



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, August 26, 2024

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

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

ROLL CALL

Present 6 - David Blair, Jason Carlock, Ryan Deel, Theresa Mungoli, Marvie Neubauer and David Walker

Absent 1 - Carol Morlan

Others Present:

*Dan Christ, City Attorney
Bill Cooke, Deputy Fire Chief
Brennan Deel, Rochester Hill Government Youth Council Representative
Ken Elwert, Parks & Natural Resources Director
Vince Foisy, Communications Systems Administrator
Todd Gary, Fire Chief/Emergency Services Director
Larry Gambatto, Captain/Training Officer
Sara Roediger, Planning & Economic Development Director
Leanne Scott, City Clerk
Mike Viazanko, Building/Ordinance/Facilities Director
Maria Willett, Chief of Staff*

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

Aye 6 - Blair, Carlock, Deel, Mungoli, Neubauer and Walker

Absent 1 - Morlan

COUNCIL AND YOUTH COMMITTEE REPORTS

Rochester Hills Government Youth Council (RHGYC):

President Deel introduced the RHGYC Representative, Brennan Deel.

Mr. Deel stated he is a sophomore at Stoney Creek High School and this is his second year serving on the Youth Council. He announced the new and returning Youth Council members recently attended an orientation session on August 16th, and their next regular meeting is scheduled for September 4th. He mentioned the first event they will be volunteering at is the State of the City on September 26, 2024.

PLANNING AND ECONOMIC DEVELOPMENT

2024-0365 Request for Conditional Use Approval for Deborah's Stage Door, a health, recreation and physical education facility to occupy space in the EC Employment Center zoning district at 1954-1958 Star Batt Dr., located on the north side of Star Barr and east of Crooks Rd., Deborah Agrusa, Applicant

Attachments: [082624 Agenda Summary.pdf](#)
[Applicant's Letter.pdf](#)
[Development Application.pdf](#)
[Floor Plan.pdf](#)
[Staff Report 073024.pdf](#)
[Environmental Impact Statement.pdf](#)
[Draft PC Minutes 080724.pdf](#)
[Public Hearing Notice.pdf](#)
[Resolution \(Draft\).pdf](#)

Sara Roediger, Planning & Economic Development Director, and **Deborah Agrusa**, applicant, were present.

Ms. Roediger stated this a request for a conditional use for Deborah's Stage Door and noted that this dance studio has been in the community for many years. She shared that they are seeking to relocate from Hamlin to a smaller space on Star Batt, near Crooks Road. She explained that the proposed location is within the EC Employment Center District, where recreational, physical fitness, and health uses are conditionally permitted. She mentioned the facility is expected to be relatively small, operating primarily in the evenings and some Saturday mornings, serving around 50 children. She report that the Planning Commission has already held a public hearing and recommended approval in August.

Ms. Agrusa explained that the reason for relocating and downsizing Deborah's Stage Door is due to two major medical issues she has experienced in the past three years. She proudly noted that the dance studio is celebrating its 40th year in the community, having taught hundreds of students from various local high schools. She invited everyone to see them perform at Arts and Apples on Sunday, September 8th, and mentioned they will also be participating in the State of the City event with Mayor Barnett. She reiterated their love for the community and assured the Council that they would adhere to all zoning requirements.

Ms. Neubauer thanked Ms. Agrusa for her presentation to the Planning Commission and stated that she answered their questions and was agreeable to some additional items. She congratulated her for being in business for 40 years.

Ms. Mungoli congratulated Deborah Agrusa and Deborah's Stage Door on their 40th anniversary, acknowledging the studio as a long-standing and highly regarded dance institution in the community. She expressed appreciation for their participation in community events like the Christmas Parade and Arts and Apples. She also thanked the Planning Department for their work in bringing the conditional use request forward, recalling the previous discussions and considerations around parking regulations.

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

Aye 6 - Blair, Carlock, Deel, Mungoli, Neubauer and Walker

Absent 1 - Morlan

Enactment No: RES0240-2024

Resolved, the Rochester Hills City Council hereby approves the Conditional Use to allow for a health, recreation and physical education facility at 1954-1958 Star Batt Dr., based on documents received by the Planning Department on June 20, 2024 with the following findings:

Findings

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The existing building and proposed 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 addition of a health, recreation, and physical education facility should provide additional services being sought within the greater Rochester Hills community.
4. The existing development and proposed use are 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 existing development and proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare as the overall complex of buildings already includes a several other health, recreation and physical education type uses. Those other uses in the complex are of such a nature that they shouldn't necessarily be impacted by the introduction of the proposed use, as there is no proposed outdoor activity area, and the proposed days and hours of operation do not directly conflict with normal business hours for the existing industrial type tenants.
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. If outdoor use areas are proposed, 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.
2. If, in the determination of City staff, the intensity of the operation changes or increases, in terms of traffic, queuing, noise, hours, or other aspects that may cause adverse impacts, 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.

2024-0406 Update on Michigan Department of Environment, Great Lakes and Energy (EGLE) Grant No. 2023-2540; Tom Wackerman, ASTI, Presenter

Attachments: [082624 Agenda Summary.pdf](#)
[City Council Update 082624.pdf](#)

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

Ms. Roediger shared that they have added an 'Approved Applications' section to Restoration & Remediation EGLE Grant page on the City's website. She noted this is in response to inquiries they have been receiving about site work on Avon. She explained that this section features a map, similar to the development map, that visually displays all approved remediation projects in the community, color-coded by area and status. She stated that by clicking on a specific location on the map and then 'more information', users can access the complete approved work plan. She commented that this new resource is a valuable tool to inform residents about ongoing activities and to provide them with the necessary details.

Mr. Wackerman addressed a couple of developments that have taken place after he prepared his memo that is included in the packet:

- They negotiated increased pre-approved work plan amounts with EGLE to expedite the process.
- They are now conducting joint reviews of work plans with EGLE, with the first such review scheduled for Wednesday, August 28th aiming to reduce back-and-forth communication.

He provided the following update:

- Madison Park Work Plan #1 (assessment) is approved by EGLE, and Work Plan #2 (assessment) is expected soon.
- Highland Park Woodfield Work Plan #1 (assessment) is approved by EGLE, and Work Plan #2 (assessment) was submitted on April 14th and will be discussed on Wednesday, August 28th.

- The Sewer Extension Work Plan #1 for Hamlin Roads (groundwater pre-treatment due to PFAS) is pending EGLE approval, but no issues are anticipated; the RFP for this has been issued and responses received, with an award expected shortly.
- South Livernois Work Plan #2 (remediation) is also pending EGLE approval; the RFP for soil remediation in the future park has been published and responses are being received.
- The Auburn Work Plan #1 is approved by EGLE, and the RFP is out with responses coming in.

He stated they have approved approximately \$2.2 million in subgrant agreements and over \$700,000 in work plans to conduct the work.

Vice President Walker expressed his appreciation for the effort put into navigating this complex process. He referenced the Madison Park project and inquired whether the previously discussed plan for regular and ongoing meetings with the principals has been implemented and is currently underway.

Mr. Wackerman explained that a monthly meeting with EGLE was scheduled to occur after their regular update meetings on alternating weeks, with a week in between. He mentioned that the first of these monthly meetings was supposed to have taken place two weeks ago but was canceled by EGLE. He stated that he and Sara are scheduled to meet with EGLE this Thursday, and noted that a separate meeting has been scheduled for late September to discuss all of the moving pieces.

Vice President Walker questioned if there was an update on what EGLE will allow in the way of foundations.

Mr. Wackerman reported that he met with Michelle Bacon, EGLE Grant Representative, and he is waiting for EGLE to commit, in writing, the percentage of foundation costs that they will reimburse and under what conditions. He commented they are also working on getting an extension.

President Deel extended his appreciation to Mr. Wackerman for all the work he has been doing and stated he is very glad to have him on the team.

Discussed.

2024-0407 Request for Approval of the EGLE Restoration and Remediation Grant Work Plan for the sewer extension along Hamlin Rd., on the south side of Hamlin, east of Adams Rd., City of Rochester Hills, Applicant

Attachments: [082624 Agenda Summary.pdf](#)
[Grant Area Map.pdf](#)
[EGLE Dewatering, Monitoring & Contingency Plan.pdf](#)
[EGLE Grant Application.pdf](#)
[Phase II ESA 071124.pdf](#)
[Resolution \(Draft\).pdf](#)

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

Mr. Wackerman stated he was presenting a remediation work plan for the pre-treatment of dewatering groundwater associated with the sewer extension project, as it contains PFAS. He explained that the proposed treatment involves storing the water in a tank, treating it with carbon, and then discharging it. He noted that although EGLE was expected to approve this plan yesterday, it is still pending, and it will be discussed at their meeting this Wednesday. He emphasized that PFAS is a widespread contaminant that is a significant priority for the State.

Ms. Mungoli stated during the recent budget meeting she highlighted the political significance of PFAS contamination in an election year and stressed the necessity of State approval for any remediation efforts in Rochester Hills. She expressed her appreciation for the thorough work being done and stated she was pleased to hear about a potential extension. She voiced concerns about potential shortages in both personnel and cleanup materials, drawing parallels to resource challenges experienced by other City Departments. She inquired if these limitations were also affecting the PFAS remediation progress.

Mr. Wackerman responded that while the cost of treatment is increasing due to the developing nature of the marketplace, they have not encountered problems acquiring the necessary materials for the relatively simple pretreatment system involving activated carbon and holding tanks. He mentioned significant resource limitations in the EGLE Review process, including the capacity to write work plans and coordinate busy subcontractors. He acknowledged these as real challenges due to the limited number of companies specializing in this type of work.

Ms. Mungoli commented on the sewer line installation along Adams Road and its connection to the park on Hamlin. She requested clarification that the sewer line is being installed underground without negatively impacting the recent road improvements.

Mr. Wackerman responded that they will be utilizing directional boring, which is all underground. He also stated they will be digging in four locations along the south side of Hamlin, in the right-of-way, to put in the manhole covers. He stated he will bring this matter up at their meeting on Wednesday to confirm that is what will take place.

Mr. Carlock confirmed that the EGLE Grant is paying for all of this work to be done and inquired about the ongoing cost of maintaining the system, including the frequency and expense of replacing the activated charcoal, as well as the anticipated man-hours and other resources required for its continued operation.

Mr. Wackerman clarified that the PFAS treatment is a temporary measure specifically needed during the installation of the sewer system where dewatering below the water table is required. He noted that once the sewer line is in place, the treatment will cease. He emphasized that this is not a permanent groundwater management process. He explained the issue of long-term groundwater management is a separate concern potentially related to Madison Park and its assessment, as it is a possible source of the contamination. He also noted that the current Eagle Grant only covers short-term remedies and does not fund long-term maintenance.

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

Aye 6 - Blair, Carlock, Deel, Mungiolli, Neubauer and Walker

Absent 1 - Morlan

Enactment No: RES0241-2024

Resolved, that the Rochester Hills City Council hereby approves the EGLE Restoration and Remediation Grant Work Plan for the sewer extension along Hamlin Road on the south side of Hamlin, east of Adams Road, submitted by the City of Rochester Hills, to reserve a not-to-exceed grant amount of \$150,000.00, subject to the following findings and conditions:

1. The City finds that a complete application and work plan have been submitted and reviewed by the City team.
2. The work plan promotes the grant objectives to:
 - a. Provide substantive improvements in reducing historical threats to public health or the environment;
 - b. Provide a potential beneficial effect in the area that would not have occurred without the incentives;
 - c. Incorporate a preference for source control, active remediation, or mitigation beyond what is required for due care obligations;
 - d. Be consistent with the City's intended uses as defined in the City's Master Land Use Plan, zoning requirements, and as deemed appropriate to ensure a desirable and cohesive development with the surrounding area.
3. All tasks must be completed in accordance with the requirements of the City of Rochester Hills Restoration and Remediation Grant provided by the Michigan Department of Environment, Great Lakes and Energy (EGLE) per PA 119 of 2023 and the City of Rochester Hills Restoration and Remediation Subgrant Policies and Procedures.
4. The applicant must execute all necessary paperwork and agreements relative to the grant application as required by the City.

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.

2024-0382 Request for Purchase Authorization - FACILITIES: Blanket Purchase Order/Contract for on-call painting services in the amount not-to-exceed \$45,000.00 through August 31, 2025; General Painting Company, LLC., Rochester Hills, MI

Attachments: [082624 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0242-2024

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for on-call painting services to General Painting Company, LLC., Rochester Hills, Michigan in the amount not-to-exceed \$45,000.00 through August 31, 2025 and further authorize the Procurement Manager to execute a contract on behalf of the City.

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

- 2024-0389** Request for Purchase Authorization - FIRE: Increase to the blanket purchase order for annual fire hose testing in the amount of \$4,700.00 for a new not-to-exceed amount of \$28,700.00 through December 31, 2024; National Hose Testing Specialties, Inc., Wyoming, MI

Attachments: [082624 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0243-2024

Resolved, that the Rochester Hills City Council hereby authorizes an increase to the blanket purchase order for annual fire hose testing to National Hose Testing Specialties, Inc., Wyoming, Michigan in the amount of \$4,700.00 for a new not-to-exceed amount of \$28,700.00 through December 31, 2024.

- 2024-0394** Request for Purchase Authorization - FIRE: Blanket Purchase Order for Fire Hose in the not-to-exceed amount of \$35,000.00 through August 31, 2026; Phoenix Safety Outfitters, Springfield, OH

Attachments: [082624 Agenda Summary.pdf](#)
[Bid Tabulation.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0244-2024

Resolved, that the Rochester Hills City Council hereby authorize a blanket purchase order for fire hose to Phoenix Safety Outfitters, Springfield, Ohio in the not-to-exceed amount of \$35,000.00 through August 31, 2026.

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

- 2024-0392** Request for Purchase Authorization - PARKS: Blanket Purchase Order for the rental of six (6) changeable message boards in the amount of \$55,800.00 through January 31, 2027; State Barricades, Warren, MI

Attachments: [082624 Agenda Summary.pdf](#)
[Tabulation.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0245-2024

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for the rental of six (6) changeable message boards to State Barricades, Warren, Michigan in the amount of \$55,800.00 through January 31, 2027.

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

2024-0390 Request for Purchase Authorization - COMMUNICATIONS: Blanket Purchase Order/Contract for telephone maintenance, service and support services in the not-to-exceed amount of \$90,000.00 through August 31, 2027; BSB Communications, Inc., Sterling Heights, MI

Attachments: [082624 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0246-2024

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for telephone maintenance, service and support services to BSB Communications, Inc., Sterling Heights, Michigan in the not-to-exceed amount of \$90,000.00 through August 31, 2027 and further authorizes the Procurement Manager to execute a contract on behalf of the City.

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

Passed the Consent Agenda

A motion was made by Walker, 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 6 - Blair, Carlock, Deel, Munglioli, Neubauer and Walker

Absent 1 - Morlan

LEGISLATIVE & ADMINISTRATIVE COMMENTS

President Deel wished a happy first day of school to all the kids in the Rochester Community School District.

Ms. Neubauer wished all the teachers and students a peaceful and safe year.

She shared an announcement from the grandmother of the Bebout family, who were victims at the Splash Pad, about a blood drive being held at Faith Lutheran Church on September 8th from 8:00 AM to 2:00 PM. She encouraged community members to participate, highlighting the vital role of blood donations in the family's recovery. She also mentioned a couple more fundraisers are planned and stated she would share the details once she had them.

Ms. Mungoli reminded residents that school has started and urged drivers to be extra cautious around school buses. She emphasized the importance of paying attention to flashing lights, being mindful of children crossing the road, and allowing extra travel time to avoid frustration with bus stops and reduced speed limits in school zones.

She shared her concern with Priority Waste and expressed frustration with the billing process and the fact that the phone number provided on multiple documents connects directly to music without any indication of reaching Priority Waste. She requested residents be patient as they work through this challenging transition and thanked Ms. Willett and the staff for their efforts in resolving these issues.

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

- *The deadline to receive a free tree from the City's Street Tree Program is September 6, 2024. She indicated there are 40 different varieties.*
- *Paving has been completed on Barclay Circle and includes bike lanes.*
- *The following construction projects are wrapping up:*
 - *Restorations in North Brooklands*
 - *Marketplace Circle at Adams Road*
 - *The pathway on Leach Road, from Auburn to Waterview is due to be complete by mid-November*
 - *Avon Industrial Drive is also due to be complete by mid-November*

She addressed the ongoing issues with Priority Waste, acknowledging the numerous calls received from residents regarding billing errors. She emphasized the Mayor's strong dissatisfaction and active involvement in resolving these problems. She informed residents who prepaid with GFL that Priority Waste will honor those payments. She advised residents experiencing incorrect bills not to call the Priority Waste number, but instead to contact the City's office at (248) 656-4664 for assistance, assuring they will work with Priority Waste on the resident's behalf. She also announced plans to schedule a meeting with Priority Waste so they can answer residents' questions directly.

She promoted the upcoming Wake Me Up Before You Go-Go 5K Fun Run scheduled to begin at 9:30 a.m. on Sunday, September 15, 2024. She encouraged individuals to sign up at rochesterhills.org/5k.

ATTORNEY'S REPORT

City Attorney Christ had nothing to report.

NOMINATIONS/APPOINTMENTS

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

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

President Deel announced that there were three nominees at the August 12, 2024 Meeting; Stephanie Bennett, Richard Bosler, and Scott Hunter. He reported that Mr. Bosler withdrew his candidacy via email earlier that day. He noted the remaining candidates were Stephanie Bennett and Scott Hunter and called for a roll call vote.

The following Council members voted for Stephanie Bennett:

Deel, Walker, Carlock, Mungoli, Neubauer

The following Councilmembers voted for Scott Hunter:

Blair

Ms. Mungoli withdrew her nomination of Richard Bosler to the Green Space Advisory Board.

A motion was made by Mungoli, seconded by Blair, that this matter be Adopted by Resolution to appoint Stephanie Bennett to the Green Space Advisory Board. The motion carried by the following vote:

Aye 6 - Blair, Carlock, Deel, Mungoli, Neubauer and Walker

Absent 1 - Morlan

Enactment No: RES0247-2024

Resolved, that the Rochester Hills City Council hereby appoints Stephanie Bennett to the Green Space Advisory Board, to fill the unexpired term of Peter Beightol expiring December 31, 2024.

NEW BUSINESS

2024-0393 Request for Purchase Authorization - PARKS: Blanket Purchase Order/Contract for tree maintenance services in the amount not-to-exceed \$218,740.00 through October 31, 2025; CHOP, Grand Rapids, MI

Attachments: [082624 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Ken Elwert, Parks & Natural Resources Director, presented a request for a three-year renewal of the contract with CHOP to maintain the safety of pedestrian pathways and roadways throughout Rochester Hills. He stated this involves trimming approximately 20,000 trees across seven districts over a six to seven-month period each year. He highlighted their successful partnership with CHOP for the past three years and noted that the current request covers the upcoming year, and includes two additional one-year renewal options.

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

Aye 6 - Blair, Carlock, Deel, Mungioli, Neubauer and Walker

Absent 1 - Morlan

Enactment No: RES0248-2024

Resolved, that the Rochester Hills City Council hereby authorize a blanket purchase order/contract for tree maintenance services to CHOP, Grand Rapids, Michigan in the amount not-to-exceed \$218,740.00 through October 31, 2025 and further authorize the Procurement Manager to execute a contract on behalf of the City.

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

2024-0391 Request for Purchase Authorization - FACILITIES: Contract/Blanket Purchase Order for LED Light Replacement at City Hall and various City parking lots in the amount of \$230,007.79 with a 10% project contingency in the amount of \$23,000.78 for a total not-to-exceed project amount of \$253,008.57; Tech Electric Company, Macomb, Michigan

Attachments: [082624 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Mike Viazanko, Building/Ordinance/Facilities Director, stated that the presented item is a project focused on LED upgrades and energy efficiency savings that the facilities department has been developing for a while. He commented that following

a competitive bidding process, Tech Electric was selected to carry out the work. He noted that Tech Electric is the same company that successfully completed similar work for DPS without any problems.

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

Aye 6 - Blair, Carlock, Deel, Mungiolli, Neubauer and Walker

Absent 1 - Morlan

Enactment No: RES0249-2024

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for LED Light Replacement at City Hall and various City parking lots to Tech Electric Company, Macomb, Michigan in the amount of \$230,007.79 with a 10% project contingency in the amount of \$23,000.78 for a total not-to-exceed project amount of \$253,008.57 and further authorizes the Procurement Manager to execute a contract on behalf of the City.

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

2024-0408 Request for Purchase Authorization - FIRE: Contract/Blanket Purchase Order for the design-build of a Fire Training Tower to be located at Fire Station Headquarters in the not-to-exceed amount of \$1,131,305.00; A.R. Brouwer Company, Dexter, MI

Attachments: [082624 Agenda Summary.pdf](#)
[Proposal Tabulation.pdf](#)
[Resolution \(Draft\).pdf](#)

Bill Cooke, Deputy Fire Chief, **Larry Gambotto**, Captain/Training Officer, and **Mr. Westfall**, A.R. Brouwer Company, were present.

Mr. Gambotto requested authorization for a contract blanket purchase order for the design and build of a new fire training tower at the headquarters station. He noted that following an RFP review process, AR Brower was selected as the most competent and best value provider. He explained that the current training tower, over 30 years old, is deteriorated, does not allow for live fire training, and needs significant updates. He shared the proposed new modular tower will offer numerous advantages, including multiple live fire training rooms and the ability to modify interior and exterior wall configurations with interchangeable doors, windows, and walls. He shared that this flexibility will enhance firefighter skills and keep training relevant. He explained that replacing the old tower will also allow for on-duty training within the community, saving costs associated with external facilities. He stated the modular design was chosen for its longevity, warranties, and ability to meet current and future training needs. He emphasized that this project will provide a safe environment to prepare firefighters for dangerous situations, enhance their practical knowledge, and ultimately benefit public safety. He requested council approval for the contract blanket purchase order.

President Deel acknowledged that the Fire Training Tower project came in over its initial budget of \$900,000; however, he pointed out that the Fire Department has decided not to replace the public safety education trailer, which was budgeted for \$165,000. Additionally, he noted the City anticipates that the Fire Station #1 HVAC, roof replacement, and restroom/locker room rehabilitation project will be under budget by enough to cover the remaining \$66,000 for the training tower. He explained that the increased cost can be covered by internal budget adjustments.

Ms. Munglioli emphasized that safety is the community's top priority and thanked the Fire Department for ensuring the safety of residents and visitors. She highlighted the benefits of providing exemplary training locally during work hours, eliminating the need for travel. She drew from her experience with Fire Ops and acknowledged the demanding nature of their training. She commented that she also appreciated hearing about the first-rate facilities and equipment provided to the fire staff to maintain their high level of professionalism. She noted that the project is staying within the overall fire budget, funded by the fire millage, which she stated she supports.

Vice President Walker questioned the benefits of the design build approach and how it differs from other methods.

Deputy Chief Cooke explained the rationale behind the design-build approach for the fire training tower. He noted that fire station training towers are specialized structures not common in every community, therefore, it would be challenging to hire just an architect to fully understand and design it to their specific needs. He shared that the Fire Department sought a comprehensive project management solution, wanting a contractor to manage the entire construction process, including sourcing from specialized suppliers for this type of building.

Vice President Walker questioned if, as they are going through the building process, they would be designing it at the same time.

Deputy Fire Chief Cooke responded once this project receives approval, they will begin the design process. He explained once the design is complete, they will begin the construction process.

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

Aye 6 - Blair, Carlock, Deel, Munglioli, Neubauer and Walker

Absent 1 - Morlan

Enactment No: RES0250-2024

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for the design-build of a Fire Training Tower to be located at Fire Station Headquarters to A.R. Brouwer Company, Dexter, Michigan in the not-to-exceed project amount of \$1,131,305.00 and further authorizes the Mayor to execute an agreement on behalf of the City.

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

of a written agreement acceptable to the City.

ANY OTHER BUSINESS

NEXT MEETING DATE

Regular Meeting - September 9, 2024

ADJOURNMENT

There being no further business before Council, it was moved by Mungoli and seconded by Neubauer to adjourn the meeting at 7:50 p.m.

RYAN DEEL, President
Rochester Hills City Council

LEANNE SCOTT, MMC, Clerk
City of Rochester Hills

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