



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 27, 2026

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

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

Others Present:

*Tracey Balint, Interim DPS Director/City Engineer
Bryan Barnett, Mayor
Ann Christ, City Attorney
Ann Echols, Assistant Chief/Fire Marshal
Ken Elwert, Parks & Natural Resources Director
Rochelle Lyon, Information Systems Director
Chris McLeod, Planning Manager
Leanne Scott, City Clerk
Siddh Sheth, Rochester Hills Government Youth Council
Erin Sudrovech, Chief of Staff
Mike Viazanko, Building/Ordinance/Facilities Director*

ROLL CALL

Present 7 - David Blair, Jason Carlock, Theresa Mungoli, Marvie Neubauer, Bradley Limberg, Diana Mannino and Mark Skelcy

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

A motion was made by Mungoli, seconded by Blair, that the Agenda be Approved as Amended to move Legislative File 2026-0193 "Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase Order for the City's Transportation Master Plan Update in a not-to-exceed amount of \$179,500.00; Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI" immediately following Legislative File 2026-0192. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Mungoli, Neubauer, Limberg, Mannino and Skelcy

COUNCIL AND YOUTH COMMITTEE REPORTS

Rochester Hills Government Youth Council (RHGYC):

President Carlock introduced RHGYC Representative **Siddh Sheth**.

Mr. Sheth stated that he is a senior at Stoney Creek High School and that he is in his fourth year serving on the Youth Council and also serves on the Planning Commission. He reported that this past month, the Youth Council was proud to have hosted their annual Cultural Fair, where they were glad to see many Council Members in attendance and welcomed over 600 attendees to view a variety of performances, sample foods, and connect with several cultural organizations. He noted that they are extremely grateful for their sponsors, as well as Rochester Christian University for hosting the event. He also announced that this upcoming month, they are excited to be volunteering at O.A.K. in the Hills and debriefing the Cultural Fair. He added that their next meeting will be on Wednesday, May 6th.

Vice President Mungoli commented that she cannot believe it has been four years since Mr. Sheth became a member of the Youth Council. She voiced how bittersweet it is to wish him the best as he leaves for college, noting that he has accumulated enough credits to enter as a junior. She also mentioned that Youth Council applications are currently open, and instructed Mr. Sheth to pick some good representatives for next year.

Ms. Neubauer showed pictures from the Youth Council's recent Cultural Fair, explaining that the event saw a huge outpouring from the community, not only in terms of attendees but also in individuals who contributed. She voiced that she is very proud of the Youth Council, and noted that they had weekly meetings leading up to the event. She also shared that Mr. Sheth was accepted to the University of Michigan and is going to be entering as a junior and studying to become a doctor. She emphasized how accomplished the Youth Council members are.

Sister City Committee / Rochester:

Vice President Mungoli reminded residents about the upcoming Memorial Day Parade of Fallen Heroes, which will take place on Monday, May 25th, at 10:00 a.m. She explained that the event involves a ceremony by the City of Rochester at Mount Avon Cemetery and a parade that begins at the cemetery and travels across Harding and down Livernois, concluding with a ceremony by the City of Rochester Hills at Veterans Memorial Pointe.

OPC Social & Activity Center Committee:

Vice President Mungoli encouraged people to attend the "Feelin' Groovy" Summer Soirée on Friday, June 19th. She noted that all the proceeds support the Meals on Wheels program.

She also reported that the Library held their Wine, Wit & Wisdom event this past

Saturday, with all the proceeds benefiting the Library itself. She shared that the Friends of the Rochester Hills Public Library group donates nearly \$200,000 a year to the Library through events like Wine, Wit & Wisdom and their used book sales.

RECOGNITIONS

2026-0169 Proclamation for the Stoney Creek High School Girls Varsity Cheer Team, MHSAA Division 1 State Champions

Attachments: [042726 Agenda Summary.pdf](#)
[Proclamation.pdf](#)

Mayor Barnett stated that this is a very special opportunity for the City to recognize absolute excellence in the community. He shared that over the course of celebrating the excellence in cheer in this community, they have learned that the Stoney Creek Cheer team's accomplishment represents year-round preparation and practice. He emphasized that the City is honored to welcome them back and recognize their three-peat State championship. He also noted that the most popular episode of his podcast is the one that features the cheer coaches from Stoney Creek, Rochester, and Rochester Adams. He then read the proclamation in honor of the team, and introduced Coach Williams, noting that none of the team's success comes without the leadership and dedication of the coaches.

Tricia Williams, Stoney Creek High School Cheer Team Head Coach, thanked Mayor Barnett and the City Council, stating that the team does not take for granted the opportunity to come back and be recognized by the City. She shared that they have an amazing support system and are known across the State as one of the best sportsmanship crowds. She also acknowledged their knowledgeable and experienced coaching staff, and noted that the team has several All-Americans, a team GPA of 3.75, and many multiple-year State champions. She concluded by crediting the team's resilience, pointing out that they did not win a lot throughout the year. She explained that at the district tournament, they placed second behind Rochester Adams, and at regionals, they came in second behind Rochester; the first time they beat the other two high schools was at the State finals. She underscored that they were very excited to achieve the first three-peat in Stoney Creek's history and secure the fifth win in program history. She then introduced each of the team members, as well as coaches Amanda Piszczek and Kayla Kenan.

Presented.

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.

2025-0562 Approval of Minutes - City Council Special Meeting - July 21, 2025

Attachments: [CC Special Min 072125.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0119-2026

Resolved, that the Minutes of the Rochester Hills City Council Special Meeting held on July 21, 2025 be approved as amended/presented.

2025-0427 Approval of Minutes - Joint Planning Commission/City Council Meeting - August 11, 2025

Attachments: [PC-CC Min 081125.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0120-2026

Resolved, that the Minutes of the Rochester Hills Joint Planning Commission/City Council Meeting held on August 11, 2025 be approved as presented/amended.

2026-0116 Approval of Minutes - Joint Planning Commission/City Council Meeting - February 2, 2026

Attachments: [PC-CC Min 020226.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0121-2026

Resolved, that the Minutes of the Rochester Hills Joint Planning Commission/City Council Meeting held on February 2, 2026 be approved as presented/amended.

2026-0212 Approval of Minutes - City Council Special Meeting - April 13, 2026

Attachments: [CC Special Min 041326.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0122-2026

Resolved, that the Minutes of the Rochester Hills City Council Special Meeting held on April 13, 2026 be approved as amended/presented.

2026-0213 Approval of Minutes - City Council Regular Meeting - April 13, 2026

Attachments: [CC Min 041326.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0123-2026

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on

April 13, 2026 be approved as presented/amended.

- 2026-0201** Request for Approval of an Agreement between the City of Rochester Hills and Oakland County for Emergency Management Activities

Attachments: [042726 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0124-2026

Whereas, the City of Rochester Hills elected to be incorporated into the Oakland County Emergency Management Program and that by becoming part of the Oakland County Emergency Management Program, the City of Rochester Hills, and Oakland County have certain responsibilities to each other.

Whereas, this Emergency Operations Support Plan has been developed to identify the responsibilities between the City of Rochester Hills, and Oakland County in regard to emergency management activities.

Whereas, the plan provides a framework for the City to use in performing emergency functions before, during, and after a natural disaster, hostile attack, technological incident or other emergency.

Whereas, this support plan is to be used in concurrence with Oakland County's Emergency Operations Plan as it is a supporting document.

Whereas, the support plan will be maintained in accordance with the current standards of the Oakland County Emergency Operations Plan. Review of this plan shall be accomplished every four years.

Now, Therefore, Be It Resolved, that the Rochester Hills City Council hereby adopts this Emergency Operations Support Plan, in support to the Oakland County Emergency Operations Plan.

- 2026-0191** Request for Purchase Authorization - MIS/BUILDING: Blanket Purchase Order for annual support and software maintenance for the City's Equalizer System in the amount not-to-exceed \$90,000.00 for a one-year period; BS&A Software, Bath, MI

Attachments: [042726 Agenda Summary.pdf](#)
[Invoice.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0125-2026

Resolved, the Rochester Hills City Council hereby authorizes a blanket purchase order for annual support and software maintenance to BS&A Software, Bath, Michigan for the City's Equalizer - Building, Assessing, Tax, Special Assessments, Miscellaneous Receivables and Cash Receipting Software and website hosting fees for Assessing, Treasury, and Building in the amount not-to-exceed \$90,000.00 for a one-year period.

- 2026-0197** Request for Acceptance of the Sanitary Sewer Easement granted by Kim-Fix LLC, a Michigan limited liability company, for 1400 S. Livernois Land Division

Approved as presented at the May 11, 2026 Regular City Council Meeting.

Attachments: [042726 Agenda Summary.pdf](#)
[Sanitary Sewer Easement.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0126-2026

Resolved, that the Rochester Hills City Council, on behalf of the City of Rochester Hills hereby accepts a Sanitary Sewer Easement for the construction, operation, maintenance, repair and/or replacement of a sanitary sewer on, under, through and across land more particularly described as Parcel #15-21-276-013, granted by Kim-Fix LLC, a Michigan limited liability company, whose address is 1400 S. Livernois Road, Rochester Hills, MI 48307, for 1400 S. Livernois Land Division.

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

- 2026-0198** Request for Acceptance of the Water Main Easement granted by Kim-Fix LLC, a Michigan limited liability company, for 1400 S. Livernois Land Division

Attachments: [042726 Agenda Summary.pdf](#)
[Water Main Easement.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0127-2026

Resolved, that the Rochester Hills City Council, on behalf of the City of Rochester Hills hereby accepts a Water Main Easement for the construction, operation, maintenance, repair and/or replacement of a water main on, under, through and across land more particularly described as Parcel #15-21-276-013, granted by Kim-Fix LLC, a Michigan limited liability company, whose address is 1400 S. Livernois Road, Rochester Hills, MI 48307, for 1400 S. Livernois Land Division.

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

- 2026-0200** Request for Approval - DPS/ENG: Request for Approval of new METRO Act Telecommunications Right-of-Way Use Permit (Bilateral form); Gateway Fiber, LLC

Attachments: [042726 Agenda Summary.pdf](#)
[Bilateral Permit.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0128-2026

Whereas, Gateway Fiber 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 Gateway Fiber, 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.

Passed the Consent Agenda

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

Aye 7 - Blair, Carlock, Mungiolli, Neubauer, Limberg, Mannino and Skelcy

ORDINANCE FOR ADOPTION

2026-0117 Request for Acceptance of Second Reading and Adoption - 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](#)

Chris McLeod, Planning Manager, stated that this is the second reading of the Planning & Economic Development Department's annual housekeeping amendments to the Zoning Ordinance. He explained that this item pairs with the next one, which is a Regulatory Ordinance, and noted that Sara Roediger, Planning & Economic Development Director, introduced these items at the last meeting and that he does not believe there was anything too substantial that required additional commentary or clarification.

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

Aye 7 - Blair, Carlock, Mungiolli, Neubauer, Limberg, Mannino and Skelcy

Enactment No: RES0129-2026

Resolved, the Rochester Hills City Council hereby accepts for Second Reading and Adoption 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 Second Reading and Adoption - 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](#)

Chris McLeod, Planning Manager, stated that Section 122 of the Ordinance is the Land Division section of the City's code that deals with site condominiums. He explained that to be consistent with last year's amendment extending site plan approvals to two years, this amendment extends preliminary site plan approval for a site condominium to that same two-year timeframe. He noted that Sara Roediger, Planning & Economic Development Director, introduced this item at the last meeting and that he does not believe there were any major issues with the proposed amendment. He added that this item comes as a unanimous recommendation from the Planning Commission.

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

Aye 7 - Blair, Carlock, Mungoli, Neubauer, Limberg, Mannino and Skelcy

Enactment No: RES0130-2026

Resolved, that the Rochester Hills City Council hereby Accepts for Second Reading and Adoption 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.

PUBLIC COMMENT for Items not on the Agenda

None.

LEGISLATIVE & ADMINISTRATIVE COMMENTS

Vice President Mungoli informed residents that they might receive a letter in the mail regarding the City's Assessing Department's requirement to inspect residents houses every five to ten years. She shared that City employees, who will be wearing City badges, will be walking around the outsides of houses, but emphasized that participation in onsite inspection is voluntary. She noted that this is being done to update records, not raise taxes.

Mayor Barnett provided the following updates:

- The latest episode of the Right Down the Street podcast features Tracey Balint, Interim DPS Director/City Engineer, and Angela Hysinger, Public Utilities Engineering Manager. He pointed out that these two women lead an often male-dominated division, and shared that the next episode will feature Captain Paul Workman of the Oakland County Sheriff's Office.
- The Rochester Hills Government Youth Council's Cultural Fair received incredibly positive comments. He emphasized the unique nature of this event, and thanked the Youth Council and their leadership team.
- The Community Foundation gave out over \$100,000 in scholarships earlier this month. He shared that he has a scholarship that honors the memory of his mother and another one that honors the memory of his father, and noted that contributing to the Community Foundation is a great way to invest in and give back to the community. He also shared a story about a student at the event who had the opportunity to sit in the Mayor's chair nine years ago and has had a picture of the encounter on his fridge ever since. He pointed out that you never know who you are going to impact.
- The RHISE organization, led by Pam Valentik, Economic Development Manager, recently hosted a Diversity of Thought Talent Forum at Dutton Farm with all of the HR managers of the companies in the community. Attendees had the opportunity to learn about different tools and resources, and feed the farm animals. He commended Ms. Valentik and the rest of the Planning team for thinking creatively.
- Last Tuesday, the City recognized the renaming of the Harding Green Space

to the Carvey Green Space. Gerry Carvey and his daughter and wife, along with members of the Rotary, were present, and Mr. Carvey was incredibly surprised and grateful for the honor.

- Over 900 people attended the Rochester Area Prayer Breakfast last Thursday. He described it as a wonderful event, and expressed how proud he is to participate in it every year.

- The City's Bring Your Kids to Work Day also took place last Thursday and was a huge success. Participants got to spend time at City Hall, the DPS Garage, and a couple of the City's parks. He recognized Erin Sudrovec, Chief of Staff, for her leadership on the event.

- Last Friday was Arbor Day, and the Parks & Natural Resources team traveled to different third-grade classes and passed out over 1,000 tree seedlings. They also hosted a Brownie troop at the Museum to plant a tree in front of the old red house. This year is the 36th consecutive year that Rochester Hills has been named a Tree City.

- O.A.K. in the Hills will be taking place on May 16th from 11:00 a.m. to 3:00 p.m. at Spencer Park. The event is free and will offer archery, camping, yoga, a rock wall, kayaking, fishing, biking, hiking, reptiles, pickleball, an air jumper, a Nerf battle, and more.

- An Avondale student named Lerui is one of five finalists in the national Doodle for Google contest. You can vote via the QR code on the screen or the link on the City's Facebook page through April 29th.

ATTORNEY'S REPORT

City Attorney Ann Christ had nothing to report.

NEW BUSINESS

2026-0183 Request for Purchase Authorization - FACILITIES: Blanket Purchase Order/Contract for HVAC Preventative Maintenance and On-Call Services in the amount not-to-exceed \$210,500.00 through April 30, 2027; K&S Ventures, Inc., Rochester Hills, MI and W.J. O'Neil Company, Livonia, MI

Attachments: [042726 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Mike Viazanko, Building/Ordinance/Facilities Director, stated that the purpose of this item is to execute the final one-year extension of the contract for the City's HVAC preventative maintenance and services.

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

Aye 7 - Blair, Carlock, Mungoli, Neubauer, Limberg, Mannino and Skelcy

Enactment No: RES0131-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for HVAC Preventative Maintenance and On-Call Services to K&S Ventures, Inc., Rochester Hills, Michigan and W.J. O'Neil Company, Livonia, Michigan as the secondary vendor in the amount not-to-exceed \$210,500.00 through April 30, 2027 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

- 2026-0192** Request for Purchase Authorization - PARKS/NATURAL RESOURCES: Blanket Purchase Order/Contract for consulting services to update the Parks and Recreation Plan and development of the City's Community Stewardship Plan Services in the amount not-to-exceed \$116,678.00; Beckett & Raeder, Ann Arbor, MI

Attachments: [042726 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Draft\).pdf](#)
[SUPPL Mungioli Q&A.pdf](#)

Ken Elwert, Parks & Natural Resources Director, and **Chris McLeod**, Planning Manager, were present.

Mr. Elwert stated that this item is a request for two different plans that will be grouped together in public engagement initiatives. He detailed that one is a Master Plan that is done every five years for the Parks Department and looks at capital and various elements that will allow them to apply for State grants, and the other is a new Stewardship Plan.

Vice President Mungioli brought up the timeline of the plans, and questioned how the City is going to obtain resident input.

Mr. Elwert shared that there will be many similarities to the public outreach process for the Strategic Plan and Master Plan from Parks five years ago, explaining that there will be focus groups and a survey, as well as internal outreach to the City Council, the Planning Commission, the Mayor's Office, and the Youth Council. He added that they would like to begin the outreach right away because they are on a tight timeline, especially when it comes to the Parks Plan and applying for grants next April.

Vice President Mungioli expressed her understanding that the Community Stewardship Program will have three Master Plans that dovetail one another, noting that they do not want residents to grow survey-weary but instead be able to come to one meeting and address multiple things.

Mr. Elwert responded that the process was originally much tighter, with all of the plans happening at once. He explained that the engagement part is still linked together, but the Transportation Plan is so unique that it was split off in some of its other processes.

Mr. McLeod added that he believes there will be elements where the plans come together, which is why Beckett rose toward the top during the selection process. He explained that Beckett was partnering with Hubbell, Roth & Clark (HRC); the selected consultant for the Transportation Plan. He emphasized that the City tries to identify efficiencies when seeking resident input so that they can be more cost effective and garner more participation.

Vice President Mungioli pointed out that not everyone in the community is on social media. She voiced her desire to hear from more voices, and suggested outreach methods like placing inserts into water bills.

Mr. Elwert shared that the Department of Natural Resources has some non-electronic requirements; last year, the City put an advertisement in the paper and had the draft plans available at the Library, City Hall, and a couple other locations. He added that they are evaluating other possible methods that do not involve web surveys and that they will have a conversation with the consultant on this matter, assuming the current item is approved tonight.

Vice President Mungoli voiced how great it is that the City is updating the Master Plan, and thanked Mr. Elwert and Mr. McLeod for their work.

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

Aye 7 - Blair, Carlock, Mungoli, Neubauer, Limberg, Mannino and Skelcy

Enactment No: RES0132-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for consulting services to update to the Parks and Recreation Plan and development of the City's Community Stewardship Plan Services to Beckett & Raeder, Ann Arbor, Michigan in the amount not-to-exceed \$116,678.00 and further authorizes the Procurement Manager to execute a contract on behalf of the City.

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

2026-0193 Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase Order for the City's Transportation Master Plan Update in a not-to-exceed amount of \$179,500.00; Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI

Attachments: [042726 Agenda Summary.pdf](#)
[Proposal for Services.pdf](#)
[Resolution \(Draft\).pdf](#)

Tracey Balint, Interim DPS Director/City Engineer, shared that Hubbell, Roth & Clark (HRC) was selected based on their institutional knowledge of the 2021 plan and their current management of the City's Safe Streets and Roads for All grant. She explained that they felt it was important to have HRC involved since a lot of the information will overlap, and noted that it works out well, as HRC is still involved with the other two plans. She continued that the proposed scope of work includes comprehensive data analysis, including road network update, traffic operations, and safety analysis. She also mentioned that a unified public engagement strategy coordinated with ongoing City planning efforts will be held. She noted that she has frequently utilized water and sewer bills to seek public input and that including two or three sentences and a link as opposed to an additional insert makes outreach more cost efficient. She added that the final plan is anticipated to be completed by April 2027.

President Carlock noted that a Master Plan is important, sharing that he was driving on Adams near Marketplace Circle today and saw someone using the new HAWK signal while traffic was heavy.

Vice President Mungoli reiterated her desire to get as many residents involved in the input process as possible. She stated that it is important for the City to ensure

they are being responsive and receptive to the voices of older residents, especially when it comes to discussions about walkability and expanding mass transit.

Ms. Mannino questioned whether the Transportation Plan is going to encompass the Adams Road study.

Ms. Balint explained that Adams Road is a separate project, though the current item may partially cover it since Adams is a network. She added that HRC will be doing that project as well.

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

Aye 7 - Blair, Carlock, Mungiolli, Neubauer, Limberg, Mannino and Skelcy

Enactment No: RES0133-2026

Resolved, the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for the City's Transportation Master Plan Update to Hubbell, Roth & Clark, Inc., Bloomfield Hills, Michigan in the amount not-to-exceed \$179,500.00 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.

2026-0195

Request for Purchase Authorization - DPS/ENG: Blanket Purchase Order/Contract for 2026 Concrete Road and Sidewalk Replacement Program in the amount of \$3,272,221.65 with a 10% project contingency in the amount of \$327,222.17 for a total not-to-exceed project amount of \$3,599,443.82; Koala-T Construction Corporation, Pontiac, MI

Attachments: [042726 Agenda Summary.pdf](#)
[Bid Tabulation.pdf](#)
[Resolution \(Draft\).pdf](#)

Tracey Balint, Interim DPS Director/City Engineer, stated that Koala-T Construction will be performing concrete road replacements across several local streets and that this item also includes the Sidewalk Replacement Program. She added that they will be replacing two eastbound lanes at Hamlin and Crooks, noting that that intersection will be closed for a couple of weeks. She noted that she will share the schedule for that project once it becomes available.

President Carlock commented that it is timely that they are discussing this item today, as he had two residents ask him about it this morning.

Vice President Mungiolli questioned whether Hubbell, Roth & Clark (HRC) will ever recommend concrete versus asphalt as part of the Transportation Master Plan. She also inquired about the detour for the Hamlin/Crooks intersection.

Ms. Balint explained that HRC typically does not look at material in the Master Plan; they look at things such as crash analysis, speeds, and road widths. She

added that if there is ever a question on material, the City usually goes to their geotechnical consultant to provide recommendations. She shared that M-59 and Avon Road will be detours for the Hamlin/Crooks intersection, and added that a couple months ago, they spoke with the Road Commission, who was very supportive of closing the intersection. She acknowledged that the closure is going to be a bit of a headache, but stressed that it will ultimately be a much better and quicker project.

Vice President Mungoli inquired whether the City can retime the traffic lights on the Avon detour route so that more traffic can get through.

Ms. Balint responded that she can reach out to the Road Commission to get their thoughts on that idea.

President Carlock requested confirmation that the City will update their website so that people can see where construction is happening.

Ms. Balint confirmed President Carlock's statement, adding that they will have more information in a couple of weeks once they have a pre-con meeting.

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

Aye 7 - Blair, Carlock, Mungoli, Neubauer, Limberg, Mannino and Skelcy

Enactment No: RES0134-2026

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for the 2026 Concrete Road and Sidewalk Replacement Program to Koala-T Construction Corporation, Pontiac, Michigan in the amount of \$3,272,221.65 with a 10% project contingency in the amount of \$327,222.17 for a total not-to-exceed contract amount of \$3,599,443.82 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.

2026-0196

Request for Purchase Authorization - DPS/ENG: Blanket Purchase Order/Contract for construction engineering services for the 2026 Concrete Road and Sidewalk Replacement Program in the amount not-to-exceed \$458,052.00; Spalding DeDecker, Rochester Hills, MI

Attachments: [042726 Agenda Summary.pdf](#)
[Proposal for Services.pdf](#)
[Resolution \(Draft\).pdf](#)

Tracey Balint, Interim DPS Director/City Engineer, stated that this request is for Spalding DeDecker to provide construction contract administration, inspection, and survey staking for the City's 2026 Concrete Road and Sidewalk Replacement Program. She noted that Spalding DeDecker has provided this service for the City's Concrete Program for several years, and they do an excellent job.

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

Aye 7 - Blair, Carlock, Mungoli, Neubauer, Limberg, Mannino and Skelcy

Enactment No: RES0135-2026

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for construction engineering services for the 2026 Concrete and Sidewalk Replacement Program to Spalding DeDecker, Rochester Hills, Michigan in the amount not-to-exceed \$458,052.00 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

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

ANY OTHER BUSINESS

NEXT MEETING DATE

- Regular Meeting - Monday - May 11, 2026 - 7:00 p.m.

ADJOURNMENT

There being no further business before Council, it was moved by Neubauer and seconded by Mungoli to adjourn the meeting at 8:03 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 May 11, 2026 Regular City Council Meeting.