



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, December 4, 2023

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

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

ROLL CALL

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

Others Present

*Bryan Barnett, Mayor
Chief Sean Canto, Fire Chief/Emergency Services Director
Paul Davis, Deputy Public Services Director/City Engineer
Matt Einheuser, Natural Resources Manager
Bill Fritz, Public Service Director
Rochelle Lyon, Information Systems Director
Sara Roediger, Planning & Economic Development Director
Leanne Scott, City Clerk
Joe Snyder, Chief Financial Officer*

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

A motion was made by Blair, seconded by Morlan, that the Agenda be Approved as Amended with the removal of Legislative File 2023-0497 from the Consent Agenda. The motion CARRIED by the following vote:

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

COUNCIL AND YOUTH COMMITTEE REPORTS

Rochester Hills Government Youth Council (RHGYC):

President Deel introduced RHGYC Representative, Siddh Sheth.

Mr. Sheth stated that he is in the tenth grade at Stoney Creek High School and that he has served on the RHGYC for two years. He shared that the RHGYC has volunteered at many events over the past month including Light the Village and the Oath of Office Ceremony. He added that they also marched in the Hometown Christmas Parade yesterday. He announced that the RHGYC will have their Annual Holiday Party and meeting on December 6, 2023 and that there will be an Exam Study Night for all high school students on January 11, 2024.

Rochester Area Youth Assistance:

Ms. Mungoli shared that she attended the Innovation Hills Tree Lighting Ceremony and the Grand Marshall Gala last Thursday and both were great events.

She stated that she worked with the Rochester Area Youth Assistance on Friday at the Kris Kringle Market

She explained that the Rochester Christmas Parade was yesterday and that it was a great event, but attendance was down due to the rain.

Avondale Youth Assistance:

Ms. Morlan stated that the Oakland County Youth Assistance Program had their Annual Breakfast at The Village Club and it was a wonderful event that gathers all the Youth Assistance organizations in Oakland County.

ORDINANCE FOR INTRODUCTION

2023-0533 Request for Acceptance for First Reading - An Ordinance to Amend Sections 54-56 and 54-501 in Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify fees charged for miscellaneous services, and itinerant merchants and to repeal conflicting ordinances, and prescribe a penalty for violations

Attachments [120423 Agenda Summary.pdf](#)
[Ordinance.pdf](#)
[Resolution \(Draft\).pdf](#)

Joe Snyder, Chief Financial Officer, explained that the updates being presented are part of the City's annual process of reviewing and updating the ordinances to ensure that the fees are appropriately set and also to update any ordinance language.

He stated that the first request is for updates to Chapter 54, Fees, and was submitted by the Clerk's Office regarding notary services, passport photographs, and merchant fees. He added that if approved tonight, this will be back before Council on December 11, 2023 for a Second and Final Reading.

A motion was made by Mungioli, seconded by Walker, 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: RES0333-2023

Resolved, that an Ordinance to Amend Sections 54-56 and 54-501 in Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify fees charged for miscellaneous services, and itinerant merchants and to repeal conflicting ordinances, and prescribe a penalty for violations is hereby Accepted for First Reading.

2023-0564 Request for Acceptance for First Reading - An Ordinance to Amend Section 110-437 in Chapter 110, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify and supplement fees charged for Zoning Board of Appeals fees, and to repeal conflicting ordinances

Attachments: [120423 Agenda Summary.pdf](#)
[Ordinance.pdf](#)
[Resolution \(Draft\).pdf](#)

Joe Snyder, Chief Financial Officer, and **Sara Roediger**, Planning and Economic Development Director, were present.

Mr. Snyder stated that this request is for updates to Chapter 110, Fees, and was submitted by the Planning and Economic Development Department regarding Zoning Board of Appeals filing fees.

Ms. Morlan questioned why there was such a significant change in the fees charged.

Ms. Roediger explained that the Zoning Board of Appeals consists of seven members and that they get paid per meeting, resulting in an overall cost of approximately \$700 per meeting. She added that the publishing of a Public Hearing Notice is roughly \$200-\$300, which results in a total cost of approximately \$1,000. She noted that this request will help the City break-even on these costs. She continued that single-family requests will be kept at \$500, which is similar to surrounding communities.

A motion was made by Morlan, seconded by Walker, 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: RES0334-2023

Resolved, that an Ordinance to Amend Section 110-437 in Chapter 110, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify and supplement fees charged for Zoning Board of Appeals fees, and to repeal conflicting ordinances is hereby Accepted for First Reading.

- 2023-0565** Request for Acceptance for First Reading - An Ordinance to Amend Section 122-304 in Chapter 122, Land Division, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to update utility improvement standards, and to repeal conflicting or inconsistent ordinances

Attachments [120423 Agenda Summary.pdf](#)
[Ordinance.pdf](#)
[Resolution \(Draft\).pdf](#)

Joe Snyder, Chief Financial Officer, stated that this request is for updates to the fees for street trees outlined in Chapter 122, Land Division, and was submitted by the Planning and Economic Development Department regarding street trees. He explained that the current Zoning Ordinance dictating the amount of street trees per lot does not cover the cost of the City to the plant the tree. He shared that the proposed fee and the updated Zoning Ordinance will resolve this. He added that if approved tonight, this will be back before Council on December 11, 2023 for a Second and Final Reading.

Ms. Mungoli explained that the cost of the tree is currently \$200.00 and that it is being proposed to amend the cost to equal the current market value as determined by the Parks and Natural Resources Department. She expressed her concerns that there should be some type of stable pricing structure in place to avoid fluctuating prices.

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, Deel, Morlan, Mungoli, Neubauer and Walker

Enactment No: RES0335-2023

Resolved, that an Ordinance to Amend Section 122-304 in Chapter 122, Land Division, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to update utility improvement standards, and to repeal conflicting or inconsistent ordinances is hereby Accepted for First Reading.

PLANNING AND ECONOMIC DEVELOPMENT

- 2023-0537** Request for Purchase Authorization - PLANNING: Waiver of Section 2-273(b) of the Purchasing Ordinance; Contract/Blanket Purchase Order for grant administration and oversight assistance services related to the EGLE Restoration and Remediation Grant in the amount not-to-exceed \$1,900,000.00 through September 30, 2028; ASTI Environmental, Brighton, MI

Attachments: [120423 Agenda Summary.pdf](#)
[Proposal for Services.pdf](#)
[Resolution \(Draft\).pdf](#)

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

Ms. Roediger explained that the City has approved the receipt of the \$75 million Grant from EGLE, and Tom Wackerman will be assisting the City in leveraging those dollars and distributing the funds. She stated that this request is for a variance to the three-year requirement for the City's Purchasing Policy because there is a set time-frame for the distribution of the Grant. She further stated that this request will also award the Grant administration contract to ASTI Environmental.

Mr. Wackerman shared that the Grant was authorized on August 22, 2023 by the State Legislature and was signed by the Mayor on September 29, 2023. He commented that they have had four workshops to develop policies, procedures, and ranking criteria. He announced that they now have a full set of documents which include procedures associated with getting the Grant, the Grant application form, the ranking criteria, and the Sub-Grant agreement. He stated that the Grant goes live on January 2, 2024 at 8:00 a.m. and that all activities pertaining to the Grant have to be done by July 15, 2027, with the Grant ending on September 30, 2027. He explained that there are two areas in the City that can be covered by the Grant, which includes 102 parcels, 679 acres, 11 former landfills, and one super fund site. He stated that \$74.25 million is available for the City to spend and that the remaining money is allocated to EGLE for their administrative costs.

He shared that there are four objectives that were developed:

- To provide substantive improvements in reducing historical threats to public health or the environment
- To provide a potential beneficial effect in the area that would not have occurred without the incentives
- To incorporate a preference for source control active remediation or mitigation beyond what is required for due care obligations
- Be consistent with the City's intended uses as defined in the City's Master Plan, Zoning Requirements, and as deemed appropriate to ensure a desirable and cohesive development with the surrounding community

He shared that they have not received any applications yet because the Grant is not live, but that they have had four interested parties that they have met with. He continued that they have identified City-owned properties as well and that they are working with EGLE to potentially include those properties in this Grant. He stated that they will be providing monthly progress reports to the City, quarterly reports to EGLE, and quarterly updates to the City Council.

Mr. Walker shared that he has been a part of the workshops regarding this Grant over the past four months. He remarked that this project is unprecedented and that Mr. Wackerman has the experience and knowledge to help the City navigate this project.

President Deel also stated that he is on the committee regarding this Grant and that Mr. Wackerman is extremely knowledgeable in this subject matter. He explained that the City is both the recipient of the Grant and the Grant Administrator. He commented that when the City is done with this project, the City will have a cleaner environment. He questioned how long Mr. Wackerman

has worked with the City.

Mr. Wackerman responded that he has worked with the City for almost 25 years.

President Deel thanked State Representative Tisdell and State Senator Webber for their help in negotiating this Grant for the City.

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, Munglioli, Neubauer and Walker

Enactment No: RES0302-2023

Resolved, that the Rochester Hills City Council hereby waives Section 2-273(b), the requirements for long term contracts, under Section 2-281, which allows City Council the authority to waive any regulation or procedure pertaining to purchasing, deeming it to be in the best interest of the City.

Further Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for grant administration and oversight assistance services related to the EGLE Restoration and Remediation Grant the City was awarded on September 29, 2023 to ASTI Environmental, Brighton, Michigan, in the amount not-to-exceed \$1,900,000.00 through September 30, 2028 and further authorizes the Mayor to execute an agreement on behalf of the City.

2023-0502 Request for Conditional Use Approval to construct and operate a self storage facility in the I Industrial zoning district for Hamlin Road Storage Facility at 1575 E. Hamlin Rd., located on the north side of Hamlin between John R and Dequindre Rd., Steve Osborne, CDK Development, LLC, Applicant

Attachments: [120423 Agenda Summary.pdf](#)
[Supplemental Plans to Reviewed Plans 100523.pdf](#)
[Letter Fenn & Associates 111623.pdf](#)
[Minutes PC 111423 \(Draft\).pdf](#)
[Staff Report 091423.pdf](#)
[Letter Fenn & Associates 063023.pdf](#)
[Reviewed Plans 100523.pdf](#)
[Development Application.pdf](#)
[Environmental Impact Statement.pdf](#)
[Email CDK Development 110823.pdf](#)
[Letter ASTI 090523.pdf](#)
[Letter WRC 032323.pdf](#)
[Landscape Cost Estimate 081723.pdf](#)
[Prelim Engineering Cost Estimate 081823.pdf](#)
[Notice of Public Hearing.pdf](#)
[Resolution \(Draft\).pdf](#)
[Suppl Presentation.pdf](#)

Sara Roediger, Planning and Economic Development Director, **Scott DiParvino**, CDK Development, and **Jessica Sutter**, Fenn & Associates, Inc., were present.

Ms. Roediger stated that this development is on the north side of Hamlin Road near Borden Park. She continued that the parcel is zoned Industrial and that it is also part of the Landfill Planning Area B, but it has never been a landfill and does not have any contamination concerns.

She presented the following information regarding the Site Plan:

- Site Plan Approval and Tree Removal Permit were approved at Nov. 14, 2023 Planning Commission Meeting

- Conditions Included:

- Reducing lighting impacts
- Amending planting locations
- Correcting building height
- Clarifying screening wall materials

- Elevations

- 3 Story - 87,500 sq. ft. building
- 550 storage units
- Building height - 34'-10"
- Masonry, Metal Panels, Glazing

- Conditional Use Review Criteria

- Will promote the intent and purpose of (the Ordinance)
- Will be designed, constructed, operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public services and facilities affected by the land use and the community as a whole
- Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage ways, refuse disposal, or that the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service
- Will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare
- Will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community

Ms. Neubauer commended the applicant for making the changes that were suggested by the Planning Commission.

Mr. Blair thanked the applicant for doing business in the City.

Ms. Morlan questioned if the applicant has had conversations with the neighbors.

Mr. DiParvine responded that he has spoken with the neighbor to the west of the property that was present at the last meeting, but that he still has to speak with the neighbor south of Hamlin Road.

Ms. Roediger shared that the neighbor to the west indicated at the Planning Commission meeting that he is relieved that the vegetation along the west side of the property is being maintained.

Ms. Morlan inquired if the neighbor to the south was concerned about the lighting.

Mr. DiParvine stated that was correct and that they will be the owners of the building and can adjust the lighting accordingly.

A motion was made by Neubauer, seconded by Blair, 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: RES0303-2023

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use for an indoor storage facility to be constructed and operated at 1575 E. Hamlin Road, based on documents received by the Planning Department on September 20, 2023 with the following findings and subject to the following conditions:

Findings

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The proposed building and conditional use have been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposed indoor storage facility should have a positive impact on the community as a whole and the surrounding area by providing additional storage opportunities within the I Industrial District.
4. The proposed building and use will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal.
5. The proposed building and use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare.
6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

Conditions

1. The use shall remain consistent with the facts and information presented to the City as a part of the applicant's application and at the public hearing (as may be amended by this motion).
2. If, in the determination of City staff, the intensity of the operation changes or increases, in terms of traffic, queuing, noise, hours, lighting, odor, or other aspects that may cause adverse off-site impact, City staff may require and order the conditional use approval to be

remanded to the Planning Commission and City Council as necessary for re-examination of the conditional use approval and conditions for possible revocation, modification or supplementation.

3. Correct the discrepancy of the height of the building to a maximum height of 34 feet 10 inches.
4. Lights for the three windows on the south elevation in the center are to be on a motion sensor from 6 p.m. to 9 a.m.
5. West side wall plantings are to be moved to the south side of the site along Hamlin Rd.
6. Screening wall materials are to match the building.

2023-0513 Request to Direct the Historic Districts Study Committee to Study Delisting Parcel Numbers 15-15-327-016, 15-15-327-017, and 15-15-327-018 (formerly known as 1021 Harding Ave.) as a Noncontiguous Historic District

Attachments: [120423 Agenda Summary.pdf](#)
[Minutes HDC 110923 \(Draft\).pdf](#)
[Memo McLeod 110923.pdf](#)
[Applicant's Letter.pdf](#)
[HDSC Report Eureka Fruit Farm.pdf](#)
[Site Plan.pdf](#)
[Potential Home Architecture.pdf](#)
[Architecture in RH area.pdf](#)
[Resolution \(Draft\).pdf](#)

Sara Roediger, Planning and Economic Development Director, **Art Hug**, Applicant, and **Shannon Greene**, Applicant, were present.

Ms. Roediger stated that there was approval from the Historic District Commission to demolish the home at 1021 Harding Avenue, which has happened. She continued that the property owner split the lot into three separate lots and that the western-most property has been sold to the applicants, who are looking to construct a home. She explained that Historic District Commission recommended investigating a delisting of the property as a Noncontiguous Historic District since the house and the other structures on the property were demolished. She discussed that if Council agrees with this request from the Historic District Commission, it will move on to the Historic Districts Study Committee to investigate this option further. She added that the owner of the other two properties is also in favor of the delisting.

President Deel shared that the previous owner of this property did not maintain homeowner's insurance and that the home burned to the ground, creating a hazardous condition. He expressed that there is a moral hazard the City may face by delisting the property because it could allow residents to be careless with their historic properties. He continued that the property has lost its historical value and that it is not in the public good to let the property go to waste. He remarked that he believes the Historic Districts Study Commission will find that there is no historical value remaining on this property and that they will recommend delisting the property.

Ms. Mungoli expressed that she would like to see the Historic Districts Study

Commission review all the noncontiguous properties in the City to see if they may need to be delisted as well. She added that a plaque highlighting the previous historical significance at the property may be acceptable. She explained that the City Council has denied the delisting of the property twice in the past because a structure was present, and now that the structure is gone, they may be willing to delist it.

President Deel *inquired whether Ms. Mungoli's amended motion would include the study of all Noncontiguous Historic Districts.*

Ms. Mungoli *responded that she wants to make sure each property is evaluated to see if the Historic District Designation is appropriate.*

Ms. Roediger *stated that the request to delist or modify a Historic District is quite lengthy and that she appreciates Ms. Mungoli's suggestion of discussing this issue at the City Council - Planning Commission Joint Meeting in January. She added that 24 properties are part of a Noncontiguous Historic District in the City and that they can talk about ways to help property owners to keep up their property.*

Ms. Morlan *shared that she toured the property after the home burned and that it was unsafe. She added that she supports the installation of a plaque at the property and that she does not believe City resources should be utilized any longer on this property when the historical elements are no longer present.*

Mr. Walker *explained that the current owner of the property was unaware that she bought property in a Historic District and that there is a moral obligation from a seller's perspective to disclose this information. He inquired whether Ms. Roediger could share with them what type of obstacles they might face if this was to be left as a Historic District property.*

Ms. Roediger *commented that there is no difference in the Zoning requirements, but that the regulations for the Historic District relate to the design and style of the home. She continued that this can cause unnecessary government interference for homes that may not necessarily have any historic value.*

Mr. Walker *expressed that the new owners are anxious to build on the new property they have purchased but that they are not able to because of the Historic District designation.*

Mr. Hug *stated that if they have to wait to build, they will wait. He continued that the day they made the offer, they found out that the home was in a Historic District. He explained that they attended the Historic District Commission meeting to learn more about what the designation meant and that it was suggested to them to look into delisting the property.*

Ms. Greene *shared that they are looking to incorporate some of the current elements of the property into their new home, such as using some of the pine trees in the construction of the home and using some of the remaining bricks in the home.*

Mr. Hug explained that they did not know a home and barn were previously present on the property when they made the offer for the land.

Ms. Roediger stated that in this instance there is a parcel with no structure present, so the process should occur as quickly as possible.

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: RES0304-2023

Resolved, that the Rochester Hills City Council hereby refers the Historic Districts Commission's request to eliminate the locally designated historic district located at Parcel Numbers 15-15-327-016, 15-15-327-017, and 15-15-327-018, formerly known as 1021 Harding Ave., to the Historic Districts Study Committee for review and for the Committee to conduct a study in conformance with the Ordinance and to report back to Council with a complete report of their findings and recommendations.

PUBLIC COMMENT for Items not on the Agenda

None.

CONSENT AGENDA

All matters under Consent Agenda are considered to be routine and will be enacted by one motion, without discussion. If any Council Member or Citizen requests discussion of an item, it will be removed from Consent Agenda for separate discussion.

2023-0527 Request for Purchase Authorization - CITYWIDE: Blanket Purchase Order for the purchase of various products through an online marketplace in the amount not-to-exceed \$75,000.00 through December 31, 2024; Amazon.com Services LLC., Seattle, WA

Attachments: [120423 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0305-2023

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for the purchase of various products through an online marketplace to Amazon.com Services, LLC., Seattle, Washington in the amount not-to-exceed \$75,000.00 through December 31, 2024.

2023-0529 Request for Purchase Authorization - CITYWIDE: Blanket Purchase Order for the purchase of office supplies and equipment in the amount not-to-exceed \$55,000.00 through December 31, 2024; Office Depot, Inc., Boca Raton, FL; and other office supply vendors as appropriate

Attachments: [120423 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0306-2023

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for the purchase of office supplies and equipment to Office Depot, Inc. Boca Raton, Florida, and other office supply vendors as appropriate, in the amount not-to-exceed \$55,000.00 through December 31, 2024.

- 2023-0532** Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase Order for design engineering services for sewer extension at Innovation Hills in the amount not-to-exceed \$86,500.00; Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI

Attachments: [120423 Agenda Summary.pdf](#)
[Design Services Proposal.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0307-2023

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for design engineering services for sewer extension at Innovation Hills to Hubbell, Roth & Clark, Inc., Bloomfield Hills, Michigan in the amount not-to-exceed \$86,500.00 and further authorizes the Mayor to execute the agreement on behalf of the City.

- 2023-0540** Request for Purchase Authorization - PARKS/DPS GAR: Blanket Purchase Order for purchase of groundskeeping materials in the amount not-to-exceed \$63,000.00 through December 30, 2026; Harrell's LLC., Lakeland, FL

Attachments: [120423 Agenda Summary.pdf](#)
[Groundskeeping Materials Tabulations.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0308-2023

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for the purchase of groundskeeping materials to Harrell's LLC., Lakeland, Florida, in the amount not-to-exceed \$63,000.00 through December 30, 2026.

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, Mungoli, Neubauer and Walker

Removed from Consent Agenda at the Request of Administration:

2023-0497 Request for Purchase Authorization - FACILITIES: Contract/Blanket Purchase Order for as-needed tuckpointing, stone replacement, and masonry repair in the amount not-to-exceed \$39,000.00 through November 30, 2026; Poe Restoration and Waterproofing Company, Oak Park, MI

Attachments [120423 Agenda Summary.pdf](#)
[Proposals Tabulation.pdf](#)
[Resolution \(Draft\).pdf](#)

LEGISLATIVE & ADMINISTRATIVE COMMENTS

President Deel welcomed Marvie Neubauer and Jason Carlock as the newest City Council Members.

Ms. Neubauer thanked the City's team for bringing her up to speed over the past couple of weeks and expressed that she is very proud to serve the City.

Mr. Blair shared that he attended Light the Village and the Hometown Christmas Parade with his family and that they were fantastic events.

Mr. Carlock thanked the City Staff and his fellow City Council Members for their help in getting him up to speed as a new City Council Member.

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

- Drexelgate Parkway is open to two-way traffic
- The Dutton Road Bridge is completed
- A large holiday ornament was installed at the Auburn Road Corridor
- The Hometown Christmas Parade was a great event, with help from the Department of Public Services and the Museum
- The City employees are participating in the 30 Days of Giving where they volunteer with various nonprofit charities
- 200 trees have been lit at Innovation Hills for the Christmas Season
- Festive Fridays is a new event that will happen at Innovation Hills on December 8, 2023 at 5pm to view the Christmas lights and enjoy coffee and a donut

ATTORNEY'S REPORT

City Attorney John Staran was not present.

NOMINATIONS/APPOINTMENTS

- 2023-0554** Adoption of Resolution to Waive City Council Rules of Procedure to allow for Citizen Appointments to be made within a one-week period of their Nominations

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

President Deel stated that the normal process under the City Council Rules is that when a nomination is made, if there are more nominations than positions to fill, they have to wait two weeks. He continued that due to the upcoming Christmas Season, they are requesting to waive those rules so that the appointments can be made at the December 11, 2023 meeting.

A motion was made by Neubauer, 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: RES0309-2023

Resolved, that the Rochester Hills City Council waives the City Council Rules of Procedure, Article VII, Boards, Commissions and Committees, Section 0.1 (ii) to allow for Citizen Appointments to be made within a one-week period of their nominations.

- 2023-0543** Nomination/Appointment of seven (7) Citizen Representatives to the Deer Management Advisory Committee, each for a one-year term to expire December 31, 2024

Attachments: [120423 Agenda Summary.pdf](#)
[Nomination Form.pdf](#)
[Aradi CQ.pdf](#)
[Barno CQ.pdf](#)
[Beightol CQ.pdf](#)
[Braun III CQ.pdf](#)
[Donovan CQ.pdf](#)
[Duperon CQ.pdf](#)
[Ferry CQ.pdf](#)
[Galliway CQ.pdf](#)
[Hunter CQ.pdf](#)
[Kubicina CQ.pdf](#)
[McCracken CQ.pdf](#)
[Malhotra CQ.pdf](#)
[Nachtman CQ.pdf](#)
[Paille CQ.pdf](#)
[Sahu CQ.pdf](#)
[Soroka CQ.pdf](#)
[Yazbeck CQ.pdf](#)
[Notice of Vacancy.pdf](#)
[Resolution \(Draft\).pdf](#)

President Deel stated that Council is requested to appoint seven Citizen Representatives to the Deer Management Advisory Committee, each for a one-year term to expire on December 31, 2024.

President Deel Opened the Floor for Nominations.

Ms. Mungioli commented that she has served on the Deer Management Committee with Mr. Hetrick and that all of the previous Committee members have expressed interest in returning to the Committee for the upcoming term. She nominated Deborah Barno, Rick Braun, III, Sean Donovan, Benjamin Galliway, Scott Hunter, Jim Kubicina, and James Nachtman for re-appointment.

Seeing No Further Nominations, President Deel Closed the Floor for Nominations.

President Deel announced Deborah Barno, Rick Braun, III, Sean Donovan, Benjamin Galliway, Scott Hunter, Jim Kubicina, and James Nachtman would be appointed to the Deer Management Advisory Committee.

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: RES0310-2023

Resolved, that the Rochester Hills City Council appoints Deborah Barno, Rick Braun, III, Sean Donovan, Benjamin Galliway, Scott Hunter, Jim Kubicina, and James Nachtman to the Deer Management Advisory Committee each to serve a one-year term expiring December 31, 2024.

2023-0544 Nomination/Appointment of two (2) Citizen Representatives to the Elections

Commission, each for a three-year term to expire December 31, 2026

Attachments: [120423 Agenda Summary \(Revised\).pdf](#)
[Nomination Form.pdf](#)
[Aradi CQ.pdf](#)
[Arrington CQ.pdf](#)
[Chambers CQ.pdf](#)
[Dow CQ.pdf](#)
[Ferry CQ.pdf](#)
[Galliway CQ.pdf](#)
[Ghayas CQ .pdf](#)
[Hauser CQ.pdf](#)
[Ivanaj CQ.pdf](#)
[Jamian CQ.pdf](#)
[Lassner CQ.pdf](#)
[McCracken CQ.pdf](#)
[Malhotra CQ.pdf](#)
[Parisi CQ.pdf](#)
[Pinkham CQ.pdf](#)
[Willhite-Iserman CQ.pdf](#)
[Notice of Vacancy.pdf](#)
[120423 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)
[Resolution \(Revised Draft\).pdf](#)

President Deel stated that Council is requested to appoint two Citizen Representatives to the Elections Commission, each for a three-year term to expire on December 31, 2026.

President Deel Opened the Floor for Nominations.

Ms. Blair nominated Denise Chambers and Daniel Hauser.

Seeing No Further Nominations, President Deel Closed the Floor for Nominations.

President Deel announced Denise Chambers and Daniel Hauser would be appointed to the Elections Commission.

A motion was made by Blair, 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: RES0311-2023

Resolved, that the Rochester Hills City Council appoints Denise Chambers and Daniel Hauser to the Elections Commission, each to serve a three-year term expiring December 31, 2026.

2023-0545 Nomination/Appointment of three (3) Citizen Representatives to the Green Space Advisory Board, each for a three-year term to expire December 31, 2026

Attachments [120423 Agenda Summary.pdf](#)
[Nomination Form.pdf](#)
[Arrington CQ.pdf](#)
[Bante CQ.pdf](#)
[Berard CQ.pdf](#)
[Braun III CQ.pdf](#)
[Carpenter CQ.pdf](#)
[De CQ.pdf](#)
[Duperon CQ.pdf](#)
[Fakhouri CQ.pdf](#)
[Ferry CQ.pdf](#)
[Frederiksen CQ.pdf](#)
[Galliway CQ.pdf](#)
[Hunter CQ.pdf](#)
[Ivanaj CQ.pdf](#)
[McCracken CQ.pdf](#)
[McCurdy CQ.pdf](#)
[McGunn CQ.pdf](#)
[Malhotra CQ.pdf](#)
[Ogden CQ.pdf](#)
[Pohl CQ.pdf](#)
[Sahu CQ.pdf](#)
[Strunk, J CQ.pdf](#)
[Strunk, S CQ.pdf](#)
[Swider CQ.pdf](#)
[Yazbeck CQ.pdf](#)
[Notice of Vacancy.pdf](#)
[Resolution \(Draft\).pdf](#)

President Deel stated that Council is requested to appoint three Citizen Representatives to the Green Space Advisory Board, each for a three-year term to expire on December 31, 2026.

President Deel Opened the Floor for Nominations.

Ms. Mungoli nominated David McCracken, Chander Malhotra, and Susan Strunk.

Mr. Blair nominated Scott Hunter.

Seeing No Further Nominations, President Deel Closed the Floor for Nominations.

President Deel announced that Scott Hunter, David McCracken, Chander Malhotra, and Susan Strunk were nominated for the Green Space Advisory Board. He added that as there were more nominations than vacant positions available, per the City Council's Rules, the appointment for the vacancy will move to the December 11, 2023 City Council Meeting.

Discussed; Nominated: Scott Hunter, David McCracken, Chandler Malhotra, and Susan Strunk.

2023-0547 Nomination/Appointment of two (2) Citizen Representatives to the Historic Districts Commission, each for a three-year term to expire December 31, 2026

Attachments: [120423 Agenda Summary.pdf](#)
[HDC Appt Memo -2024.pdf](#)
[Nomination Form.pdf](#)
[Braun III CQ.pdf](#)
[Dow CQ.pdf](#)
[Ferry CQ.pdf](#)
[Frederiksen CQ.pdf](#)
[Galliway CQ.pdf](#)
[Krajewski CQ.pdf](#)
[Lassner CQ.pdf](#)
[Lemanski CQ.pdf](#)
[McCracken CQ.pdf](#)
[McGunn CQ.pdf](#)
[Paille CQ.pdf](#)
[Parisi CQ.pdf](#)
[Pinkham CQ.pdf](#)
[Pohl CQ.pdf](#)
[Sahu CQ.pdf](#)
[Yazbeck CQ.pdf](#)
[Notice of Vacancy.pdf](#)
[Resolution \(Draft\).pdf](#)

President Deel stated that Council is requested to appoint two Citizen Representatives to the Historic Districts Commission, each for a three-year term to expire on December 31, 2026.

President Deel Opened the Floor for Nominations.

Ms. Morlan nominated Bryan Lemanski and Michael McGunn.

Seeing No Further Nominations, President Deel Closed the Floor for Nominations.

President Deel announced that Bryan Lemanski and Michael McGunn would be appointed to the Historic Districts Commission.

A motion was made by Morlan, seconded by Walker, 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: RES0312-2023

Resolved, that the Rochester Hills City Council appoints Bryan Lemanski and Michael McGunn to the Historic Districts Commission, each to serve a three-year term to expire December 31, 2026.

- 2023-0548** Nomination/Appointment of four (4) Citizen Representatives to the Historic Districts Study Committee, each for a two-year term to expire December 31, 2025

Attachments: [120423 Agenda Summary.pdf](#)
[HDSC Appt Memo - 2023.pdf](#)
[Nomination Form.pdf](#)
[Ferry CQ.pdf](#)
[Lassner CQ.pdf](#)
[Lemanski CQ.pdf](#)
[McCracken CQ.pdf](#)
[Thompson CQ.pdf](#)
[Yazbeck CQ.pdf](#)
[Notice of Vacancy.pdf](#)
[Resolution \(Draft\).pdf](#)

President Deel stated that Council is requested to appoint four Citizen Representatives to the Historic Districts Study Committee, each for a two-year term to expire on December 31, 2025.

President Deel Opened the Floor for Nominations.

Ms. Blair nominated Janis Ferry, Bryan Lemanski, David McCracken, and Jason Thompson.

Ms. Morlan stated she would also like to nominate Janis Ferry.

Seeing No Further Nominations, President Deel Closed the Floor for Nominations.

President Deel announced that Janis Ferry, Bryan Lemanski, David McCracken, and Jason Thompson would be appointed to the Historic Districts Study Committee.

A motion was made by Blair, 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: RES0313-2023

Resolved, that the Rochester Hills City Council appoints Janis Ferry, Bryan Lemanski, David McCracken, and Jason Thompson to the Historic Districts Study Committee, each to serve a two-year term to expire December 31, 2025.

- 2023-0549** Nomination/Appointment of two (2) Citizen Representatives to the Human Resources Technical Review Committee, each for a one-year term to expire December 31, 2024

Attachments: [120423 Agenda Summary.pdf](#)
[Nomination Form.pdf](#)
[Dow CQ.pdf](#)
[Fakhouri CQ.pdf](#)
[Garvey CQ.pdf](#)
[Hooper CQ.pdf](#)
[McCracken CQ.pdf](#)
[Paille CQ.pdf](#)
[Parisi CQ.pdf](#)
[Reyes CQ.pdf](#)
[Sahu CQ.pdf](#)
[Swider CQ.pdf](#)
[Notice of Vacancy.pdf](#)
[Resolution \(Draft\).pdf](#)

President Deel stated that Council is requested to appoint two Citizen Representatives to the Human Resources Technical Review Committee, each for a one-year term to expire on December 31, 2024.

President Deel Opened the Floor for Nominations.

Ms. Mungoli stated that she has served on this committee. She nominated Sharon Dow and Greg Hooper.

Seeing No Further Nominations, President Deel Closed the Floor for Nominations.

President Deel announced that Sharon Dow and Greg Hooper would be appointed to the Human Resources Technical Review Committee.

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

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

Enactment No: RES0314-2023

Resolved, that the Rochester Hills City Council appoints Sharon Dow and Greg Hooper to the Human Resources Technical Review Committee, each to serve a one-year term to expire December 31, 2024.

2023-0550 Nomination/Appointment of two (2) Citizen Representatives to the Liquor License Technical Review Committee, each for a one-year term to expire December 31, 2024

Attachments: [120423 Agenda Summary.pdf](#)
[Nomination Form.pdf](#)
[Aradi CQ.pdf](#)
[Arrington CQ.pdf](#)
[Campbell CQ.pdf](#)
[Fakhouri CQ.pdf](#)
[Garvey CQ.pdf](#)
[Hauser CQ.pdf](#)
[Hooper CQ.pdf](#)
[Ivanaj CQ.pdf](#)
[Kaszubski CQ.pdf](#)
[Krajewski CQ.pdf](#)
[McCracken CQ.pdf](#)
[McCurdy CQ.pdf](#)
[Ogden CQ.pdf](#)
[Sahu CQ.pdf](#)
[Swider CQ.pdf](#)
[Notice of Vacancy.pdf](#)
[Resolution \(Draft\).pdf](#)

President Deel stated that Council is requested to appoint two Citizen Representatives to the Liquor License Technical Review Committee, each for a one-year term to expire on December 31, 2024.

President Deel Opened the Floor for Nominations.

Ms. Walker nominated Greg Hooper and David McCracken.

Seeing No Further Nominations, President Deel Closed the Floor for Nominations.

President Deel announced that Greg Hooper and David McCracken would be appointed to the Liquor License Technical Review Committee.

A motion was made by Walker, 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: RES0315-2023

Resolved, that the Rochester Hills City Council appoints Greg Hooper and David McCracken to the Liquor License Technical Review Committee, each to serve a one-year term to expire December 31, 2024.

2023-0551 Nomination/Appointment of seven (7) Citizen Representatives to the Public Safety and Infrastructure Technical Review Committee, each for a one-year term to expire December 31, 2024

Attachments: [120423 Agenda Summary.pdf](#)
[Nomination Form.pdf](#)
[Braun III CQ.pdf](#)
[De CQ.pdf](#)
[Dow CQ.pdf](#)
[Duperon CQ.pdf](#)
[Fakhouri CQ.pdf](#)
[Ferry CQ.pdf](#)
[Garvey CQ.pdf](#)
[Ghayas CQ .pdf](#)
[Graves CQ.pdf](#)
[Hennesy CQ.pdf](#)
[Hooper CQ.pdf](#)
[Krajewski CQ.pdf](#)
[McCracken CQ.pdf](#)
[Malik CQ.pdf](#)
[Morris CQ.pdf](#)
[Ogden CQ.pdf](#)
[Smith CQ.pdf](#)
[Struzik CQ.pdf](#)
[Swider CQ.pdf](#)
[Tokarski CQ.pdf](#)
[Yazbeck CQ.pdf](#)
[Notice of Vacancy.pdf](#)
[Resolution \(Draft\).pdf](#)

President Deel stated that Council is requested to appoint seven Citizen Representatives to the Public Safety and Infrastructure Technical Review Committee, each for a one-year term to expire on December 31, 2024.

Public Comment:

James Tokarski, 2560 Eastern Avenue, thanked the City for giving him and other residents of the City the opportunity to serve. He explained that he is a Veteran of the United States Air Force and that he is also the Co-President of the Rochester Area Republican Club. He announced that they will have their annual event on Wednesday, December 6, 2023 at 7:00 p.m. at the Rochester Community Center.

President Deel Opened the Floor for Nominations.

Ms. Morlan nominated Sharon Dow, Jayson Graves, Greg Hooper, Heidi Morris, Ryan Smith, Scott Struzik, and James Tokarski.

Seeing No Further Nominations, President Deel Closed the Floor for Nominations.

President Deel announced that Sharon Dow, Jayson Graves, Greg Hooper, Heidi Morris, Ryan Smith, Scott Struzik, and James Tokarski would be appointed to the Public Safety and Infrastructure Technical Review Committee.

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

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

Enactment No: RES0316-2023

Resolved, that the Rochester Hills City Council appoints Sharon Dow, Jayson Graves, Greg Hooper, Heidi Morris, Ryan Smith, Scott Struzik, and James Tokarski to the Public Safety and Infrastructure Technical Review Committee, each to serve a one-year term to expire December 31, 2024.

2023-0552 Nomination/Appointment of one (1) Citizen Representative to the Rochester Hills Museum Foundation for a two-year term to expire December 31, 2025

Attachments: [120423 Agenda Summary.pdf](#)
[Nomination Form.pdf](#)
[Aradi CQ.pdf](#)
[Dow CQ.pdf](#)
[Ferry CQ.pdf](#)
[Frederiksen CQ.pdf](#)
[Galliway CQ.pdf](#)
[McCracken CQ.pdf](#)
[Parisi CQ.pdf](#)
[Pixley CQ.pdf](#)
[Sahu CQ.pdf](#)
[Swider CQ.pdf](#)
[Notice of Vacancy.pdf](#)
[Resolution \(Draft\).pdf](#)

President Deel stated that Council is requested to appoint one Citizen Representative to the Rochester Hills Museum Foundation, for a two-year term to expire on December 31, 2025.

President Deel Opened the Floor for Nominations.

Ms. Morlan nominated Vern Pixley.

Seeing No Further Nominations, President Deel Closed the Floor for Nominations.

President Deel announced that Vern Pixley would be appointed to the Rochester Hills Museum Foundation.

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

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

Enactment No: RES0317-2023

Resolved, that the Rochester Hills City Council appoints Vern Pixley to the Rochester Hills Museum Foundation to serve a two-year term expiring December 31, 2025.

2023-0553 Nomination/Appointment of five (5) Citizen Representatives to the Water System Advisory Council, each for a one-year term to expire December 31, 2024

Attachments: [120423 Agenda Summary.pdf](#)
[Nomination Form.pdf](#)
[Aradi CQ.pdf](#)
[Duperon CQ.pdf](#)
[Frederiksen CQ.pdf](#)
[Garvey CQ.pdf](#)
[Hennessy CQ.pdf](#)
[Hooper CQ.pdf](#)
[Hurst CQ.pdf](#)
[Ivanaj CQ.pdf](#)
[McCracken CQ.pdf](#)
[Malhotra CQ.pdf](#)
[Paille CQ.pdf](#)
[Sahu CQ.pdf](#)
[Notice of Vacancy.pdf](#)
[Resolution \(Draft\).pdf](#)

President Deel stated that Council is requested to appoint five Citizen Representatives to the Water System Advisory Council, each for a one-year term to expire on December 31, 2024.

President Deel Opened the Floor for Nominations.

Ms. Mungoli nominated Ryan Garvey, Greg Hooper, Philip Hurst, Zef Ivanaj, and John Paille.

Seeing No Further Nominations, President Deel Closed the Floor for Nominations.

President Deel announced that Ryan Garvey, Greg Hooper, Philip Hurst, Zef Ivanaj, and John Paille would be appointed to the Water System Advisory Council.

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, Deel, Morlan, Mungoli, Neubauer and Walker

Enactment No: RES0318-2023

Resolved, that the Rochester Hills City Council appoints Ryan Garvey, Greg Hooper, Philip Hurst, Zef Ivanaj, and John Paille to the Water System Advisory Council to serve a one-year term expiring December 31, 2024.

Election of City Council President and Vice-President

2023-0555 Election of City Council President for a one-year term to expire December 2, 2024

Attachments: [120423 Agenda Summary.pdf](#)
[Nomination Form .pdf](#)
[Election Procedure - Robert's Rules.pdf](#)
[Resolution \(Draft\).pdf](#)

President Deel Opened the Floor for Nominations.

Mr. Walker stated that President Deel has led the Council with honor and dignity and announced that he would like to nominate President Deel for City Council President.

Seeing No Further Nominations, President Deel Closed the Floor for Nominations.

President Deel announced that he will be appointed to City Council President for 2024 and thanked his fellow City Council Members.

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

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

Enactment No: RES0319-2023

Resolved, that the Rochester Hills City Council appoints Ryan Deel as City Council President for a term to expire December 2, 2024.

2023-0556 Election of City Council Vice-President for a one-year term to expire December 2, 2024

Attachments: [120423 Agenda Summary.pdf](#)
[Nomination Form .pdf](#)
[Election Procedure - Robert's Rules.pdf](#)
[Resolution \(Draft\).pdf](#)

President Deel Opened the Floor for Nominations.

President Deel nominated David Walker.

Seeing No Further Nominations, President Deel Closed the Floor for Nominations.

President Deel announced that David Walker would be appointed to City Council Vice President for 2024.

A motion was made by Deel, 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: RES0320-2023

Resolved, that the Rochester Hills City Council appoints David Walker as City Council Vice President for a term to expire December 2, 2024.

Council Appointments to Independent Boards and Commissions

2023-0567 Appointment of one (1) City Council Member to the Advisory Traffic & Safety Board for a one-year term to expire December 2, 2024

Attachments: [Nomination Form - ATSB.pdf](#)

Appointed David Blair to the Advisory Traffic & Safety Board for a one-year term to expire on December 2, 2024.

- 2023-0568** Appointment of one (1) City Council Member to Avondale Youth Assistance for a one-year term to expire December 2, 2024

Attachments: [Nomination Form - Avondale Youth Assistance.pdf](#)

Appointed Carol Morlan to Avondale Youth Assistance for a one-year term to expire December 2, 2024.

- 2023-0569** Appointment of one (1) City Council Member to the Board of Trustees to the Retiree Health Care Trust for a one-year term to expire December 2, 2024

Attachments: [Nomination Form - BOT Retiree Health Care Trust.pdf](#)

Appointed Ryan Deel to the Board of Trustees to the Retiree Health Care Trust for a one-year term to expire December 2, 2024.

- 2023-0570** Appointment of one (1) City Council Member to the Brownfield Redevelopment Authority for a one-year term to expire December 2, 2024

Attachments: [Nomination Form - Brownfield Redevelopment.pdf](#)

Appointed Ryan Deel to the Brownfield Redevelopment Authority for a one-year term to expire December 2, 2024.

- 2023-0571** Appointment of one (1) City Council Member to the Board of Trustees to the Van Hoosen Jones Stoney Creek Cemetery Trust for a one-year term to expire December 2, 2024

Attachments: [Nomination Form - Cemetery Trust.pdf](#)

Appointed David Blair to the Van Hoosen Jones Stoney Creek Cemetery Trust for a one-year term to expire December 2, 2024.

- 2023-0572** Appointment of one (1) City Council Member to the Mayor's Advisory Committee on Diversity & Inclusion for a one-year term to expire December 2,

Attachments: [Nomination Form - Diversity & Inclusion.pdf](#)

Appointed Theresa Mungioli to the Mayor's Advisory Committee on Diversity & Inclusion for a one-year term to expire December 2, 2024.

- 2023-0573** Appointment of one (1) City Council Member to the Green Space Advisory Board for a one-year term to expire December 2, 2024

Attachments: [Nomination Form - GSAB.pdf](#)

Appointed Jason Carlock to the Green Space Advisory Board for a one-year term to expire December 2, 2024.

- 2023-0574** Appointment of one (1) City Council Member to the Green Space Perpetual

Trust for a one-year term to expire December 2, 2024

Attachments: [Nomination Form - BOT Green Space Perpetual Care Trust.pdf](#)

Appointed Jason Carlock to the Green Space Perpetual Care Trust for a one-year term to expire December 2, 2024.

- 2023-0575** Appointment of one (1) City Council Member to the Board of Trustees to the Rochester Hills Museum Foundation for a one-year term to expire December 2, 2024

Attachments: [Nomination Form - Rochester Hills Museum Foundation.pdf](#)

Appointed Carol Morlan to the Board of Trustees to the Rochester Hills Museum Foundation for a one-year term to expire December 2, 2024.

- 2023-0576** Appointment of one (1) City Council Member to the Naming Standing Committee for a one-year term to expire December 2, 2024

Attachments: [Nomination Form - Naming Standing Committee.pdf](#)

Appointed David Blair to the Naming Standing Committee for a one-year term to expire December 2, 2024.

- 2023-0577** Appointment of two (2) City Council Members to the Older Persons' Commission for a one-year term to expire December 2, 2024

Attachments: [Nomination Form - OPC.pdf](#)

Appointed Carol Morlan and David Walker to the Older Persons' Commission, each for a one-year term to expire December 2, 2024.

- 2023-0578** Appointment of one (1) City Council Member to the Personnel Board for a two-year term to expire December 1, 2025

Attachments: [Nomination Form - Personnel Bd.pdf](#)

Appointed Marvie Neubauer to the Personnel Board for a two-year term to expire December 1, 2025.

- 2023-0579** Appointment of two (2) City Council Members to the Pine Trace Committee for a one-year term to expire December 2, 2024

Attachments: [Nomination Form - Pine Trace.pdf](#)

Appointed Carol Morlan and David Walker to the Pine Trace Committee, each for a one-year term to expire December 2, 2024.

- 2023-0580** Appointment of one (1) City Council Member to the Planning Commission for a one-year term to expire December 2, 2024

Attachments: [Nomination Form - Planning Commission.pdf](#)

Appointed Marvie Neubauer to the Planning Commission for a one-year term to expire December 2, 2024.

- 2023-0581** Appointment of one (1) City Council Member to the Rochester Area Youth Assistance (RAYA) for a one-year term to expire December 2, 2024
- Attachments:** [Nomination Form - RAYA.pdf](#)
- Appointed Theresa Mungioli to the Rochester Area Youth Assistance (RAYA) for a one-year term to expire December 2, 2024.**
- 2023-0582** Appointment of one (1) City Council Member to the Rochester Hills Government Youth Council (RHGYC) for a one-year term to expire December 2, 2024
- Attachments:** [Nomination Form - RHGYC.pdf](#)
- Appointed Ryan Deel to the Rochester Hills Government Youth Council (RHGYC) for a one-year term to expire December 2, 2024.**
- .
- 2023-0583** Appointment of one (1) City Council Member to the Rochester/Auburn Hills Community Coalition for a one-year term to expire December 2, 2024
- Attachments:** [Nomination Form - Rochester Auburn Hills Community Coalition.pdf](#)
- Appointed Marvie Neubauer to the Rochester/Auburn Hills Community Coalition for a one-year term to expire December 2, 2024.**
- 2023-0584** Appointment of one (1) City Council Member to the Rochester Avon Recreation Authority (RARA) for a one-year term to expire December 2, 2024
- Attachments:** [Nomination Form - RARA.pdf](#)
- Appointed Theresa Mungioli to the Rochester Avon Recreation Authority (RARA) for a one-year term to expire December 2, 2024.**
- 2023-0585** Appointment of one (1) City Council Member to SEMCOG Alternate for a two-year term to expire December 1, 2025
- Attachments:** [Nomination Form - SEMCOG.pdf](#)
- Appointed Marvie Neubauer to SEMCOG Alternate for a two-year term to expire December 1, 2025.**
- 2023-0586** Appointment of three (3) City Council Members to the Sister Cities/Auburn Hills Committee for a one-year term to expire December 2, 2024
- Attachments:** [Nomination Form - Sister Cities Auburn Hills.pdf](#)
- Appointed Jason Carlock, Carol Morlan, and Marvie Neubauer to the Sister Cities/Auburn Hills Committee for a one-year term to expire December 2, 2024.**
- 2023-0587** Appointment of three (3) City Council Members to the Sister Cities/Rochester Committee for a one-year term to expire December 2, 2024
- Attachments:** [Nomination Form - Sister City Committee Rochester.pdf](#)

Appointed David Blair, Theresa Mungoli, and David Walker to the Sister Cities/Rochester Committee for a one-year term to expire December 2, 2024.

- 2023-0588** Appointment of two (2) City Council Members to the Southeastern Oakland County Resources Recovery Authority (SOCRRA) for a one-year term to expire December 2, 2024

Attachments: [Nomination Form - SOCCRA.pdf](#)

Appointed Jason Carlock and Marvie Neubauer to the Southeastern Oakland County Resources Recovery Authority (SOCRRA) for a one-year term to expire December 2, 2024.

- 2023-0589** Appointment of City Council Members as one (1) Delegate and one (1) Alternate to the Trailways Commission, each for a one-year term to expire on December 2, 2024

Attachments: [Nomination Form - Trailways.pdf](#)

Appointed Carol Molan (Alternate) and David Walker (Delegate) to the Trailways Commission, each for a one-year term to expire on December 2, 2024.

- 2023-0590** Appointment of one (1) City Council Member to the Zoning/Sign Board of Appeals for a one-year term to expire December 2, 2024

Attachments: [Nomination Form - Zoning Sign Board.pdf](#)

Appointed Marvie Neubauer to the Zoning/Sign Board of Appeals for a one-year term to expire December 2, 2024.

Council Appointments to Technical Review Committees

- 2023-0591** Appointment of one (1) City Council Member to the Capital Improvement Project for a one-year term to expire on December 2, 2024

Attachments: [Nomination Form - Capital Improvement Project.pdf](#)

Appointed Ryan Deel to the Capital Improvement Project for a one-year term to expire on December 2, 2024.

- 2023-0592** Appointment of one (1) City Council Member to the Cemetery Citizens Advisory Technical Review Committee for a one-year term to expire on December 2, 2024

Attachments: [Nomination Form - Cemetery.pdf](#)

Appointed David Blair to the Cemetery Citizens Advisory Technical Review Committee for a one-year term to expire on December 2, 2024.

- 2023-0593** Appointment of two (2) City Council Members to the Deer Management Advisory Committee (DMAC) for a one-year term to expire on December 2,

Attachments: [Nomination Form - DMAC.pdf](#)

Appointed Theresa Mungioli and David Walker to the Deer Management Advisory Committee (DMAC), each for a one-year term to expire on December 2, 2024.

- 2023-0594** Appointment of two (2) to three (3) City Council Members to the Human Resources Technical Review Committee, each for a one-year term to expire on December 2, 2024

Attachments: [Nomination Form - HRTRC.pdf](#)

Appointed Jason Carlock, Carol Morlan, and Theresa Mungioli to the Human Resources Technical Review Committee, each for a one-year term to expire on December 2, 2024.

- 2023-0595** Appointment of two (2) to three (3) City Council Members to the Liquor License Technical Review Committee, each for a one-year term to expire on December 2, 2024

Attachments: [Nomination Form - LLTRC.pdf](#)

Appointed David Blair, Ryan Deel, and David Walker to the Liquor License Technical Review Committee, each for a one-year term to expire on December 2, 2024.

- 2023-0596** Appointment of two (2) City Council Members to the Public Safety and Infrastructure Technical Review Committee, each for a one-year term to expire on December 2, 2024

Attachments: [Nomination Form - PSITRC.pdf](#)

Appointed David Blair and Jason Carlock to the Public Safety and Infrastructure Technical Review Committee, each for a one-year term to expire on December 2, 2024.

- 2023-0597** Appointment of three (3) City Council Members to the Strategic Planning and Policy Review Committee. each for a one-year term to expire on December 2, 2024

Attachments: [Nomination Form - Strategic Planning and Policy.pdf](#)

Appointed Ryan Deel, Theresa Mungioli, and David Walker to the Strategic Planning and Policy Review Committee. each for a one-year term to expire on December 2, 2024.

- 2023-0598** Appointment of two (2) to three (3) City Council Members to the Water System Advisory Council, each for a one-year term to expire on December 2, 2024

Attachments: [Nomination Form - Water System Advisory.pdf](#)

Appointed Jason Carlock, Carol Morlan, and David Walker to the Water System Advisory Council, each for a one-year term to expire on December 2, 2024.

- 2023-0600** Resolution to Appoint City Council Members to Boards, Commissions and Technical Review Committees

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

A motion was made by Neubauer, 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: RES0321-2023

Resolved, that the Rochester Hills City Council Members are hereby appointed to the Independent Boards, Commissions, and Technical Review Committees stated above.

NEW BUSINESS

2023-0526 Request for Purchase Authorization - CITYWIDE: Blanket Purchase Order for purchase of various maintenance, hardware, and building supplies in the amount not-to-exceed \$120,000.00 through December 31, 2024; The Home Depot, Atlanta, Georgia

Attachments: [120423 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Joe Snyder, Chief Financial Officer, stated that this request is for a one-year blanket purchase order for various maintenance, hardware, and building supplies in the amount of \$120,000.00 with the Home Depot. He added that this purchase order is used City-wide by many departments, primarily the Facilities, Department of Public Services, and Parks and Grounds Divisions.

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: RES0322-2023

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for purchase of various maintenance, hardware, and building supplies to The Home Depot, Atlanta, Georgia, in the amount not-to-exceed \$120,000.00 through December 31, 2024.

2023-0566 Request for Authorization to Submit Local Consent Agreement for Participating in the State and Local Cybersecurity Grant Program (SLCGP)

Attachments: [120423 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Rochelle Lyon, Information Systems Director, shared that she is asking for Council to authorize the Mayor to execute the Local Consent Agreement to be able to participate in the State and Local Cybersecurity Grant Program (SLCGP). She added that this program is administered by the Department of Homeland Security and funded through the Infrastructure Investment Jobs Act. She continued that this is a reimbursable, pass-thru Grant program with the overall goal of improving the cyber security posture of State, Local, and territorial government organizations by providing assistance for and reducing systemic cyber risk through identified program objectives. She stated that the City has been notified that they are eligible to participate in this program for two of the three projects available. She explained that by participating, the City will

be able to take advantage of these initiatives to further enhance the current and future computing environments.

Mr. Blair shared that the company he works for conducted a Lunch and Learn related to cyber security and stated that cyber security is more than just virus protection, there is an education piece, a policy piece, and a knowledge and practice piece. He discussed that this Grant helps the City protect themselves from cyber attacks to an even greater extent.

Ms. Mungoli concurred that cyber security is a big issue that organizations have to deal with. She inquired whether the Grant will put any burdens on the City or require any new software to be purchased.

Ms. Lyon responded that this is just a pass-thru Grant and that if the City chooses not to participate, they do not have to participate.

A motion was made by Blair, seconded by Mungoli, 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: RES0323-2023

Resolved, that the Rochester Hills City Council hereby authorizes the City to submit the Local Consent Agreement for the City to participate in grant funding for Cybersecurity Assessments, and Incident Response Planning and Training Activities as pass-through services based on funding requirements received by the State and authorizes the Mayor to execute the Local Consent Agreement on behalf of the City.

2023-0531 Request for Purchase Authorization - HR: Blanket Purchase Order for Occupational Medicine Services in the amount not-to-exceed \$540,660.00 through December 31, 2026; Beaumont Urgent Care by WellStreet, LLC

Attachments: [120423 Agenda Summary \(Revised\).pdf](#)
[Tabulations.pdf](#)
[120423 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)
[Resolution \(Revised Draft\).pdf](#)

Joe Snyder, Chief Financial Officer, and **Chief Sean Canto**, Fire Chief/Emergency Services Director, were present.

Mr. Snyder shared that this request is for a three-year blanket purchase order for Occupational Medical Services in the amount of \$540,660.00 to Beaumont Urgent Care by WellStreet, LLC. He explained that Beaumont Urgent Care was selected through a Request for Proposals process due to their overall low cost, their proximity to City facilities, and their hours of service. He continued that the bulk of this purchase order is used by the Fire Department for their annual physical examinations and stress tests, as well as City-wide for occupational emergency situations, pre-hire physicals, workers compensations visits, and various other employee-testing services.

Ms. Mungoli thanked Mr. Snyder for bringing this forward and for continuing to provide excellent care to City staff.

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: RES0324-2023

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for Occupational Medicine Services to Beaumont Urgent Care by WellStreet, LLC in the amount not-to-exceed \$540,660.00 through December 31, 2026.

- 2023-0538** Request for Purchase Authorization - PARKS: Blanket Purchase Order/Contract for 2024 Street Tree Planting in the amount not-to-exceed \$210,000.00; Michigan Lawn Maintenance, Inc., dba Sherman Nursery Farms, Columbus, Michigan

Attachments: [120423 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Matt Einheuser, Natural Resources Manager, stated that this request is to exercise the final year renewal option with Sherman Nursery Farms for the City's 2024 Street Tree Planting Program. He explained that Sherman Nursery Farms was originally selected for offering the best value and that they do great work. He continued that this program offers free street trees to the City residents to be planted in the right-of-way.

Vice President Walker remarked that any opportunity to plant trees in the City is welcome.

Mr. Blair expressed that this is a great program and that the City works with the residents to make sure that the trees are planted properly.

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

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

Enactment No: RES0325-2023

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for 2024 Street Tree Planting to Michigan Lawn Maintenance, Inc., dba Sherman Nursery Farms, Columbus, Michigan in the amount not-to-exceed \$210,000.00 and further authorizes the Mayor to execute the agreement on behalf of the City.

- 2023-0539** Request for Acceptance of Grant Award: PARKS AND NATURAL RESOURCES: Acceptance of EGLE Nonpoint Source Program Grant Award for Clinton River Streambank Stabilization at Cloverport Green Space; Michigan Department of Environment, Great Lakes and Energy (EGLE), Lansing, MI

Attachments: [120423 Agenda Summary.pdf](#)
[Grant Agreement 2023-0007.pdf](#)
[Photos Cloverport Streambank.pdf](#)
[Resolution \(Draft\).pdf](#)

Matt Einheuser, Natural Resources Manager, stated that this item is to accept

the State Grant through EGLE that was awarded recently to the City. He commented that the Grant was applied for with Council's approval in October of 2022 to seek funding for the Streambank Stabilization project at the Cloverport Green Space. He continued that this project was identified during a 2015 Stewardship Plan, that it is included in the City's Capital Improvement Plan, and that it is budgeted through 2025. He explained that this Grant will help stabilize the streambank that is eroding into the Clinton River.

Ms. Mungoli *stated that this is one of the more sensitive Green Space areas in the City and that residents are very supportive of the work that happens for this Green Space. She questioned if they are able to perform the work during the Winter months.*

Mr. Einheuser *responded that after the process of obtaining the Grant is complete, it would be August or September of 2024 before construction could begin.*

Ms. Mungoli *inquired what can be done in the meantime to stabilize the area and if the City needs to be concerned about properties falling into the river.*

Mr. Einheuser *explained that there is not much the City can do right now due to the steepness of the bank, but that there are no buildings near that area, so the City would not need to be concerned about properties falling into the river.*

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: RES0326-2023

Resolved, that the Rochester Hills City Council hereby accept the terms of the Clean Michigan Initiative Nonpoint Source Pollution Control Fund and Section 319 of the Federal Clean Water Act Program Grant Agreement (2023-0007) between the City of Rochester Hills and the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for the Clinton River Streambank Stabilization at Cloverport Green Space with an awarded amount of \$142,480.00 and further authorizes the Mayor to execute all agreements pertaining to the grant award.

2023-0530 Request for Purchase Authorization - DPS/GAR: Blanket Purchase Order for purchase of water meters and equipment in the amount not-to-exceed \$660,000.00 through December 31, 2024; ETNA Supply Company, Grand Rapids, MI

Attachments: [120423 Agenda Summary.pdf](#)
[ETNA 2024 Pricing.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Fritz, Public Services Director, *stated that this request is for the annual blanket purchase order for water meters. He added that this is for their sole source contractor that they have been doing business with for over ten years.*

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: RES0327-2023

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for the purchase of water meters and equipment to ETNA Supply Company in the amount not-to-exceed \$660,000.00 through December 31, 2024.

2023-0405 Request for Purchase Authorization - DPS/ENG: Amend and Increase contract for Pedestrian Crossing at Adams Road and Marketplace Contract in the amount of \$56,620.00 for a new not-to-exceed amount of \$431,117.31; J. Ranck Electric, Inc., Mt. Pleasant, MI

Attachments: [120423 Agenda Summary.pdf](#)
[Job Summary.pdf](#)
[Email Haden Rowley.pdf](#)
[Bid Tabulation.pdf](#)
[082823 Agenda Summary.pdf](#)
[082823 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Fritz, Public Services Director, and **Paul Davis**, Deputy Public Services Director/City Engineer, were present.

Mr. Davis explained that this matter was brought before Council in August, but that it was found to have been based on an older set of plans. He continued that he is requesting an amendment and increase to the contract in the amount of \$56,620.00. He added that they are not requesting an increase in the contingency fees for this project.

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

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

Enactment No: RES0328-2023

Resolved, that the Rochester Hills City Council hereby authorizes an amendment and increase to the contract for Pedestrian Crossing at Adams Road and Marketplace to J. Ranck, Electric, Inc., Mt. Pleasant, Michigan in the amount of \$56,620.00 for a new not-to-exceed contract amount of \$431,117.31 and further authorizes the Mayor to execute the contract amendment on behalf of the City.

2023-0601 Adoption of the 2024 City Council Meeting Schedule

Attachments: [120423 Agenda Summary.pdf](#)
[2024 Council Meeting Dates.pdf](#)
[Resolution \(Draft\).pdf](#)

President Deel remarked that he believes everyone has been able to look at the proposed schedule and ensure it does not conflict with any City events.

A motion was made by Neubauer, 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: RES0329-2023

Resolved, that the Rochester Hills City Council establishes the Year 2024 Regular Meeting Schedule for City Council on Monday evenings as follows:

Regular Meetings

January 8, 22

February 12

March 4, 18

April 8, 22

May 6, 20

June 10, 24

July 15, 29

August 12, 26

September 9, 23

October 7, 21

November 11

December 2, 16

Further Resolved, that the Rochester Hills City Council Meetings will begin at 7:00 p.m., Michigan Time, and will be held at the City of Rochester Hills Municipal Offices, 1000 Rochester Hills Drive, Rochester Hills, Michigan.

Further Resolved, that the City Clerk shall provide proper notice of the 2024 Meeting Schedule pursuant to 15.265, Section 5 (3) of the Michigan Open Meetings Act, Public Act No. 267 of 1976, as amended.

ANY OTHER BUSINESS

NEXT MEETING DATE

ADJOURNMENT

There being no further business before Council, it was moved by Neubauer and seconded by Mungioli to adjourn the meeting at 8:49 p.m.

*RYAN DEEL, President
Rochester Hills City Council*

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

AARON GEER
Administrative Coordinator
City Clerk's Office

Approved as presented at the March 18, 2024 Regular City Council Meeting.