0109-2026

Whereas, the City Council of the City of Rochester Hills desires to initiate a proposed amendment to subsection .4 of City Charter Sections 4.2, Charter Tax Rate and Special Voted Millages Limitation, to increase the amount the City may levy for funding of the Fire Department from 3.0 mills to 3.5 mills.

Therefore, the City Council of the City of Rochester Hills resolves:

1. The City Council, by a 3/5 vote of its members-elect, pursuant to the authority granted under the Home Rule Cities Act, MCL 117.1, et seq, proposes to amend the City of Rochester Hills Charter to amend subsection .4 of Charter Section 4.2, Charter Tax Rate and Special Voted Millages Limitation.
2. Provisions of existing Section 4.2 to be amended if the proposed amendment is adopted now read as follows:

Section 4.2 Charter tax rate and special voted millages limitation

.1 The annual ad valorem tax levy shall be sufficient to provide funding to adequately cover only budgeted expenditures for the fiscal year but in no case shall the levy exceed five-tenths of one percent (5/10 of 1%) or five (5) mills of the assessed valuation of all real and personal property subject to taxation in the City, except for tax levies authorized in subsections .2 through .7 of this Section. This maximum levy shall be known and referred to as the Charter Tax Rate Limit of the City and shall be subject to all provisions of the Constitution of the State of Michigan and the statutes pertaining thereto.

.2 The City may levy such amounts as are required for the payment of principal and interest on outstanding bonds of the City.

.3 The City shall levy special voted millages currently in effect authorized by the electors of the Charter Township of Avon in the amounts and for the duration authorized, as follows: Up to 0.5 mills for road chloride and repair through the year 1986 inclusive (approved by the electors on August 7, 1980).

Up to 1 mill for police purposes through the year 1993 inclusive (approved by the electors on August 8, 1974).

Up to 0.25 mills for older persons activities and general community recreation, such as the Rochester-Avon Recreation Authority, through the year 1985 inclusive (approved by the electors on August 4, 1976).

Up to 0.25 mills for older persons transportation activities and services through the year 1991 inclusive (approved

by the electors on August 10, 1982).

.4 The City may levy up to 3.0 mills for funding of the Fire Department.

.5 The City shall levy up to 1 mill for library purposes, pursuant to Public Act No. 164 of 1877 (MCL 397.201 et seq., MSA 15.1661 et seq.), as amended.

.6 The City may levy such taxes as may be authorized by statute to be made beyond the Charter Tax Rate limit.

.7 The City may levy taxes for general purposes or for any specially designated purpose for a stated period of time not to exceed twenty (20) years, if approved by a majority of the registered electors voting on the proposition. Such election may be authorized by a majority vote of the Council or shall be called if an initiatory petition is filed as described in Sections 2.9 through 2.13 of this Charter. Where any special tax levy shall be approved by the electorate for a specially designated purpose, such funds shall not be used for other than the designated purpose, and all interest accruing on the investment of such funds shall be credited to that fund and not to the general fund of the City.

3. As amended, Section 4.2 of the City of Rochester Hills Charter would read as follows:

Section 4.2 Charter tax rate and special voted millages limitation

.1 The annual ad valorem tax levy shall be sufficient to provide funding to adequately cover only budgeted expenditures for the fiscal year but in no case shall the levy exceed five-tenths of one percent (5/10 of 1%) or five (5) mills of the assessed valuation of all real and personal property subject to taxation in the City, except for tax levies authorized in subsections .2 through .7 of this Section. This maximum levy shall be known and referred to as the Charter Tax Rate Limit of the City and shall be subject to all provisions of the Constitution of the State of Michigan and the statutes pertaining thereto.

.2 The City may levy such amounts as are required for the payment of principal and interest on outstanding bonds of the City.

.3 The City shall levy special voted millages currently in effect authorized by the electors of the Charter Township of Avon in the amounts and for the duration authorized, as follows: Up to 0.5 mills for road chloride and repair through the year 1986 inclusive (approved by the electors on August 7, 1980).

Up to 1 mill for police purposes through the year 1993 inclusive (approved by the electors on August 8, 1974).

Up to 0.25 mills for older persons activities and general community recreation, such as the Rochester-Avon Recreation Authority, through the year 1985 inclusive (approved by the electors on August 4, 1976).

Up to 0.25 mills for older persons transportation activities

and services through the year 1991 inclusive (approved by the electors on August 10, 1982).

.4 The City may levy up to 3.5 mills for funding of the Fire Department.

.5 The City shall levy up to 1 mill for library purposes, pursuant to Public Act No. 164 of 1877 (MCL 397.201 et seq., MSA 15.1661 et seq.), as amended.

.6 The City may levy such taxes as may be authorized by statute to be made beyond the Charter Tax Rate limit.

.7 The City may levy taxes for general purposes or for any specially designated purpose for a stated period of time not to exceed twenty (20) years, if approved by a majority of the registered electors voting on the proposition. Such election may be authorized by a majority vote of the Council or shall be called if an initiatory petition is filed as described in Sections 2.9 through 2.13 of this Charter. Where any special tax levy shall be approved by the electorate for a specially designated purpose, such funds shall not be used for other than the designated purpose, and all interest accruing on the investment of such funds shall be credited to that fund and not to the general fund of the City.

4. The purpose of the proposed Charter amendment shall be stated on the ballot as follows:

A proposal to amend the City Charter by modifying Section 4.2, subsection .4. This subsection authorizes the City to levy up to 3.0 mills for funding the Fire Department. Required millage rollbacks have reduced this to 2.7798 mills. If adopted, the charter amendment will increase the amount the City may levy for funding the Fire Department to 3.5 mills, which, if levied in full, will raise an estimated \$5,039,970 in additional revenue in the first year.

5. The City Clerk shall forthwith transmit a copy of the proposed amendment to the Governor of the State of Michigan for the Governor's approval, and transmit a copy of the foregoing statement of purpose of the proposed Charter amendment to the Michigan Attorney General for the Attorney General's approval, as required by law.

6. The proposed Charter amendment shall be submitted to the qualified electors of this City at the general election to be held in the City of Rochester Hills on Tuesday, November 3, 2026, and the City Clerk is hereby directed to give notice of the election and notice of registration therefore in the manner prescribed by law and to do all things and to provide all supplies necessary to submit the proposed Charter amendment to a vote of the electors as required by law.

7. The proposed amendment shall be submitted to the electors in the following form:

**PROPOSED CITY CHARTER AMENDMENT
TO AUTHORIZE ADDITIONAL MILLAGE
FOR FUNDING THE FIRE DEPARTMENT**

A proposal to amend the City Charter by modifying Section 4.2, subsection .4. This subsection authorizes the City to levy up to 3.0 mills for funding the Fire Department. Required millage rollbacks have reduced this to 2.7798 mills. If adopted, the charter amendment will increase the amount the City may levy for funding the Fire Department to 3.5 mills, which, if levied in full, will raise an estimated \$5,039,970 in additional revenue in the first year.

Shall the City Charter be amended to authorize the City to levy up to 3.5 mills for funding the Fire Department?

Yes ___

No ___

8. The proposed Charter amendment shall be published in full together with the existing Charter provision that will be altered or abrogated thereby as part of the election notice not less than 10 days prior to the election.

9. The canvass and determination of the votes on the proposed Charter amendment shall be made in accordance with the laws of the State of Michigan and the City of Rochester Hills Charter.

2026-0160 Request for Approval of the Interlocal Agreement between Oakland County and the City of Rochester Hills for the Public Safety P25 Simulcast System

Attachments: [041326 Agenda Summary.pdf](#)
[Agreement.pdf](#)
[Resolution \(Draft\).pdf](#)

Todd Gary, Fire Chief/Emergency Services Director, **Ann Echols**, Assistant Chief/Fire Marshal, and **Bill Cooke**, Deputy Chief, were present.

Assistant Chief Echols stated that this interlocal agreement is intended to replace the 2004 agreement between Oakland County and the City of Rochester Hills with their recent 2020 upgrade of the County radio system. She detailed that the new system provides the ability to communicate with emergency services statewide during an incident or large regional disaster. She added that as a user of the system, they are required to enter into this agreement with Oakland County, and the agreement has been reviewed by staff and the City Attorney.

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

Aye 6 - Blair, Mungiola, Neubauer, Limberg, Mannino and Skelcy

Absent 1 - Carlock

Enactment No: RES0110-2026

Whereas, through this agreement, and the operation of the Public Safety P25 Simulcast System, each party will be better prepared to serve and to provide aid to citizens of and persons in Oakland County, Michigan.

Now, Therefore, Be It Resolved, that the Rochester Hills City Council hereby approves the Interlocal Agreement between Oakland County and the City of Rochester Hills for the operation, management, and maintenance of the Public Safety P25 Simulcast System.

- 2026-0157** Request for Purchase Authorization - FIRE: Contract/Blanket Purchase Order for Fire and Emergency Services Records Management System in the amount not-to-exceed \$105,898.73 for a three-year term; EPR Systems USA, Inc., Oviedo, FL

Attachments: [041326 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Todd Gary, Fire Chief/Emergency Services Director, **Ann Echols**, Assistant Chief/Fire Marshal, and **Bill Cooke**, Deputy Chief, were present.

Assistant Chief Echols shared that the Fire Department currently utilizes three separate systems to manage EMS, fire, and inspection records, which has led to significant difficulties in managing and running data reports alongside County systems. She explained that following changes to US Fire Administration reporting requirements last year, the department began evaluating their data management and found that existing reporting tools often require expensive programmers to write usable reports, as standard "canned" reports are frequently conflicting or insufficient for their needs. She further detailed that fire inspections are currently documented through the Building Department's BS&A permit system; however, this software is not intended for an inspection program and lacks the capability for field use, forcing personnel to manually record information during inspections and re-document everything at the station later. She concluded that the new EPR package would streamline operations by providing full integration between EMS, fire, and inspection reporting, while enabling staff to generate their own custom reports without the need for an outside programmer.

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

Aye 6 - Blair, Munglioli, Neubauer, Limberg, Mannino and Skelcy

Absent 1 - Carlock

Enactment No: RES0111-2026

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for fire and emergency services records management system to EPR Systems USA, Inc., Oviedo, Florida in the amount not-to-exceed \$105,898.73 for a three-year term 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.

- 2026-0167** Request for Purchase Authorization - FACILITIES: Blanket Purchase Order/Contract for the Department of Public Services Garage building improvement projects in the amount of \$827,710.81 with a 10% project contingency in the amount of \$82,771.08 for a total not-to-exceed project amount of \$910,481.89; Quadrate Construction, Macomb, MI

Attachments: [041326 Agenda Summary.pdf](#)
[Bid Tabulation.pdf](#)
[Resolution \(Draft\).pdf](#)
[SUPPL Mungoli Q&A.pdf](#)

Tim Hollis, Deputy Director, and **Matt Exley**, Manager of Facilities, were present.

Mr. Hollis stated that the improvements to the Department of Public Services Garage include the replacement of the industrial oil interceptor and the replacement of HVAC make-up air units, control systems, and the carbon monoxide and nitrogen dioxide monitoring sensors. He explained that these improvements will ensure the proper removal of humidity and hazardous gases, providing a safer environment and reducing energy usage, which is especially vital given the high daily volume of heavy truck traffic. He also shared that the building's Automatic Transfer Switch will be upgraded, and additional circuits will be added to the generator electric panel to ensure reliable power activation during outages. He noted that during this process, 14 vendors attended the site for a site visit; they received five bids by the deadline, and Quadrata Construction was the lowest and most responsive and responsible bidder.

Vice President Mungoli requested confirmation that the staff working in the DPS Garage are currently safe.

Mr. Hollis confirmed Vice President Mungoli's understanding, adding that the building is over 20 years old and they would simply like to be proactive in replacing the systems that are reaching the end of their lifespan.

Ms. Mannino inquired whether the systems being replaced are the originals.

Mr. Hollis voiced his belief that they are originals, reiterating that the building is about 23 years old and it is time for updates.

Mr. Skelcy questioned what an industrial oil interceptor is.

Mr. Exley explained that there are many oils constantly being changed from all the materials, and the dripping oils go into the oil interceptor; a large drain in the middle of the DPS Garage. He shared that it separates oil so that it does not get into the sewer systems, and added that they have a company that comes out to recycle the oil.

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

Aye 6 - Blair, Mungoli, Neubauer, Limberg, Mannino and Skelcy

Absent 1 - Carlock

Enactment No: RES0112-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for the Department of Public Services Garage building improvements to Quadrata Construction, Macomb, Michigan in the amount of \$827,710.81 with a 10% contingency in the amount of \$82,771.08 for a total not-to-exceed project amount of

\$910,481.89 and further authorizes the Mayor to execute an agreement on behalf of the City.

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

2023-0403 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 in the amount of \$3,500.00 for a new not-to-exceed \$157,000.00; DLZ Michigan, Waterford, MI

Attachments: [041326 Agenda Summary.pdf](#)
[DLZ Proposal.pdf](#)
[072924 Agenda Summary.pdf](#)
[Proposal Amendment.pdf](#)
[082823 Agenda Summary.pdf](#)
[Proposal.pdf](#)
[082823 Resolution.pdf](#)
[072924 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Tim Hollis, Deputy Director, and **Matt Exley**, Manager of Facilities, were present.

Mr. Hollis explained that the reason for this increase is that during the bidding process, a technical issue was identified regarding the Building Automation System and its integration with the proposed improvements, so it was determined that it would be more cost efficient to go back and add that into the drawings upfront than to get change orders as the project was underway.

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

Aye 6 - Blair, Munglioli, Neubauer, Limberg, Mannino and Skelcy

Absent 1 - Carlock

Enactment No: RES0113-2026

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 to DLZ Michigan, Waterford, Michigan in the amount of \$3,500.00 for a new not-to-exceed amount of \$157,000.00 and further authorizes the Mayor to execute an amendment on behalf of the City.

2026-0149 Request for Purchase Authorization - BUILDING: Contract/Blanket Purchase Order for fire suppression and fire alarm plan review and inspection services in the amount not-to-exceed \$135,000.00 for a one-year contract term; Fire Safety Consultants, Inc., Elgin, IL

Attachments: [041326 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Tim Hollis, Deputy Director, and **Matt Exley**, Manager of Facilities, were present.

Mr. Hollis shared that the City has used Fire Safety Consultants for several years and is very happy with their services. He explained that they assist with commercial fire suppression and fire alarm plan reviews that are a little more technical than the City team can do, as well as the inspection of those services to make sure they are done properly. He pointed out that there is no cost to the City; it is passed on to the contractors who utilize these permits.

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

Aye 6 - Blair, Mungiolli, Neubauer, Limberg, Mannino and Skelcy

Absent 1 - Carlock

Enactment No: RES0114-2026

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for fire suppression and fire alarm plan review and inspection services to Fire Safety Consultants, Inc., Elgin, Illinois through April 12, 2027 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.

2026-0170 Request to rename Harding Green Space after Gerald Carvey in recognition of his significant service to the City, and also request a waiver from the City Naming Policy that requires a person to be deceased for 3 years prior to the request

Attachments: [041326 Agenda Summary.pdf](#)
[Map.pdf](#)
[Naming Policy.pdf](#)
[Resolution \(Draft\).pdf](#)

Ken Elwert, Parks & Natural Resources Director, and Dennis Andrews, Deputy Parks & Natural Resources Director, were present.

Mr. Elwert noted that the request to rename the Harding Green Space in honor of Gerald Carvey comes as a unanimous recommendation from the City Naming Committee. He detailed Mr. Carvey's foundational role in shaping the City's environmental landscape, sharing that as a founding member and longtime Chairperson of the Green Space Advisory Board, he was instrumental in the passage of the Green Space Millage. He shared that this initiative led to the preservation of eight properties totaling over 140 acres and the establishment of a \$6.7 million trust fund dedicated to the ongoing stewardship and future acquisition of natural lands within Rochester Hills. He also highlighted that Mr. Carvey served on the inaugural City Council during the City's transition from Avon Township in the mid-1980s and has been a member of the Rochester Rotary for over five decades. He continued that his contributions have been recognized both locally and statewide, including a leadership award from mParks and the establishment of a volunteer service award in his name by the Clinton River Watershed Council. He emphasized that Mr. Carvey's lifelong dedication to the City's natural resources makes him a uniquely qualified candidate for this honor, and requested that

City Council grant a waiver from the City Naming Policy, which typically requires a three-year waiting period following an individual's passing. He explained that because Mr. Carvey has been inactive in City government for many years, the administration believes that the primary intent of the policy has been met.

Ms. Mannino inquired whether there will be anything posted in the park to illustrate Mr. Carvey and his contributions.

Mr. Elwert responded in the affirmative, sharing that it will occur in two phases. He specified that the first phase involves a quick change of the current signage to indicate the name change to "Carvey Green Space," and the second phase will entail creating interpretative signage to be placed next to the sign. He added that they will seek Mr. Carvey's family's approval of the signage first.

Mayor Barnett voiced his strong support for the proposal, emphasizing that the nomination was entirely unsolicited by Mr. Carvey. He noted that Mr. Carvey is currently out of town and likely has no knowledge of the proceedings, suggesting that the longtime resident would likely be humbled or even embarrassed by the recognition. He observed that while most City Green Spaces are simply named after the streets where they are located, renaming this specific property serves as a more meaningful and appropriate tribute to one of the City's "founding fathers." He also expressed a hope that the Van Hoosen Museum will similarly find space to honor the individuals who led the City during its transition from a township 42 years ago.

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

Aye 6 - Blair, Mungioli, Neubauer, Limberg, Mannino and Skelcy

Absent 1 - Carlock

Enactment No: RES0115-2026

Whereas, City Administration recommends that the Harding Green Space be renamed the "Carvey Green Space" in recognition of Gerald Carvey's avid conservation support, community involvement, and engagement in City government, and requests a waiver of the City Naming Policy requirement that the recommended outstanding individual be deceased for three (3) years prior to the request.

Resolved, that the Rochester Hills City Council, on behalf of the City of Rochester Hills, hereby approves renaming the Harding Green Space the "Carvey Green Space" and waives the requirement that the recommended outstanding individual be deceased for three (3) years prior to the request.

2026-0143 Request for Purchase Authorization - PARKS: Project Budget for general contractor services for the construction and development of Nowicki Park and other vendors as necessary to complete the project in the amount not-to-exceed \$15,797,580.70; Frank Rewold & Sons, Rochester, MI and other vendors as necessary

Attachments: [041326 Agenda Summary.pdf](#)
[Bid Tabulation.pdf](#)
[Resolution \(Draft\).pdf](#)
[SUPPL Presentation.pdf](#)
[SUPPL Mungiola Q&A.pdf](#)

Ken Elwert, Parks & Natural Resources Director, **Dennis Andrews**, Deputy Parks & Natural Resources Director, **Steve Sutton**, Nowak & Fraus, and **Ed Alonso**, A3C Collaborative Architecture, were present.

Mr. Elwert stated that the Nowicki Park project, which has transitioned from a 2008 sports park concept to a modern nature-focused park, is the result of extensive public input. He highlighted the site's rich history, noting that the land was originally purchased by a War of 1812 veteran and was named in 1999 to honor former Councilman Eugene Nowicki.

He provided the following information regarding the proposed park:

- To accommodate neighbor feedback, designers moved trails back 50 feet from adjacent property lines and adjusted berm configurations to improve drainage and screening.
- The site plan includes the City's first dog park, featuring ornamental fencing, low-level lighting for evening use, and a fobbed entrance to ensure all users are licensed and vaccinated.
- Central amenities include a community room with a capacity for 120 people, year-round restrooms, a maintenance garage, and a park office.
- The facility is designed to support City functions, such as early voting and summer camps.
- Other key features include a one-acre playground, an observation mound, a paved accessible loop, and secondary crushed limestone trails.
- While the project requires the dramatic removal of 600 trees, which is well below the 1,100 allowed by City code, the planting plan exceeds requirements by adding 650 new trees to provide screening and noise reduction for neighbors.
- The total park development cost is projected at \$19,379,482.70. This includes approximately \$15.8 million for construction, \$1.16 million for engineering and architectural services, and \$2.4 million for previously approved playground equipment. Funding will be sourced from the Parks Development Budget (\$14.5 million), a \$2 million Michigan LEO Grant, and the DPS budget for road and utility work (\$2.37 million). The Parks Department is also requesting \$507,047.26 from the SAVER Fund to increase the project contingency from 5 percent to the recommended 10 percent.
- Construction is slated to begin in late May 2026, with the buildings framed by December and a target completion date of August 2027.

He concluded by noting that while the cost is significant, it is consistent with the quality of other City parks like Borden and Innovation Hills and represents a permanent legacy for the community.

Vice President Mungiola reflected on her 39-year history living across from the property, sharing that the land was formerly known as "Adam's Apple," a private residence and fruit stand. She noted the transition of the property from a private home into a City-acquired park named for Eugene Nowicki, emphasizing that for

several members of the current Council, this project represents a once-in-a-lifetime opportunity to establish a lasting community legacy. She recounted her personal involvement in the public outreach process, including directing residents during planning sessions at the Van Hoosen Museum and participating in a site walkthrough with Mr. Andrews during a dry period to better understand the technical definition of the park's wetlands. She stated her intention to closely monitor the construction progress.

Mr. Elwert committed to providing a dedicated section in his monthly reports specifically highlighting the status of the Nowicki Park development, separate from general department operations, to ensure that Council is kept informed of the timeline and construction milestones.

Vice President Mungoli suggested that the Mayor might periodically invite the team back for formal updates to Council, similar to the process used for other major City grants and expenditures.

Ms. Neubauer expressed her gratitude to the Parks Department for their willingness to pivot and adjust the park's design based on public and Planning Commission feedback. She noted that during the Planning Commission review, the department was held to the same rigorous standards as any private developer, and she commended the team for incorporating all of the recommendations into the final plan. She highlighted the department's commitment to reforestation, pointing out that planting more trees than are being removed is a superior practice compared to many private developers who typically opt to pay into the Tree Fund instead. She also shared that it was an honor to serve on a Council capable of creating a lasting legacy for future generations, remarking that Rochester Hills' reputation as a premier destination for parks attracts visitors from across Macomb and Wayne counties. She noted that the family of Eugene Nowicki has expressed their full support for the project, ensuring the preservation of his name through a high-quality community asset.

Mr. Limberg shared that his initial reaction to the project's cost was one of caution regarding the expenditure of taxpayer funds, though he was encouraged by the State's financial contribution to the park. He shared that to better understand the request, he conducted a self-guided tour of the property, observing that while many residents were walking along Adams Road to enjoy the weather, none were utilizing the actual park interior. He noted that his attempt to navigate the site revealed challenging topography and low-lying areas where makeshift wood planks had been placed to cross standing water. Despite the difficult terrain and the lack of improvements, he expressed an appreciation for the natural beauty of the land. He concluded that residents in that specific area of the City currently lack access to the high-quality park facilities found in the southern and eastern sections of Rochester Hills, and this realization led him to the conclusion that the development is a necessary and appropriate use of taxpayer money.

Mr. Skelcy raised concerns regarding the project's budget increase, noting that the total cost has risen to approximately \$19 million from an initial figure of \$14.5 million.

Mr. Elwert clarified that the \$14.5 million figure represented only the Parks portion of the development, whereas the current total includes roadwork, utility connections, and contingencies. To address concerns about future cost overruns, he explained that because the project is a fixed bid, the City is locked in to the current scope; any significant additions would require a new estimate and separate Council approval.

Mr. Sutton added that full-time onsite inspectors will manage quality control and oversee the budget weekly to ensure that construction adheres strictly to the provided drawings.

Mr. Skelcy questioned whether the park will require an entry fee. He also inquired about the cost per tree and the safety and configuration of the dog park, specifically seeking to protect smaller pets from larger, more aggressive dogs.

Mr. Elwert stated that the administration currently views Nowicki as a neighborhood-serving community park rather than a regional one, suggesting that there will likely be no entry fee. However, he estimated yearly maintenance and staffing costs at approximately \$300,000, which is consistent with other City parks and will be factored into future budget requests. Regarding the dog park, he confirmed that the design includes separate corrals and entrances for large and small dogs to keep the populations segregated. He also noted the inclusion of a dedicated dog-wash area to further enhance the amenity.

Mr. Sutton estimated that the standard two-inch caliper trees being planted cost between \$500 and \$700 each, depending on the species.

Vice President Mungoli expressed concerns regarding potential cost overruns once construction begins, specifically highlighting unknowns such as unstable soil that might require driving pilings 20 feet deep to secure buildings or fencing. She questioned whether the current budget is rigid enough to ensure that if unexpected foundation costs arise, other parts of the park would be deferred rather than the department returning to Council for additional funding.

Mr. Sutton responded by noting that significant due diligence and geological investigations were conducted upfront to understand the underlying soils, which were found to be in better condition than originally anticipated. He confirmed that costs for foundation designs and helical pier installations for boardwalks are already integrated into the current request. He also emphasized that the budget will be closely monitored so that if something unexpected occurs, the team has the opportunity to reduce costs in other areas.

Mr. Elwert added that the City has a long-standing, reliable history of working with Nowak & Fraus on parking lot and park projects, typically completing them without tapping into contingency funds. He noted that both the administration and the consultants share a philosophy of avoiding the contingency unless absolutely necessary and proactively pushing contractors to stay within the original budget.

Mr. Blair expressed deep pride in supporting the Nowicki Park development,

viewing it as a legacy piece and the first major park project to reach fruition during his tenure. Addressing concerns regarding the project's cost, he noted that Rochester Hills strives to get it right the first time rather than sacrificing high-quality features that define the resident experience. He specifically commended the inclusion of the observation mound, and emphasized that such investments in visible resident experiences are more meaningful to the community than behind-the-scenes infrastructure like HVAC systems. He inquired about the logistics of the dog park, staffing at the park, and the possibility of park passes.

Mr. Elwert noted that while registration and fob access details are still being finalized, information on pricing and registration will likely be released in the fall during the budget process. He estimated that annual passes or fobs might become available by spring 2027, following a cycle similar to other city reservations. He also shared that the park will require a full-time ranger and approximately three to six seasonal staff members; a model similar to Bloomer Park. He explained that this staffing is included in the estimated \$300,000 annual operating budget and is necessary to manage room rentals and potential incident de-escalation within the dog park. He added that while administration is currently leaning toward recommending no parking fees because Nowicki is a neighborhood-focused community park, the final decisions on cost recovery and potential "parks pass plus" memberships will be part of future budget discussions with Council.

Ms. Mannino thanked the team for the visual schematics and noted that, having recently toured the site with Mr. Elwert, the property is notably wet. She expressed concern regarding drainage, referencing lessons learned from existing drainage issues at Innovation Hills, and questioned what protections are in place to ensure that excavation and elevation changes do not lead to flooding or future cost overruns. She specifically inquired about the oversight of contractor performance and progressive payments to ensure that the site's engineering works as intended.

Mr. Sutton responded by highlighting a significant investment in sub-surface infrastructure, noting that the entire dog park is lined with drainage tiles and the playground includes a robust drainage system. He explained that the design feeds runoff into a central focal pond and an auxiliary detention facility, ultimately creating a net zero discharge site where all water is contained on-site rather than discharging elsewhere. He emphasized that his firm's field staff will be responsible for ensuring that all piping and under-drains are installed correctly to meet performance expectations.

Mr. Elwert provided additional context by clarifying that Nowak & Fraus was not the original firm involved with Innovation Hills. He admitted that the drainage issues at that location resulted from a conscious decision he made years ago to bypass recommended drainage solutions due to budget stress during a phased project. He provided assurance that they are avoiding a repeat of that situation by prioritizing and fully funding the necessary drainage infrastructure within the current Nowicki Park budget from the outset.

Mr. Skelcy inquired about the potential impact of the park's new drainage systems

on adjacent wetlands and whether the Michigan Department of Environment, Great Lakes, and Energy (EGLE) has been involved in the oversight of these areas.

Mr. Elwert clarified that the property contains two distinct wetland classifications: State-regulated wetlands to the north and City-regulated wetlands throughout the rest of the site. He explained that the project was designed to stay entirely out of the State-regulated areas, even tightening the dog park fencing and reducing its size by approximately a tenth of an acre to maintain a proper buffer.

Mr. Sutton added that EGLE personnel visited the site to conduct their own assessment and concurred with the City's findings regarding regulated and non-regulated wetland boundaries.

Mr. Skelcy asked if residents who arrive at the park without a dog license will have the opportunity to purchase one directly at the on-site office.

Mr. Elwert noted that while the current process for annual passes is handled through the main City office, the administration is considering ways to make licensing more convenient for park users. He stated that the possibility of selling licenses at the park office is currently under discussion as they finalize the operational details for the facility.

Vice President Mungoli sought confirmation that the nearly \$16 million resolution represents a finalized "bucket" of funds, ensuring that costs for materials like topsoil, limestone, and fencing are already locked into the contract.

Mr. Elwert confirmed that every item presented is included in the fixed-bid contract, noting that this method was chosen for efficiency because the design was finalized through extensive public and professional input. He emphasized that a bid is locked in, preventing him from changing specifications, such as fencing styles, without returning to the Council for approval. He also clarified that any unexpected costs related to existing contract items would be drawn from the contingency fund, while any entirely new scope would require Council's authorization. He reaffirmed that the bid process prohibits him from adding new scope to the project independently.

Mr. Sutton estimated that the general contractor's fee for managing the project and its subcontractors typically falls within the 10 percent to 15 percent range. He added that Nowak & Fraus, rather than the contractor, controls the pay application process by summing up the actual work completed each month to prepare estimates, which serves as a primary budget management tool.

Mayor Barnett highlighted the rigorous oversight of the project, noting that the Purchasing Department will review all change orders and ensure strict financial compliance. He expressed deep gratitude to Mr. Elwert and Mr. Andrews for their persistent leadership through dozens of revisions to reach the current proposal. Reflecting on his 20-year anniversary as mayor, he shared that he has only been as excited for one other vote, the creation of Innovation Hills, because these

projects represent the “fun stuff” that builds community memories and legacies. He continued by underscoring that the City’s identity is defined by its “Innovative by Nature” philosophy, noting that the high quality of the park system is what draws residents to Rochester Hills. He expressed confidence that the Council’s historic vote will launch a project that will serve the community for the next 75 to 100 years. While acknowledging the project’s high cost, he noted that a State grant covered 80 percent of the increase, and revealed that ongoing private fundraising efforts have seen enthusiastic support from local families. He thanked the Council for their deep deliberation on this item.

Mr. Elwert voiced his appreciation for Council’s trust and support over the years.

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

Aye 6 - Blair, Munglioli, Neubauer, Limberg, Mannino and Skelcy

Absent 1 - Carlock

Enactment No: RES0116-2026

Resolved, that the Rochester Hills City Council hereby authorizes a project budget for general contractor services for the construction and development of Nowicki Park and other vendors as necessary to complete the project to Frank Rewold & Sons, Rochester, Michigan and other vendors as necessary in the amount not-to-exceed \$15,797,580.70 and further authorizes the Mayor to execute an agreement on behalf of the City.

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

2026-0144 Request for Purchase Authorization - PARKS: Blanket Purchase Order/Contract for construction engineering services for the construction and development of Nowicki Park in the amount not-to-exceed \$1,140,180.00; Nowak & Fraus Engineers, Pontiac, MI

Attachments: [041326 Agenda Summary.pdf](#)
[Proposal.pdf](#)
[Resolution \(Draft\).pdf](#)

Ken Elwert, Parks & Natural Resources Director, **Dennis Andrews**, Deputy Parks & Natural Resources Director, **Steve Sutton**, Nowak & Fraus, and **Ed Alonso**, A3C Collaborative Architecture, were present.

See Legislative File 2026-0143 for Council Discussion.

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

Aye 6 - Blair, Munglioli, Neubauer, Limberg, Mannino and Skelcy

Absent 1 - Carlock

Enactment No: RES0117-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for construction engineering services for construction and development of Nowicki Park to Nowak & Fraus Engineers, Pontiac, Michigan in the amount not-to-exceed \$1,140,180.00 and further authorizes the Mayor to execute an agreement on behalf of the City.

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

2025-0054 Request for Purchase Authorization - PARKS: Increase to the Contract/Blanket Purchase Order to provide Architectural/Engineering Services for the Nowicki Park Development in the amount of \$19,140.00 for a new not-to-exceed amount of \$275,645.00; A3C Collaborative Architecture, Ann Arbor, MI

Attachments: [041326 Agenda Summary.pdf](#)
[A3C Proposal for Additional Services.pdf](#)
[072125 Agenda Summary.pdf](#)
[A3C Proposal for Additional Services.pdf](#)
[021025 Agenda Summary.pdf](#)
[A3C Proposal for Services.pdf](#)
[021025 Resolution.pdf](#)
[072125 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Ken Elwert, Parks & Natural Resources Director, **Dennis Andrews**, Deputy Parks & Natural Resources Director, **Steve Sutton**, Nowak & Fraus, and **Ed Alonso**, A3C Collaborative Architecture, were present.

Mr. Elwert shared that **Mr. Alonso** designed the buildings and structures for Nowicki Park, and explained that in working with the Building Department, they determined that they needed more inspection services to ensure that the City is on track with costs.

Vice President Mungoli requested confirmation that there will be no other requests for increases to the new not-to-exceed amount.

Mr. Alonso confirmed Vice President Mungoli's statement.

Mr. Elwert thanked City Council, emphasizing that their support shapes the community and brings people into the parks. He voiced his excitement to begin work on Nowicki Park.

See Legislative File 2026-0143 for Council Discussion.

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

Aye 6 - Blair, Mungoli, Neubauer, Limberg, Mannino and Skelcy

Absent 1 - Carlock

Enactment No: RES0118-2026

Resolved, that the Rochester Hills City Council hereby authorizes an increase to the contract/blanket purchase order to provide architectural/engineering services for the Nowicki Park Development to A3C Collaborative Architecture, Ann Arbor, Michigan in the amount of \$19,140.00 for a new not-to-exceed amount of \$275,645.00 and further authorize the Procurement Manager to execute a contract amendment on behalf of the City.

ANY OTHER BUSINESS

NEXT MEETING DATE - Regular Meeting - Monday - April 27, 2026 - 7:00 p.m.

ADJOURNMENT

There being no further business before Council, it was moved by Neubauer and seconded by Mannino to adjourn the meeting at 10:27 p.m.

*JASON CARLOCK, President
Rochester Hills City Council*

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

*EMMA BOWEN
Administrative Coordinator
City Clerk's Office*

Approved as presented at the April 27, 2026 Regular City Council Meeting.