



Rochester Hills

Minutes

City Council Regular Meeting

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

David J. Blair, Jason Carlock, Ryan Deel, Carol Morlan, Theresa Mungoli, Marvie Neubauer and David Walker

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

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

Monday, May 20, 2024

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

President Deel called the Regular Rochester Hills City Council Meeting to order at 7:01 p.m. Michigan Time.

ROLL CALL

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

Others Present:

*Bill Fritz, Public Services Director
Chris McLeod, Planning Manager
Dan Christ, City Attorney
Joe Snyder, Chief Financial Officer
Juliane Morlan, Library Director
Laurie Taylor, Assessing Director
Leanne Scott, City Clerk
Maria Willett, Chief of Staff
Melinda Deel, Library Board President
Mike Viazanko, Building Director
Sara Roediger, Planning and Economic Development Director
Tim Matz, Fire Captain/EMS Coordinator*

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

A motion was made by Neubauer, seconded by Carlock, that this matter be Approve the Agenda as Presented. The motion carried by the following vote:

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

COUNCIL AND YOUTH COMMITTEE REPORTS

Approved as presented at the February 10, 2025 Regular City Council Meeting.

Rochester Hills Government Youth Council (RHGYC):

President Deel introduced RHGYC Representative, Naiylah Qadri.

Ms. Qadri stated that she is an 11th grader at Rochester High School, has served on the Youth Council for the past year, and currently serves on the Diversity, Equity and Inclusion (DEI) Committee. She shared that over the past month the RHGYC has been organizing, preparing for and hosted their largest event of the year, the Cultural Fair. She continued that the fair was held on Saturday, May 11, 2024, and it was a huge success drawing over 400 attendees, and over 600 participants including performers. She added the event featured a diverse array of foods from various sponsors within the city, had several informational booths and engaging activities that highlighted the rich cultural diversity of our community. She explained that the performances were made possible through the contributions of school clubs, cultural committees, and local groups within the city.

She shared that this past weekend members of RHGYC attended the Oak in the Hills event where zip lining and rock climbing took place. She stated that the next Youth Council meeting will be held on June 5, 2024.

President Deel stated the RHGYC did a phenomenal job putting on the Cultural Fair. He added that there were so many different groups represented, so much food and the entertainment was absolutely top notch. He commented on what an important event this is because it highlights and showcases the many different cultures that call Rochester Hills home. He commented "hats off" to the Youth Council for a wonderful job well done.

Older Persons' Commission Social and Activity Center (OPC):

Vice President Walker shared the OPC's Social and Activity Center's annual 5k run/walk to benefit Meals-on-Wheels is Saturday, June 1, 2024, with registration between 7:00 a.m. and 7:50 a.m., with the run/walk beginning at 8:00 a.m. He continued that this is a chip-time event with awards in ten-year age groups. He directed people to the OPC website for additional information; OPCcenter.org.

He added that the OPC Summer Soirée is a lively garden affair to benefit OPC's Meals-on-Wheels, and the theme is "Under the Tuscan Sun." He stated that the OPC Soiree will be held on Friday, June 21, 2024 from 6:30 p.m. to 10:00 p.m., and the tickets are \$125 per person.

RECOGNITIONS

2024-0254 Proclamation in Recognition of the 100-Year Anniversary of the Rochester Hills Public Library

Attachments: [052024 Agenda Summary.pdf](#)
[Proclamation.pdf](#)

President Deel presented a proclamation to the Rochester Hills Public Library in recognition of the 100-Year Anniversary.

Whereas, the Rochester Hills Public Library serves the people of Rochester, Rochester Hills, and Oakland Township, and provides lifelong learning opportunities, instills a love of reading and offers equal access to information for all; and

Whereas, the Library serves as a community space where visitors can enjoy innovative ways to learn and socialize through a dedicated staff, collections, lectures, and programs; and

Whereas, the RHPL's extensive collections include physical materials, tools, technology, eBooks, movies, language programs, databases, and more available to patrons at no cost; and

Whereas, the Library was founded in 1924 by a vote in support of a millage in perpetuity from the citizens of then Avon Township; and

Whereas, 2024 marks the 100th Anniversary of the Library's founding and celebrates a century of community service and empowering people to explore and create with resources that enlighten, educate, entertain, and inform.

Now, Therefore, Be It Resolved, that Mayor Bryan K. Barnett hereby recognizes the Rochester Hills Public Library for being an incredible resource for our community for 100 Years, and hopefully for another 100 years.

President Deel stated it is a pleasure to present this Proclamation to Ms. Julianne Morian today.

Ms. Morian stated that this is such a privilege to be here, and shared that so much of her career has been forward looking. She continued that she counts herself an innovator in the Library field, and as such, is always making data driven decisions to move forward and choose innovative things to offer at the Library. She added that this last year has been an exercise in looking back. She concluded that she is privileged to say that she, along with board members here today, are thrilled to accept this on behalf of the legacy of leaders who have led at the Rochester Hills Public Library.

Presented.

PRESENTATIONS

2024-0271 Presentation by the Rochester Hills Public Library; Julianne Morian, Library Director, Presenter

Attachments: [052024 Agenda Summary.pdf](#)
[Overview.pdf](#)
[Presentation.pdf](#)

Juliane Morian, Library Director, and **Melinda Deel**, Library Board President, were present.

Ms. Morian stated that we are celebrating our Centennial for the Rochester Hills Public Library (RHPL), as well as to appeal to the voters to consider a millage increase for the Library.

She provided a brief history of the RHPL:

- Formed in 1924, it is governed by a six-member board, and two (non-voting) liaisons from contract communities;
- The community founders pledged support for the community in 1924 with a 1.0 mill in perpetuity and the millage rate has not been raised in over 100 years;
- The millage rate has been rolled back as a result of the Headlee Act and it currently sits at .73 in Rochester Hills; and
- Rochester Hills current budget is just over \$5.5 million annually, with 86% of revenue derived from property taxes.

She shared the August 6th ballot question for Rochester Hills:

- New millage (.39), that expires in ten years.
 - If approved, contract communities would be held to the same level of per capita, which amounts to about \$64 dollars per person.
 - This is a different, yet equitable formula from what was done in the past.

She stated the following about Contract Communities:

- Oakland Township and the City of Rochester has been a contract community for library services since 1967;
- Contract communities have the same privileges as patrons who live in Rochester Hills. The formula for determining their annual fees was based on the same millage rate (1.0 mill) as in Rochester Hills;
- The millage rate for the city of Rochester in 2024 is presently set to .68 and the millage rate for Oakland Township is .57 due to Headlee rollback; and
- Contract communities are in the process of reviewing their annual fees to bring them into parity with this Rochester Hills.

She shared that last month they finished up a comprehensive community survey on Satisfaction and Support, with the following results:

- 97% satisfaction rate for both library operations and satisfaction with staff;
- 89% agree that residents get a good value for the property taxes they pay at the library;
- 93% agree that they trust the staff; and
- 97% believe they will use the library the same (56%) or more (41%) in the next five years.

She presented the August 6th ballot messaging information:

- A new millage for the next century of service;

- Same millage since 1924, no increase in over 100 years;
- RHPL's millage ranks in the bottom five libraries in the region;
- All other cost-cutting measures have been exhausted; and
- If approved, the library will extend open hours (especially on the weekend), add programs & services, modernize the building and add a café.

She listed details on what the patrons will get with a millage increase:

- An increased budget for new materials (over \$1M annually) with a renewed focus on more eMaterials and shorter wait times for popular materials;
- Sunday hours year-round;
- Upgrades to the existing fleet of bookmobiles to serve individuals in our 70-square-foot service area and preschool students in 24 local schools;
- More storytimes for youth and programming sessions for all ages;
- A modernized Multipurpose Room for community meetings, homeowners' associations, and scout troops with improved sound, lighting, and comfortable seating;
- Investment in alternative delivery methods for getting items to patrons faster, such as same-day delivery of holds or new bookmobiles;
- Investments in critical infrastructure for an aging, 30-year-old building as well as improvements to make it fully ADA-compliant and environmentally sustainable; and
- Feasibility study for value-added elements like adding a café as part of library renovations.

She expressed that more importantly than what you get, is how will you feel, and she shared the following:

- Expanded hours and contemporary study spaces = Smart & entrepreneurial;
- Enhanced programs and opportunities for school-age kids = Give kids a leg up; and
- Updated building to ADA standards and new social spaces = Welcomed and respected.

She noted key infrastructure needs that include HVAC, roof replacement, the south parking lot, and more. She noted the following items have already been cut:

2010-2019

- Freezing staff wages for 3 years;
- Cutting the library's retirement contribution by 40%;
- Cutting back staff health care plans (medical, prescription, and dental);
- Cutting budgets for supplies and specialized consulting; and
- Reupholstered furniture and re-laminated study tables.

2020-Present

- Reduced staff from 135 positions to 105;
- Outsourced 5-person custodial department to a nightly cleaning service;
- Eliminated 2.5 FTE positions with benefits (did not replace);
- Deferred major furniture upgrades by acquiring old furniture disposed of from other libraries;
- Completed major projects with internal team and eliminated consulting and installation fees;

- Eliminated or re-bid service contracts (maintenance, internet, supplies, etc.);
- Garden landscapes are maintained by volunteer gardeners at no cost to taxpayers;
- Deferred replacement of bookmobile and instead purchased small utility van to transport materials;
- Eliminated long-term care insurance benefit for staff;
- Installing LED lighting with internal team as a way to reduce utility costs over time.

She shared that she often gets asked about grants and whether they appealed to the community for donations. She noted that the library does an annual appeal for donations in the fall and it yields around \$35,000 in revenue, but it is unlikely the community would support a second appeal. She stated that the library has pursued three major grants (\$50,000 or more), but was not awarded any because community demographics did not demonstrate enough need.

She commented that comparing RHPL to other libraries in the Detroit metro region, the current millage (Headlee-reduced) is in the bottom five, and only Lincoln Park, Ray Township, Romulus, and Chesterfield Public Library have lower millage rates.

She shared details of who uses the library:

- The library has over 1,150 visitors every day;
- There is net gain of 553 new library cards issued each month on average;
- In a 2024 survey of residents, 97% indicated they would use the library the same or more in the next five years, this is up from 95% two years prior;
- Demand for electronic materials such as eBooks have grown exponentially (20% increase in use over last year, and almost doubled the year prior); and
- Meeting room and study room needs have exploded for students and work from home professionals, with over 10,000 reservations in 2023.

She concluded with details of a 21st century experience:

- Rochester Hills Public Library is operating on a 20th century millage while delivering a 21st century library experience.
 - The size of the library in 1924 was approximately 1700 sq. ft., it is now just over 75,000 sq. ft.;
 - The population served was 3,870 and now it is 110,000; and
 - In the first year of service, the 1-person library staff circulated 14,543 items, it now employs more than 100 people and circulates more than 1.5 million titles each year.

President Deel thanked Ms. Morian for her presentation and he expressed how valuable and memorable the programs are and have been for the residents, including his own family.

Ms. Mungoli congratulated Ms. Morian on the library's 100 years, and thanked her for the presentation. She inquired about the millage language that would be on the ballot and questioned how the residents will be able to get their questions answered. She further questioned how the funding will be managed between

Rochester Hills and the contract communities of Oakland Township and Rochester, and whether their dollars will be equal in contribution.

Ms. Morian responded that the language for the millage is broad enough that it refers to library funding in a general sense, meaning it can be spent on capital and on operations. She continued that library will be launching an informational campaign to address questions about the millage, including informational brochures, behind the scenes tours, one-on-one conversations, and the newsletter. She explained that the contract communities have annual contracts which include different terms and start dates, and while neither elected to go with the August 6th election, they have not ruled out November to appeal to their constituents to vote to fund the library. She shared that the formula that works across all three communities and is the most equitable is a "per capita" amount.

Presented.

2024-0260 Presentation of the 2024 Earl Borden Award

Attachments: [052024 Agenda Summary.pdf](#)
[Award Recipients.pdf](#)
[Selection Criteria.pdf](#)
[Minutes HDC 031424.pdf](#)
[Suppl Presentation.pdf](#)

Chris McLeod, Planning Manager, shared it was his honor to be presenting the Earl Borden Award. He explained that it was Mr. Pat McKay that brought the initial concept forth in 1989, and it was designed to honor Mr. Borden, previous Avon Township Trustee and Supervisor, Rochester Hills' first Mayor, and a huge proponent of historic preservation. He noted there are two different awards; the Historic Preservation Award recognizing buildings and structures, and the Historic Preservation Leadership Award. He continued that the Leadership award is usually given to one individual, this year it is given in honor of the residents of Stoney Creek Village Historic District. He mentioned that it is one thing to preserve a building, structure, or a piece of history within a city, but it is another to say you have preserved an entire area, village, and district.

He provided the following facts about the Stoney Creek Village Historic District:

- It includes 65 properties
- Has 40 contributing structures
- Was originally designated in 1972

He shared that the Historic District Commission felt the efforts of the residents in terms of preserving the overall village, as well as celebrating their bicentennial deserved to be recognized.

President Deel shared that he chooses to drive through the bucolic neighborhood that is Stoney Creek Village when taking his kids to school, because he cannot think of a better way to start his day. He stated that on behalf of the City of Rochester Hills, and its 75,000 residents, he was pleased to bestow the Earl Borden Award on Lauren Sinacola, one of the residents representing the District.

Ms. Sinacola thanked Council for the award, and shared her connection to the neighborhood both growing up as a child and returning as an adult. She explained that the neighborhood is "modern meets old time," it is a special place, and so is everyone who lives in it.

Presented.

ORDINANCE FOR INTRODUCTION

2024-0255 Request for Acceptance for First Reading - An Ordinance to Amend Sections 54.741, 54.743, 54.744, and 54.745 of Article XII, Utilities, of Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify water and sanitary sewer rates and fees, repeal conflicting Ordinances, and prescribe a penalty for violations

Attachments: [061024 Agenda Summary.pdf](#)
[Ordinance.pdf](#)
[050124 WSAC Resolution.pdf](#)
[052024 Agenda Summary.pdf](#)
[052024 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Joe Snyder, Chief Financial Officer, shared that the Water System Advisory Council (WSAC) met, discussed and recommended to update the water and sewer rates for the 2024-2025 rate year and looking forward into the next three years. He stated that three different rate setting options were discussed at the WSAC. He continued they unanimously decided the best option was C, smoothing, which will adjust rates uniformly over the next four years. He noted that for the typical water and sewer customer this would be an increase of 4.7% or roughly \$8 every two months. He explained that the only other changes proposed were for pass through charges from Great Lakes Water Authority to industrial and commercial customers, which average an increase of 2.2% for industrial waste surcharges and 9.3% for pollutant surcharges.

Vice President Walker stated the smoothing method is the most effective over a period of time and has been successful in the past, which is why the WSAC chose it.

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

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

Enactment No: RES0174-2024

Resolved, that an Ordinance to Amend Sections 54.741, 54.743, 54.744, and 54.745 of Article XII, Utilities, of Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify water and sanitary sewer rates and fees, repeal conflicting Ordinances, and prescribe a penalty for violations is hereby Accepted for First Reading.

ORDINANCE FOR ADOPTION

Approved as presented at the February 10, 2025 Regular City Council Meeting.

- 2024-0066** Request for Acceptance of Second Reading and Adoption - An Ordinance Amendment to Chapter 30, Community Development, Article II, Tax Exempt Housing, Section 30-33, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to provide service charge in lieu of taxes and authorize provisions relating to Avon Towers Preservation Limited Dividend Housing Association Limited Partnership eligible under the State Housing Development Authority Act of 1966, and repeal conflicting ordinances, and prescribe a penalty for violations

Attachments: [052024 Agenda Summary.pdf](#)
[Ordinance \(Revised\).pdf](#)
[050624 Agenda Summary.pdf](#)
[030424 Agenda Summary.pdf](#)
[021224 Agenda Summary.pdf](#)
[Ordinance.pdf](#)
[021224 Resolution.pdf](#)
[030424 Resolution.pdf](#)
[050624 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Laurie Taylor, Assessing Director, shared the request is for acceptance of the Second Reading and Adoption of the amended ordinance addressing the additional language required by the Michigan State Development Housing Authority (MSDHA).

President Deel stated under the state law provisions regarding the state funding this entity would become tax exempt. He explained, however that they are already tax exempt and this Payment in Lieu of Taxes (PILOT) is intended to recapture taxes that would be lost to the tax-exempt status

Ms. Taylor confirmed that was correct.

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

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

Enactment No: RES0157-2024

Resolved, that an Ordinance to amend Section 30-33 Avon Towers Preservation Limited Dividend Housing Association Limited Partnership (a/k/a Avon Towers) to Chapter 30, Community Development, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, repeal conflicting Ordinances, and prescribe a penalty for violations is hereby accepted for Second Reading and Adoption, and shall become effective on Monday, May 27, 2024 following its publication in the Oakland Press on May 26, 2024.

- 2024-0249** Request for Acceptance of Second Reading and Adoption - An Ordinance to Amend Sections 118-98 and map 118-B of Chapter 118, Historical Preservation,

Approved as presented at the February 10, 2025 Regular City Council Meeting.

of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to delete the noncontiguous historic district identified as 1021 Harding, Parcel No. 15-15-327-002, repeal conflicting ordinances and to prescribe a penalty for violations

Attachments: [052024 Agenda Summary.pdf](#)
[Ordinance.pdf](#)
[Map.pdf](#)
[050624 Agenda Summary.pdf](#)
[050624 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)
[Suppl Presentation.pdf](#)

Chris McLeod, Planning Manager, shared the request is for acceptance of the Second Reading and Adoption of a modification to language within the ordinance removing the 1021 address and Parcel Number 15-15-327-002, and amending the map. He addressed the question whether the current property owners would do something on the property to pay tribute to the former farm that was raised at the last Council meeting by stating the current owners responded that they would be willing to entertain some sort of tribute, although they do not know what that looks like yet. He also clarified the "For Sale" sign mentioned at the last City Council meeting is for a separate property not related to the Eureka Fruit Farm.

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

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

Enactment No: RES0158-2024

Resolved, that an Ordinance to Amend Sections 118-98 and map 118-B of Chapter 118, Historical Preservation, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to delete the noncontiguous historic district identified as 1021 Harding, Parcel No. 15-15-327-002, repeal conflicting Ordinances and prescribe a penalty for violations, is hereby accepted for Second Reading and Adoption and shall become effective Monday, May 27, 2024 following its publication in the Oakland Press on May 26, 2024.

PLANNING AND ECONOMIC DEVELOPMENT

2024-0269 Administrative Update on Michigan Department of Environment, Great Lakes, and Energy (EGLE) Restoration and Remediation Grant; Tom Wackerman, ASTI Environmental, Presenter

Attachments: [052024 Agenda Summary.pdf](#)
[Memo ASTI 050824.pdf](#)

Sara Roediger, Planning and Economic Development Director, and **Tom Wackerman**, ASTI Environmental, were present.

Ms. Roediger introduced Mr. Wackerman, and explained that he has been leading the charge and effort on the Environment, Great Lakes and Energy

(EGLE) Grant project, and is here to provide an update.

Mr. Wackerman shared that Madison Park, located at Adams Road and Hamlin Road, submitted an application which was approved. He explained that the Work Plan was not administratively complete so when it is they will return for the first assessment. He continued by stating that the Highland Park Woodfill, located at 1406 E. Avon, also submitted an application and Work Plan which were approved so he sent the Work Plan to EGLE for review.

He stated the city is currently involved in four projects:

- Sewer Extension at Hamlin Road and Adams Road
 - Investigation to prepare for sewer installation to begin this week.
- Helen V. Allen Park
 - On hold pending discussions with Southeastern Oakland County Resource Recovery Authority (SOCCRA) concerning the access agreement.
- 3514 South Livernois Road (Ruby Property)
 - Assessment was completed. An area was found needing remediation and a Work Plan is being put together.
- 3001 West Auburn Road
 - Needs remediation, and work to be conducted simultaneously with the Ruby Property.

He added that they also received an application for the Sandfill Landfill #1 that was not administratively complete so it was sent back to be modified and re-submitted. He mentioned that EGLE is interested in the Landfill Planning area, also called Area B in the grant, located by Dequindre Road between School and Hamlin Roads. He explained that EGLE is going to accelerate their assessment for PFAS chemicals, other compounds, as well as an area wide fish and surface water quality survey. He concluded stating the memorandum regarding the EGLE update shows the finances, and shared they are currently expending funds on review of Work Plans and assessment.

President Deel thanked Mr. Wackerman for the presentation and update. He referred to EGLE's renewed interest in Stan's Trucking property, and questioned how much overlap there is between what EGLE is doing and what the city is doing. He questioned whether EGLE was focusing on assessing or remediation.

Mr. Wackerman responded the grant is being deployed to spur economic development and meet due care obligations, protect human health and the environment with the objective of getting increased cleanup when done. He explained that EGLE's main focus right now is on assessing and PFAS chemicals in the groundwater and fish biota, and the city is focusing on redevelopment.

He noted there was a Teams meeting between EGLE, Rochester Hills and several other local communities inquiring if there were plans to do anything substantive. He commented that the answer given was that they do not know what they have yet, and there is still a lot of assessment to do. He added that

EGLE has only done two sampling events on half a dozen wells.

Ms. Mungoli thanked Mr. Wackerman for the thorough report, and continued this is an opportunity to explain to the public why a property that looks natural is being changed, and what they will not see is what was cleaned up as a result of the property being developed. She questioned how much of the grant is encumbered by items that are listed on the memorandum, and whether there are anticipated funds that could be used for other projects. She inquired as to how long would it be before the contaminants would be removed from the properties.

Mr. Wackerman responded that there is \$60 million that has not been allocated yet, and that they are trying to figure out the best way to deploy those funds. He noted that one of the original concepts of Madison Park would need \$50 million, so they are trying to keep in mind what it will take to get to the end. He explained that it would be better to have two sites completed rather than three sites only halfway completed. He added the December 25th date was looked at as a "spend by" date and noted the grant cannot be extended. He continued that EGLE has been very clear this is a one-time deal, so the funds are either spent by the expiration date or returned.

Presented.

PUBLIC COMMENT for Items not on the Agenda

CONSENT AGENDA

2024-0262 Approval of Minutes - City Council Regular Meeting - March 4, 2024

Attachments: [CC Min 030424.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0159-2024

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on March 4, 2024 be approved as presented.

2024-0257 Request to Authorize the permit application from the Road Commission for Oakland County (RCOC) for the Memorial Day Parade to be held on Monday, May 27, 2024

Attachments: [052024 Agenda Summary.pdf](#)
[Permit Application.pdf](#)
[Parade Map.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0160-2024

Whereas, the Cities of Rochester Hills and Rochester jointly host the 2024 Greater Rochester Memorial Day Parade, conducted under the sponsorship of various associated veteran organizations; and

Whereas, the parade route begins at 9:00 a.m.; Mt. Avon Cemetery within the City of Rochester and runs along First Street, then southerly along Castell Street, then westerly along Harding Road to Livernois Road, and finally Livernois Road southerly to Veteran's Memorial Pointe Park in the City of Rochester Hills; and

Whereas, staging this event requires closing certain County routes and using others for posted detour routes; and

Whereas, the two Cities coordinate parade planning by dividing responsibility for obtaining necessary permits, with the City of Rochester Hills applying to the Road Commission for Oakland County for the detour and the closure of Livernois Road and Avon Road.

Be It Resolved, that the Rochester Hills City Council authorizes the Mayor or his agents to make application to the Road Commission for Oakland County for the necessary permits for posting road closures; and

Be It Further Resolved, that the parade route be scheduled for Monday, May 27, 2024, starting at 9:00 a.m. on Harding and Livernois Roads; and

Be It Further Resolved, that the City of Rochester Hills will faithfully fulfill all permit requirements and shall save harmless, indemnify, defend, and represent the Board of County Road Commissioners against and all claims for bodily injury or property damage, or any other claim arising out of or related to operations authorized by such permit(s) as issued; and

Be It Further Resolved, that a certified copy of this resolution be filed with the City Clerk of Rochester Hills, Oakland County, Michigan.

2024-0261 Request for Approval to temporarily relocate three of the City's 32 precincts for the August 6, 2024 Primary Election

Attachments: [052024 Agenda Summary.pdf](#)
[Precinct List.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0161-2024

Resolved, that the Rochester Hills City Council hereby approves the temporary relocation of the following precincts for the August 6, 2024 Primary Election due to school construction and Summer programming:

Precinct #14 **from** North Hill Elementary School **to** Hart Middle School
Precinct #24 **from** Brooklands Elementary School **to** Reuther Middle School
Precinct #30 **from** Brooklands Elementary School **to** Reuther Middle School

2022-0283 Request for Purchase Authorization - FLEET: Increase to the Blanket Purchase Order for auto and truck parts in the amount of \$15,000.00 for a new not-to-exceed amount of \$75,000.00 through July 31, 2024; Autowares Group of Companies, DBA: Maxi Automotive Supply, Shelby Township, MI

Attachments: [052024 Agenda Summary.pdf](#)
[062022 Agenda Summary.pdf](#)
[062022 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0162-2024

Resolved, that the Rochester Hills City Council hereby authorizes an increase to the Blanket Purchase Order for auto and trucks parts to Autowares Group of Companies, DBA: Maxi Automotive Supply, Shelby Township, Michigan in the amount of \$15,000.00 for a new not-to-exceed amount of \$75,000.00 through July 31, 2024.

The following four (4) Legislative Files are related to the Whitewater Car Wash:

2024-0263 Request for Acceptance of the Water Main Easement granted EROP LLC, an Illinois limited liability company, for Whitewater Car Wash

Attachments: [052024 Agenda Summary.pdf](#)
[Location Map.pdf](#)
[Easement.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0163-2024

Resolved, that the Rochester Hills City Council, on behalf of the City of Rochester Hills hereby accepts a Water Main Easement for the construction, operation, maintenance, repair and/or replacement of a water main on, under, through and across land more particularly described as Parcel #15-30-302-031, granted by EROP LLC, an Illinois limited liability company, whose address is 3130 N. Kandy Lane, Suite A, Decatur, IL 62526, for Whitewater Car Wash.

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

2024-0264 Request for Approval of a Termination of Water Main Easement by the City of Rochester Hills and EROP LLC, an Illinois limited liability company, for Whitewater Car Wash

Attachments: [052024 Agenda Summary.pdf](#)
[Location Map.pdf](#)
[Easement.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0164-2024

Resolved, that the Rochester Hills City Council hereby approves the Termination of Water Main Easement by the City of Rochester Hills and EROP LLC, an Illinois limited liability company, whose address is 3130 N. Kandy Lane, Suite A, Decatur, IL 62526, for Whitewater Car Wash, Parcel #15-30-302-031.

Further Resolved, that the City Clerk is directed to record the Termination of Water Main

Easement with the Oakland County Register of Deeds.

- 2024-0265** Request for Approval of a Partial Termination of Sanitary Sewer Easement by the City of Rochester Hills and EROP LLC, an Illinois limited liability company, for Whitewater Car Wash

Attachments: [052024 Agenda Summary.pdf](#)
[Location Map.pdf](#)
[Easement.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0165-2024

Resolved, that the Rochester Hills City Council hereby approves the Partial Termination of Sanitary Sewer Easement by the City of Rochester Hills and EROP LLC, an Illinois limited liability company, whose address is 3130 N. Kandy Lane, Suite A, Decatur, IL 62526, for Whitewater Car Wash, Parcel #15-30-302-031.

Further Resolved, that the City Clerk is directed to record the Partial Termination of Sanitary Sewer Easement with the Oakland County Register of Deeds.

- 2024-0266** Request for Approval of a Storm Water Detention System Maintenance Agreement between the City of Rochester Hills and EROP LLC, an Illinois limited liability company, for Whitewater Car Wash

Attachments: [052024 Agenda Summary.pdf](#)
[Agreement.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0166-2024

Resolved, that the Rochester Hills City Council hereby approves the Storm Water Detention System Maintenance Agreement between the City of Rochester Hills and EROP LLC, an Illinois limited liability company, whose address is 3130 N. Kandy Lane, Suite A, Decatur, IL 62526, for Whitewater Car Wash, Parcel #15-30-302-031.

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

The following two (2) Legislative Files are related to the Starbucks at Von Maur:

- 2024-0267** Request for Acceptance of the Watermain Easement granted by 400 North Adams, LLC, a Michigan limited liability company, for Starbucks at Von Maur

Attachments: [052024 Agenda Summary.pdf](#)
[Location Map.pdf](#)
[Easement.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0167-2024

Resolved, that the Rochester Hills City Council, on behalf of the City of Rochester Hills

Approved as presented at the February 10, 2025 Regular City Council Meeting.

hereby accepts a Watermain Easement for the construction, operation, maintenance, repair and/or replacement of a watermain on, under, through and across land more particularly described as Parcel #15-08-303-036, granted by 400 North Adams, LLC, a Michigan limited liability company, whose address is 350 North Old Woodward Ave., Suite 300, Birmingham, MI 48009, for Starbucks at Von Maur.

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

- 2024-0268** Request for Approval of a Storm Water Detention System Maintenance Agreement between the City of Rochester Hills and 400 North Adams, LLC, a Michigan limited liability company, for Starbucks at Von Maur

Attachments: [052024 Agenda Summary.pdf](#)
[Agreement.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0168-2024

Resolved, that the Rochester Hills City Council hereby approves the Storm Water Detention System Maintenance Agreement between the City of Rochester Hills and 400 North Adams, LLC, a Michigan limited liability company, whose address is 350 N. Old Woodward Avenue, Suite 300, Birmingham, MI 48009, for Starbucks at Von Maur, Parcel #15-08-303-037.

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

Passed the Consent Agenda

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

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

LEGISLATIVE & ADMINISTRATIVE COMMENTS

Ms. Neubauer shared that three people were seriously injured and several others had minor injuries after a propane tank caught fire and exploded in Rochester. She continued that the incident is still under investigation according to the Rochester Police. She extended prayers to those who were injured, and prayers and thanks to the first responders from Rochester, Rochester Hills and other cities who were there to aid after the explosion.

Vice President Walker shared that there were a couple of ribbon cuttings over the last couple of weeks, with two young families choosing Rochester Hills to open their business. He stated that the first business owned by Eric and Sheila Werner, was Nekter Juice Bar, a neat spot for smoothies and healthy snacks located on the southeast corner of Rochester and Tienken Roads. He added that the second business was Area Rug Co., owned by Tina Smart, located in the Target plaza in the northwest corner of Auburn and Rochester Roads. He

thanked the new owners for choosing to open their businesses in Rochester Hills and welcomed them to the city.

Ms. Mungoli shared that the Memorial Day Parade will start at Mount Avon Cemetery in Rochester, and make its way down Livernois to conclude with a ceremony at Veterans Memorial Pointe. She noted that Livernois will be closed for a short time due to the parade, and she hoped everyone will join next week in commemorating our fallen soldiers and all the sacrifices they have made.

Maria Willett, Chief of Staff, provided the following City Updates:

- Grand opening of a brand-new Research and Innovation Center which is part of Oakland University and is located on Research Drive. This center is for students, faculty and different partnerships, with options available for working in bioengineering, mechanical, electrical, industrial, plus they will have a Mitsubishi Electric Automotive USA vehicle simulator.
- This past weekend the second Oak in the Hills was held at Spencer Park. Over 2000 people joined in, and included events such as fishing, puppy yoga, and Nerf battles with RARA recreation.
- Building Safety Month is in full swing. Events have been held at Innovation Hills, Stoney Creek High School, the OPC Social and Activity Center, and kid's workshops at Home Depot. The last event, Coffee with an Inspector, will be held at City Hall on Thursday May 30th from 9:00 a.m. to 11:00 a.m.
- Recognized Pam Valentik and the Planning and Economic Development team who hosted a forum for HR professionals at the Rochester Hills Museum on Van Hoosen Farm, sharing best practices, how they are making work fun and retaining work forces, exploring potential collaborations, and learning about programs here in the city.
- Rochester Hills Fire team pinned nine individuals at the pinning ceremony marking the completion of academy training and the beginning of being probationary firefighters. Those individuals are Jay Coaster, Logan Curtis, Garrison Elliott, Justin Maher, Nick Matz, Sean Repshas, Kyrstin Sheridan, Anthony Summers, and Robert Trevino. Three individuals were pinned by family currently serving on the RHFD showing the legacy of firefighting in the families of Rochester Hills.
- Green Schools is up and running with five sustainable projects through our schools that you can donate your recycling points to, turning your trash into cash. There are a wide range of projects that you can learn about by going to greenschoolsprogram.com.
- The 3rd Public Workshop for the Adams Road Corridor is scheduled for June 17th at 6:00 p.m. at West Middle School. This is a great opportunity to share your feedback and get involved with the process.
- Introduced two new interns in the Mayor's office; Mario Guraj just finished his junior year at Michigan State University, and Kayleigh Rienas just finished her junior year at University of Michigan. The Intern program is important to the city because we are providing a hands-on experience for the next generation of leaders.

ATTORNEY'S REPORT

City Attorney Dan Christ had nothing to report.

NEW BUSINESS

- 2024-0253** Request for Purchase Authorization - FIRE: Contract/Blanket Purchase Order for emergency medical billing services in the amount not-to-exceed \$203,000.00 through December 31, 2025; The AccuMed Group, Riverview, MI

Attachments: [052024 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Tim Matz, Captain/EMS Coordinator, shared that they are looking to renew the contract with AccuMed Group for ambulance billing services. He noted this renewal would be a slight increase of 5.2%, which was part of the contract. He mentioned this is the sixth year of the contract they worked on with the City of Warren. He stated that AccuMed is not only in charge of their billing, compliance with Federal laws, but also quality assurance.

President Deel confirmed the increase was part of the contract, and it is within budget.

Mr. Matz responded yes.

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

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

Enactment No: RES0169-2024

Resolved, that the Rochester Hills City Council hereby authorizes a Contract/Blanket Purchase Order for emergency medical billing services to The AccuMed Group, Riverview, Michigan in the amount not-to-exceed \$203,000.00 through December 31, 2025.

- 2024-0166** Request for Purchase Authorization - MIS/BUILDING: Blanket Purchase Order for annual support and software maintenance for the City's Equalizer - Building, Assessing, Tax, Special Assessments, Misc. Receivables and Cash Receipting Software and website hosting fees for Assessing, Treasury, and Building Department for Permit and Property Data Lookup in the amount not-to-exceed \$90,000 for a one-year period; BS&A Software, Bath, MI

Attachments: [052024 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Mike Viazanko, Building Director, shared that this was a request for another year of the BS&A "Equalizer" Software that is utilized by most of the departments in the City.

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

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

Enactment No: RES0170-2024

Resolved, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order for annual support and software maintenance for the City's Equalizer - Building, Assessing, Tax, Special Assessments, Misc. Receivables and Cash Receipting Software and website hosting fees for Assessing, Treasury, and Building Department for Permit and Property Data Lookup to BS&A Software, Bath, Michigan in the amount not-to-exceed \$90,000.00 for a one year period.

2024-0222 Request for Approval of the Purchase Agreement for 3300 South Boulevard West

Attachments: [052024 Agenda Summary.pdf](#)
[Map.pdf](#)
[Purchase Agreement.pdf](#)
[Resolution \(Draft\).pdf](#)

Joe Snyder, Chief Financial Officer, stated this request is to approve the Purchase Agreement between the City of Rochester Hills and Mark and Barbara Ott for a 0.95-acre parcel of real property located at 3300 South Boulevard West in the amount of \$550,000. The city has negotiated the purchase agreement of the parcel with the intent of adding it to the adjacent city owned parcel, which is currently leased and operated by the Pine Trace Golf Course to expand and improve upon the Pine Trace Golf Course amenities.

President Deel stated it was his understanding the city is currently negotiating a lease with the entity that operates Pine Trace Golf Course and that lease has not yet been executed.

Mr. Snyder responded and stated that they were very close to the final lease agreement.

Ms. Neubauer stated that since the lease has not yet been executed, she would like to make a motion to approve the purchase agreement for 3300 South Boulevard West contingent on Bylen Golf Course, LLC's authorized representative executing the lease for Pine Trace approved as to form by the Mayor.

City Attorney Dan Christ added that proposed resolution states that it authorizes the Mayor to execute the necessary agreement.

A motion was made by Neubauer, seconded by Morlan, that this matter be Adopted by Amended Resolution to approve the Purchase Agreement for 3300 South Boulevard West, contingent upon Bylen Golf Course LLC's authorized representative executing the lease for Pine Trace approved as to form by the Mayor and to authorize the Mayor to execute any and all necessary agreements to complete the purchase. The motion carried by the following vote:

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

Enactment No: RES0171-2024

Resolved, that the Rochester Hills City Council approves the Purchase Agreement for 3300 South Boulevard West, contingent upon Bylen Golf Course LLC's authorized representative executing the lease for Pine Trace, approved as to form by the Mayor.

Further Resolved, that the Rochester Hills City Council authorizes the Mayor to execute any and all necessary agreements to complete the purchase.

2024-0258 Request for Purchase Authorization - CLERKS: Increase to Blanket Purchase Order for monument/marker sales in the amount of \$75,000.00 for a new not-to-exceed amount of \$100,000.00 through December 31, 2024; Patten Monument Company, Comstock Park, MI

Attachments: [052024 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Clerk Scott shared that this request for an increase to the existing blanket purchase order means we are selling a lot of monuments and benches, and the proceeds from these sales go into our Perpetual Care Trust fund which will take care of the cemetery in perpetuity. She explained that the customer pays the City for the monument, then Patten Monument Company invoices the city.

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

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

Enactment No: RES0172-2024

Resolved, that the Rochester Hills City Council hereby authorizes an increase to the Blanket Purchase Order for monument/marker sales to Patten Monument Company, Comstock Park, Michigan in the amount of \$75,000.00 for a new not-to-exceed amount of \$100,000.00 through December 31, 2024.

ANY OTHER BUSINESS

NEXT MEETING DATE - City Council Regular Meeting - June 10, 2024 - 7:00 p.m.

ADJOURNMENT

- There being no further business before Council, it was moved by Mungoli and seconded by Neubauer to adjourn the meeting at 8:32 p.m.

RYAN DEEL, President
Rochester Hills City Council

LEANNE SCOTT, MMC, Clerk
City of Rochester Hills

LORRIE SHIPWAY
Administrative Coordinator
City Clerk's Office

Approved as presented at the February 10, 2025 Regular City Council Meeting.