



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 Mungioli,
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, April 7, 2025

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.

***Mayor Barnett** recognized the passing of Jack Dalton, a longtime City Council member who served as President for most of his years on Council, as well as in a leadership role with the OPC for nearly 20 years after. The Mayor characterized Mr. Dalton as an incredible leader and visionary who mentored him when he was first elected at the age of 24. He then led the room in a moment of silence to honor Mr. Dalton and his legacy.*

ROLL CALL

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

Absent 1 - Carol Morlan

Others Present:

*Dennis Andrews, Deputy PNR Director
Tracey Balint, City Engineer
Bryan Barnett, Mayor
Dan Christ, City Attorney
Keith Depp, Project Engineer
Ken Elwert, Parks & Natural Resources Director
Bill Fritz, Public Services Director
Rochelle Lyon, Information Systems Director
Chris McLeod, Planning Manager
Nathan Mueller, Chief of Communications
Jackson Otlewski, Rochester Hills Government Youth Council
Leanne Scott, City Clerk
Mike Viazanko, Building/Ordinance/Facilities Director*

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

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

Absent 1 - Morlan

COUNCIL AND YOUTH COMMITTEE REPORTS

Rochester Hills Government Youth Council (RHGYC):

President Deel introduced the RHGYC Representative, **Jackson Otlewski**.

Mr. Otlewski stated that he is a senior at the International Academy and that this is his fourth year on the Youth Council. He shared that the Youth Council has been busy obtaining sponsorships and food donors for their Cultural Diversity Fair, an annual event that showcases the food and diversity of cultures around Rochester Hills and features performance and entertainment. He noted that the event will be on April 26th at the Garth Pleasant Arena at Rochester Christian University. He also announced that the Youth Council will be participating in an Earth Day Cleanup on April 19th at the Clinton River at Yates Park. He added that the RHGYC is holding special meetings every week in April, and their next official meeting will be on the first Wednesday in May.

Sister City/Rochester:

Ms. Mungioli shared that representatives from Rochester Avon Recreation Authority (RARA) and Rochester Area Youth Assistance (RAYA) attended the recent Sister City meeting. She expressed her appreciation for Lindsay Wood and Dave Word for coming to discuss their organization and youth engagement, explaining that the Sister City Committee has deemed 2025 the year of youth. She added that the RHGYC will be coming to the Sister City's June meeting, which will be on the first Tuesday of the month, to talk about how they get youth engaged in the City, as Rochester does not have a youth council of their own.

Deer Management Advisory Committee (DMAC):

Ms. Mungioli reported that the DMAC held their biannual presentation with Bordine's, and extended her thanks to Lauren Oxlade and Taylor Meyerhoff from Rochester Hills, as well as Joe Douglas and Heather Glendale from Bordine's, for their exceptional work in educating the attendees about deer-resistant plantings.

RECOGNITIONS

2025-0137 Proclamation in Recognition of the Stoney Creek High School Cheer Team
MHSA Division 1 State Champions

Attachments: [040725 Agenda Summary.pdf](#)
[Proclamation.pdf](#)

Mayor Barnett stated that the Rochester School District has produced much excellence in athletics over the years, acknowledging the tremendous athletes, coaches, athletic programs, and parents who constitute the great ecosystem for winning. He commended the City's three high schools' competitive cheer programs, and expressed the honor of welcoming back the back-to-back state champions, the Stoney Creek Cougars. He highlighted their nearly year-round preparation and the memorability of such an accomplishment. He then read a portion of the proclamation before recognizing the leadership of Coach Williams.

Tricia Williams, Stoney Creek High School Head Varsity Cheer Coach, thanked the Mayor and Council for inviting them to celebrate the cheer team and their hard work. She shared that this is the first back-to-back state championship in the school's history, not only for cheer but for the whole school. She called attention to the fact that most of the team was new to Varsity but excelled at the high level, and added that the team is an Honorable Mention Academic All-State Team with an overall team GPA of 3.70, making them champions both in the classroom and on the competition mat.

Presented.

ORDINANCE FOR INTRODUCTION

2025-0149 Request for Acceptance for First Reading - an Ordinance to amend sections 54-466 and 54-467 and to add section 54-472 of Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to add fees for Innovation Hills, clarify language regarding resident and non-resident permits, to repeal conflicting ordinances, and prescribe a penalty for violations

Attachments: [042825 Agenda Summary.pdf](#)
[Ordinance.pdf](#)
[040725 Agenda Summary.pdf](#)
[040725 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

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

Mr. Elwert began by providing an overview of the transformation of Innovation Hills over the years. He shared that construction began in 2018 with the parking lot and early development of the pond, followed by the pond area, gathering area, playgrounds, waterfalls, and vegetation (2019), the boardwalk system (2019-2020), the four-acre playground system (2021-2023), and the rope bridge (2024). He then shared that the park has become an overwhelming success, garnering over 450,000 visits per year, and they are requesting the implementation of a \$1.50 hourly parking fee. He reported that the fee would generate an estimated \$250,000 of net revenue per year to support the park operations and developments, and this amount was conceived in a similar way to cost recoveries in other City parks, such as Spencer and Borden.

Mr. Andrews shared that from an operational standpoint, the plan is to hire an additional part-time staff member to help educate the public on the parking fee, enforce parking regulations, and support park duties, as well as assist the Ordinance Staff with City inspections and attend court when needed. He added that the full-time Ranger at the park will be aiding enforcement on a sparingly basis. He continued that the Department plans to adopt a limited-time warning notice to encourage people to purchase an annual pass, and as part of a substantial marketing push, there will be a tent station at Innovation Hills during peak hours for the first month, allowing people to ask questions or buy an annual pass on site. He then stated that from a visitor perspective, several options will exist. Visitors will be able to purchase an annual pass for \$35, which will allow them access to Innovation Hills, as well as Spencer and Bloomer. They can also park across from Innovation Hills in the free lot off Hamlin Road and walk or bike into the park. The last option is to pay the proposed fee, which is tantamount to the daily fees collected at the City's other parks. Mr. Andrews explained that the fee will be collected via a contactless payment option called ParkMobile, information for which will appear on signage in the parking lot and at the park's main entryways. He stated that ParkMobile is highly user-friendly and convenient and allows people to pay through the app or by scanning the QR code, texting, or calling.

President Deel shared that he was incredibly impressed by Innovation Hills the first time he visited and remarked that he was not the only one, referring to the 450,000 annual visitors to the park. He recognized the need for the parking fee, as Innovation Hills experiences wear at a much higher rate than other parks. He also stated that many people are familiar with ParkMobile or similar systems, and noted that it does not require much infrastructure to implement and that the staffing costs will be covered by the fees. He concluded by inquiring how the City plans to address pushback to the proposed fee.

Mr. Elwert emphasized that a transition period of educating the public about the extra signage will take place. He explained that the overall purpose of the parking fee is not to write tickets; rather, it is to recover some costs and to encourage regular visitors to use an annual pass or find a free option to get in.

Mr. Walker shared that he has a great affinity for Innovation Hills and that he has watched it evolve from a parcel of dirt into a world-class destination that both residents and non-residents enjoy. He thanked Mr. Elwert and Mr. Andrews for bringing this matter to Council's attention, as he believes the fee is much-needed. He explained that the City, albeit not by design, is sharing the cost of maintenance across the user group. He stated that if the City has residents, who are paying for it in their taxes, sharing the cost with the visitors from outside of the area, the situation is a win for the City. He continued with his belief that the park pass is another generous offer for a nominal amount, and shared that purchasing one online includes a 20% discount, making it easy for people to enjoy the park. He added that \$250,000-\$300,000 is not an overwhelming revenue stream but will go a long way in park maintenance, and that the City still offers the free provision across the street for those who are opposed to paying for parking.

Mr. Blair revealed that he was initially opposed to the fee but is growing more comfortable with the idea after thinking about it and hearing Mr. Elwert, Mr. Andrews, and the Mayor explain it. He inquired about the seasonality of the fee, as the park sees fewer visitors when fall begins, and enforcement might be more difficult.

Mr. Elwert responded that the current intention is to require the fee year-round to avoid confusion, as is the case with similar places, and to have staff available to assist with the education and enforcement component year-round on a limited basis.

Mr. Blair shared his belief that having park passes available for purchase at the on-site tent is a wonderful idea, and questioned whether this offer would remain only for the first year. He mentioned the possibility of bringing it back in the future and possibly at other parks, as the City wants people to buy the pass. He commented that if the City is making money selling the passes, they should take advantage. He also praised the presentation and expressed his support for the proposal.

Mr. Elwert stated that the plan is to have the tent on site every day of the first month during the high-volume period, from mid-morning to mid-afternoon, and possibly on the weekends for the rest of the summer. He explained that if the City is still receiving many questions, they may extend the timeline. He added that they would consider doing the same thing at other locations.

Ms. Mungoli voiced her satisfaction with having all visitors at Innovation Hills share the cost, as she has received comments from residents over the years about individuals using the park they are paying for. She questioned whether the projected revenue of \$350,000 is in addition to the other parks with fees; Spencer and Bloomer.

Mr. Elwert responded that the \$350,000 revenue with net \$250,000-\$270,000 would be new revenue. He explained that Spencer and Bloomer each generate \$200,000-\$250,000 and that the City utilized the model of those parks to ascertain the numbers for Innovation Hills.

Ms. Mungoli remarked that she liked Mr. Blair's suggestions of having on-site sales at the other two parks. She also brought up her concern for residents who may not be tech savvy or are wary of QR codes, and inquired about alternative options. She thanked Mr. Elwert and Mr. Andrews for bringing this matter forward before voicing her anticipation to hear feedback about the implementation of the fee at the end of summer or in the fall.

Mr. Elwert clarified that there is also a text option and a phone number option; however, there will not be a cash option.

Ms. Neubauer shared that Spencer Park was her home park growing up, but now that she is married with children, their home park is Innovation Hills. She noted how many residents from other counties visit the park, and shared her belief that it is fair for everyone who uses the park to contribute to its maintenance. She echoed other Council members' comments about the existence of alternative, inclusive parking options.

Mayor Barnett thanked the Council for helping create something that other communities envy. He stated that a lot of sweat equity and taxpayer resources have gone into the park and that to maintain Innovation Hills and bring other parks of the same quality alongside it, the responsible thing is to have a dedicated funding source to support those parks. He recognized the possibility of some negative feedback to the fee but explained that its purpose is to keep this type of park available both now and into the future, with the contribution of non-resident visitors being key. He continued that the Mayor's Office and the Parks & Natural Resources Team will be proactive in communicating about the fee.

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

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

Absent 1 - Morlan

Enactment No: RES0098-2025

Resolved, that an Ordinance to Amend Sections 54-466 and 54-467 and to add Section 54-472 of Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to add fees for Innovation Hills, clarify language regarding resident and non-resident permits, to repeal conflicting ordinances, and prescribe a penalty for violations is hereby Accepted for First Reading.

PLANNING AND ECONOMIC DEVELOPMENT

2025-0107 Request for Conditional Use Approval for an application to operate gasoline service station within the NB Neighborhood Business District, to demolish the existing gas station onsite and to construct a new approximately 5,300 square foot gasoline station convenience store with a canopy and fuel pumps at 2980 Walton Blvd., located at the northeast corner of Walton and Adams, zoned NB Neighborhood Business District with the FB Flex Business Overlay; Sam Beydoun, Safeway Acquisition Co. LLC, Applicant

Attachments: [040725 Agenda Summary.pdf](#)
[Staff Report 031225.pdf](#)
[Reviewed Plans.pdf](#)
[Environmental Impact Statement.pdf](#)
[Development Application.pdf](#)
[WRC Letter 062524.pdf](#)
[Draft PC Minutes 031825.pdf](#)
[Public Hearing Notice.pdf](#)
[Public Comment.pdf](#)
[Resolution \(Draft\).pdf](#)

Chris McLeod, Planning Manager, and **Mo Beydoun**, Attorney for Safeway Acquisition Co., LLC, applicant, were present.

Mr. Beydoun introduced himself and apologized for the absence of the design

team, who could not be present due to illness.

Mr. McLeod stated that this item is the second half of the Conditional Use request for the renovation, remodeling, and rebuilding of the gas station at 2980 Walton Boulevard, located on the northeast corner of Walton and Adams. He noted that the Planning Commission has granted site plan approval, a tree removal permit, landscaping modifications, rearyard setback reduction, and a dumpster located in the sideyard. He continued that although the existing 0.83-acre property is below the one-acre minimum site requirement for new gas stations in the City, the Planning Department highlighted the ability to develop a current site and ensure that the City's businesses and buildings are viable moving forward in the current economic conditions. He then shared details regarding the proposed building, which is 5,300 square feet and features a convenience store and a small restaurant service without indoor seating. He explained that the landscaping being provided includes 17 new trees in addition to four preserved trees, and the proposed site reduces the number of driveways from three to two, one on Adams and one on Walton, increasing the efficiency of maneuvering on the site. He also shared that the applicant is willing to provide a cross connection to the financial institution directly to the north, which will ultimately provide access to the Village of Rochester Hills, and a cross connection to the east should the site located there redevelop in any way. He continued that the building will now face southward, with four islands of gas pumps along Walton and several EV charging stations along Adams. He added that the proposed site includes one pedestrian connection directly from Walton to the site and one directly from North Adams. He detailed the multitude of proposed materials, including brick, metal seam paneling, and wood paneling. He shared the Conditional Use requirements before providing the reminder that this item was unanimously recommended by the Planning Commission.

Public Comment:

Scot Beaton, 655 Bolinger St., stated that there are corners of towns that are precious, describing characteristics of various street corners in surrounding cities that have been select about which architectural plans they accept. He continued that the Village of Rochester Hills is an integral part of town where the Mayor lights the City's Christmas Tree every year and families consistently gather, and the cornerstone of the Village is the gas station at Walton Boulevard and Adams Road. He expressed his opposition to the proposed modern-style gas station and suggested that this item be tabled.

Council Discussion:

President Deel shared that the existing gas station meets the five criteria for Conditional Use, and the redeveloped gas station meets more of the modern standards. He thanked the applicant for continuing to invest in the City.

Mr. Walker thanked Mr. McLeod for his responses to questions about this item last week. He then referred to the Staff Summary, which states that the building materials differ from some of the more traditional materials the City has seen and should be closely reviewed by the Planning Commission. He questioned what specifically about the materials or the overall building design needs closer review.

Mr. McLeod stated that while some FB projects and other gas station redevelopments have utilized a multitude of materials, most of the traditional architecture within the City has simply been either stone or brick. He explained that they wanted the Planning Commission to pay attention to subjective review standards and comments, and emphasized that the Planning Commission appeared to like the progressive architecture of the proposed gas station, as they voted 8-0 on this item.

Mr. Walker requested confirmation of his understanding that the materials for the redeveloped gas station diverge from the palette of materials that the City traditionally employs.

Mr. McLeod stated that some of the materials likely did not exist when the palette was originally designed. He referred to other instances from the past five to ten years in which approved developments utilized different materials, and explained that there are many unique materials that can provide and enhance a site's overall architecture.

Mr. Walker expressed that it is unfortunate that the full design team could not be present, and inquired about the intended purpose for the 600 square feet designated as lease space.

Mr. Beydoun shared that the modern gas station typically does not reach the traditional 2,000 square feet and that it has become a one-stop shop to provide the community with every possible aspect they hope to receive from a gas station convenience store. He explained that the allocated 600 square feet is the minimum standard for most nationally renowned QSRs and that they have relationships with Jimmy John's, Tim Horton's, and Dunkin' Donuts, as well as some local community-run restaurants. He noted that filling the vacancy will not be difficult; it is simply a matter of community preference.

Mr. Walker highlighted four significant concessions that have been made for the redeveloped gas station: the reduced lot size, the reduced setback, the dumpster location, and the reduced number of trees. He explained that an exception has been made to allow the applicant to rebuild the gas station on a lot that does not meet the one-acre minimum. He continued that the proposed 5,300-square foot building does not fit well on the site, so the Planning Commission is offering the concession of a ten-foot setback, which will tuck the building into the northeast corner of the property. He shared that the third concession is necessary based on the second, as the dumpster no longer fits behind the building and the Planning Commission has approved placing it in front of the building. He explained that the last exception has been made for landscaping, as the number of trees required by the Landscape Ordinance cannot be met. Mr. Walker stated that the result of these concessions is a modern structure that is made of questionable materials and is almost five times the size of the current 1,200-square foot single-story gas station. He added that his biggest concern is the 30-foot height of the building, and voiced his belief that the City was trying to avoid three-story buildings. He expressed his particular concern over the second criterion of the Conditional Use, emphasizing that the proposed gas station does not meet the standards of compatibility, harmony, and appropriateness with the existing or planned character of the general vicinity. He concluded by stating that he will be voting no on this item.

Mr. Beydoun responded that the building's height and square footage are within the ordinance and that the acreage of the property is within the minimum standard of convenience stores. He continued that the proposed gas station is a substantial investment and the best fit to represent the City. He detailed that the progressive, stone building, with its 5,500 square feet, four pumps, each of which can pump out 75,000 gallons per month, two EV stations, each with two plugs, and parking that is within the ordinance, more than fits within the corner. He suggested that they can take the project back to the drawing table if there is still dissatisfaction.

Mr. Walker restated that the biggest obstacle is the salient height of the building and that he finds the 33-foot-tall building on the southeast corner offensive as well.

Ms. Mungioli thanked the applicant for consolidating driveways. She also commented that the landscaping is not done from last year and she was pleased to hear that it will be in escrow until it is finished. She continued with her frustration that the corner does not look attractive, with the Visqueen covering, no mulch, and a bent ceiling over one of the pumps from a vehicle backing into it. She then referred to how fire trucks would need to park near the dumpster, and remarked that fueling trucks would need to fit in the same area. She questioned how supply trucks will be able to make the broken turn to get around the pumps and exit the property.

Mr. Beydoun responded that the site layout was strategically planned and that safety is a main concern. He emphasized that the layout was approved by MDOT, whose safety regulations are beyond most other agencies.

Ms. Mungioli stated that she is still concerned about how fueling trucks will fit in the station. She also inquired about what kind of fire suppression will exist by the EV charging stations. She underscored her concern about fires from electric vehicles, as they are not extinguished easily, and noted that she would like to find out more information. She continued by asking whether the applicant plans to obtain a liquor license to sell alcohol at the station. She also pointed out that many high school teams hold car washes at the existing Shell Station, and inquired whether the proposed gas station will have a spot on the site to allow them to continue. She then asked about an estimated completion date for the project.

Mr. Beydoun voiced his understanding that these stations have never caught fire, as the vehicles themselves have usually caught fire. He added that the state does not have regulations on this matter. He also shared that they are not planning to obtain a liquor license, and in reference to high school teams holding car washes, they are always open to helping out all communities. He added that they are hoping the new station is completed in six months and that they do not plan to operate while the site is under construction.

Ms. Mungoli echoed Mr. Walker's concern about the height of the building, explaining that it is not compatible with other buildings in the area and that she prefers to see a lower structure. She suggested that they reconsider the building materials, as the metal façade does not fit with the community, and encouraged them to bring back a modification.

Mr. McLeod stated that the material changes and a lowering of the building would likely fit within the confines of an administrative change. He explained that lowering a proposed building is usually favorable to an administrative review, especially compared to raising it.

Ms. Mungoli voiced her dissatisfaction with extra, non-functioning space below the roof line, and noted that two Council Members have expressed an interest in seeing changes to the overall look and feel of the building. She inquired whether Mr. Beydoun's company would be receptive to a lower roof line and different materials on the outside, specifying that she would prefer to see a roof line closer to the current 22 feet as opposed to 30 feet.

Mr. Beydoun shared that a higher ceiling is more costly but more comfortable, and some of their locations draft up to 22 feet, which is the proposal for this project as well. He stated that he is more than willing to authorize an elevation suggestion that does not dramatically impact the building.

President Deel referred to Mr. McLeod's explanation of a height issue being resolved as an administrative change. He inquired whether, given the ability of City Council to approve the Conditional Use with an additional condition regarding the height of the building, the applicant could administratively present plans that would fit within the parameter and not need to come back before Council.

Mr. McLeod shared his belief that doing so is possible as long as Council is confident in the review criteria, and that he is happy to work with the applicant to achieve a more desirable height.

Ms. Mungoli moved to approve with an additional requirement that the elevation be no more than 26 feet and that additional building material options be explored.

Ms. Neubauer shared that she is the City Council member who sits on the Planning Commission, and added pertinent information from their meeting. She explained that the landscaping adjustments were done to allow for a clear eyeline, aiding the safety of traffic and drivers entering the property, and that she deferred to the expertise of the landscape architect on the Planning Commission. She continued that the materiality changes that the Planning Commission has been requesting dealt more with the sustainability of materials than the appearance. She explained that previously-used materials were not as sustainable, leading to woodpecker holes throughout the City. She noted that the Commission found the proposed materials more than adequate in terms of sustainability, as well as contiguous and harmonious with the surrounding area. She addressed the issue of the dumpster location, and shared that Mr. Hooper issued a strong warning that the dumpster be maintained properly and not visible from the street. She echoed Ms. Mungoli's suggestion that the angular portion of the roof be leveled out. She also inquired about the purpose of the chimney structure and suggested that it be lowered, as doing so would ease the minds of some of the Council members. She then questioned whether there was any way to move the dumpster to the back of

the building, emphasizing the desire for it to be as inconspicuous as possible.

Mr. Beydoun shared that the chimney structure is an enclosure for the HVAC system. He explained that a development in West Bloomfield at Maple and Orchard Lake employs a similar practice, utilizing a black fence to avoid displaying the HVAC system to the road. He also shared that they have been working on this project for three years, and no one on the design team nor the Planning Commission has identified a way to move the dumpster to the back.

Mr. Blair thanked Mr. Beydoun for investing in the community, noting that 30 years is a long time for a business to remain and that the concerns Council is presenting are to ensure that the next 30 years are better for everyone. He shared that he has received many comments of opposition to this project regarding traffic; however, he is not concerned about the traffic impact, and appreciates the cross connect on the north. He showed a visual of the gas station at Maple and Orchard Lake, noting that it looks like the gas station at the southeast corner of Walton and Adams, and shared that Council does not want to see any resemblance of Maple and Orchard Lake in Rochester Hills. He shared that he agrees with the motion on the floor, as he wants to bring the height of the building down and try to draw less attention to or completely eliminate the chimney. He concluded by stating that he is not as concerned about the materials on the front of the building, as he believes that the proposed gas station is fairly congruent with the surrounding buildings and that the materials will become more common in the future.

President Deel referred to Ms. Neubauer's comments regarding the materials of the building, explaining that new materials are more sustainable and resistant and that as the City develops, it will see different materials emerge. He also voiced the City's desire to have buildings embody a modern aesthetic, and described the proposed gas station as a notable improvement. He continued that over 95% of the City is built out, so redevelopments are likely to occur in the future, and to encourage redevelopment, you must make it attractive and grant certain concessions so that the building owners are willing to absorb the additional costs of redevelopment. He shared that he supports the suggested height of the building, as it keeps in line with the typical heights in the City, and expressed his hope that the applicant finds the property more valuable that way.

A motion was made by Mungioli, seconded by Neubauer, that this matter be Adopted by Resolution with the addition of a third condition that the building height shall not exceed 26 feet in total and that the Applicant shall look at additional building materials consistent with the City of Rochester Hills current palette. The motion carried by the following vote:

Aye 5 - Blair, Carlock, Deel, Mungioli and Neubauer

Nay 1 - Walker

Absent 1 - Morlan

Enactment No: RES0069-2025

Resolved, that the Rochester Hills City Council hereby approves the Conditional Use to operate a gasoline service station within the NB Neighborhood Business District at 2980 Walton, based on plans received by the Planning Department on February 7, 2025, with the following findings and conditions:

Findings

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The site has 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 and does not represent a significant deviation from the existing land use that has been present onsite approximately fifty (50) years.
3. The proposal will have a positive impact on the community as a whole and the surrounding area by renovating and modernizing an existing gasoline service with updated architecture, amenities, landscaping and access driveways (by consolidating two driveways on Adams into one) that should provide a safer, more efficient means of ingress and egress.
4. The proposed development is served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal and traditionally has been as the current gasoline service station.
5. The proposed development, with the revised driveway and cross connection configurations, will not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare and will help further integrate the gasoline service station into the existing land use fabric.
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.
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. The building height shall not exceed 26 feet in total and that the Applicant shall look at additional building materials consistent with the City of Rochester Hills current palette.

2025-0110 Request for Conditional Use Approval to operate a gasoline service station and

a drive-through accessory to a permitted use within the NB Neighborhood Business District for a project to demolish the existing service station and to construct an approximately 8,348 square foot gasoline station convenience store with a drive-through, at 3420 S. Rochester Rd., located at the southwest corner of Rochester Rd. and Nawakwa Rd., zoned NB Neighborhood Business with the FB Flex Business Overlay; Leslie Accardo, PEA Group, Applicant

Attachments: [072125 Agenda Summary.pdf](#)
[Elevation Adjustments Memo 071020.pdf](#)
[Revised Elevations 063025pdf](#)
[MDOT Approval Memo 070125.pdf](#)
[040725 Agenda Summary.pdf](#)
[Staff Report 031225.pdf](#)
[Reviewed Plans \(Corrected\).pdf](#)
[Reviewed Plans 042524.pdf](#)
[Updated EIS 031925.pdf](#)
[Environmental Impact Statement.pdf](#)
[Traffic Impact Study 052124.pdf](#)
[Development Application 010424.pdf](#)
[FD Flow Test.pdf](#)
[MDOT Email 050124.pdf](#)
[WRC Letter 032625.pdf](#)
[Draft PC Minutes 031825.pdf](#)
[Notice of Public Hearing.pdf](#)
[Public Comment.pdf](#)
[040725 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Chris McLeod, Planning Manager, **Leslie Accardo**, PEA Group, applicant, and **Kenny Koza**, property owner, were present.

Mr. McLeod presented a Conditional Use request for the complete demolition and rebuild of the gas station at South Rochester Road and Nawakwa. He detailed that the 1.33-acre site is located on the west side of South Rochester and the south side of Nawakwa and is north of M-59. He explained that the gas station has far outlived its useful life, so the applicant, after several iterations and attempts, has brought forward the current plan for Council's final consideration. He shared that the Planning Commission has granted site plan approval, a tree removal permit, and one minor landscape modification to the south end of the site, and this item comes as a unanimous recommendation for the Conditional Use. He continued that the convenience store is 7,154 square feet, and there is a dedicated space for a drive-through user on the south side of the building. He shared that the landscaping plan brings the site into essentially full compliance with the ordinance, as 71 full-sized trees, along with a multitude of shrubs and plantings, will be provided on the site. He continued that the applicant will condense the two angular driveways on South Rochester into a singular two-way driveway in the middle of the site, and will move the driveway on Nawakwa slightly to the west to provide additional separation from the interchange of Nawakwa and South Rochester, addressing a resident's concern pertaining to people making quick S-turns from South Rochester into the driveway on Nawakwa. He expressed his hope that moving the driveway will lower the risk for accidents at that location. He then explained that the applicant owns the property to the south and that the Planning Commission granted the

landscape modification to the south side of the site because its layout caused it to be short a couple of plantings; however, there is still a plethora of plantings throughout the site. He added that no one is likely to build a house between the gas station and the M-59 interchange. He continued that the proposed development includes four islands, each with two pumps, parking in front of the building, additional angled parking to the north, one EV charging station, and an employee entrance and employee parking at the rear of the site. He detailed that the drive-through lane meets requirements, as it is separated from general maneuvering lanes by a landscaped island, and customers will enter the drive-through on the north end of building, place their order on the west side, and pick it up on the south side. He also shared that the site provides full pedestrian amenities, with connections for pathways along both Rochester and Nawakwa, connections within the site from those exterior pathways to the building itself, and bicycle racks. He continued that the vast majority of the building will be utilized for the convenience store, and the lease space for a potential drive-through user will be located on the south end. He explained that, by ordinance, the drive-through user must offer a sit-down space inside the building, and added that the applicant has a good indication for who the user will be. He then highlighted the variety of materials for the building, including metal paneling, wood siding, and masonry. He noted that both the gas station and the drive-through must meet the standards for the Conditional Use, and concluded by addressing the public concern about noise from the order board at the rear of the site, explaining that the landscaping and a six-foot district separation wall will help alleviate that concern.

Public Comment:

Scot Beaton, 655 Bolinger St., remarked that there is nothing precious about the corner of Rochester Road and M-59, highlighting weeds, dying trees, and a deteriorating bridge, and that any new development in that location would be a dramatic improvement. He shared that M-59 past Dequindre appears much nicer, and voiced his desire for Rochester Hills to repair the highway from that intersection of M-59 to Barclay Circle and to improve upon the urban sprawl and unattractive architecture. He stated that Troy has plans to make their Rochester Road better, while Rochester Hills does not. He then shared that he supports the proposed gas station, but wishes the color palette contained more vibrant colors. He concluded by listing heroes from his college years and stating that most of America does not know the meaning of mid-century modern.

Council Discussion:

President Deel questioned why the interchanges at M-59 appear so neglected in terms of mowing and maintenance.

Mr. McLeod voiced his understanding that it is a standard MDOT grade of care and that they typically mow once or twice a year.

President Deel shared that other projects have been denied by MDOT because of drive-through access onto Rochester Road. He noted that another applicant was denied at the MDOT level, while the current one was not, and inquired about the distinction between the two.

Mr. McLeod disclosed that the applicant does not currently have a full MDOT permit and that a significant amount of money is necessary for the testing to obtain the remaining information needed for the permit. He continued that the Planning Commission considered the ancillary, as opposed to the primary, use of the drive-through, and allowed the applicant to move forward with the application, with full Conditional Use upon reaching full MDOT approval of the driveway permit. He explained that a 1,200-square-foot user attached to a gas station does not always generate the same amount of traffic and sales as a full restaurant, and added that any action the City takes should not bias MDOT's review or their potential approval of the application.

President Deel shared his concern about the site's proximity to the entryway to M-59, acknowledging the potential for traffic buildup and issues with on/off traffic. He expressed the difficulty in making the factor findings without MDOT'S approval and rationale, and referred specifically to Factor Two, which requires that the site will be harmonious with the environment and the public services and facilities affected by the land use, and Factor Three, which requires that the site will be served adequately by essential public facilities and services, such as highways and streets. He emphasized the importance of MDOT's findings in determining the traffic impact, and noted the potential need for an additional condition to ameliorate any traffic pattern disruption as it relates to an additional drive-through along Rochester Road.

Mr. McLeod stated that the City vetted the site plan against their requirements and ordinances, and the Planning Staff felt confident in the overall site layout. He added that the City's DPS Department, which includes traffic review, approved the site, conditioned upon MDOT's final approval. He continued that the Planning Commission took into consideration the intensity of the site's operations and were not concerned that the standalone user would generate enough traffic to exceed the City's normal requirements for a fast food or drive-through use. He then detailed the two proposed conditions for this item: a direct requirement that MDOT signs off on the application, and the City's right to reevaluate the situation if the site ever operates in a manner that is not anticipated or becomes too busy based on the type of use or operation. He explained that the applicant does not know the building timeline, so they do not yet know the defined user or the traffic generation; however, they must start somewhere to know what the site will look like and how and when it will develop, and then seek a user and ascertain the intensity.

President Deel expressed his belief that the aggregate amount of additional traffic on Rochester Road would not be significantly different over a 24-hour period, but the southbound side of the road at M-59 and Rochester Road would see a significant uptick in traffic during the morning rush hour. He reiterated the importance of MDOT's approval in substantiating his perception, and stressed that he must consider all five factors on behalf of 75,000 residents.

Mr. Walker inquired whether the City's Tier One Gateway Sign will be installed at this location. He also pointed out that the Staff Summary makes note of different building materials that should be closely reviewed by the Planning Commission and that City Staff has discussed the overall building design and materials with the applicant and this is the proposal the applicant chose to present. He asked Mr. McLeod to explain what City Council must review.

Mr. McLeod clarified that the sign will be on the opposite side of the street and slightly south. He then explained that the building features a multitude of architectural elements and makes use of many different materials, providing a structure that is beautiful but that does not look like every other building that has been approved within the City. He voiced his belief that the Planning Commission was comfortable with the building design and materials, finding them to align with the City's vision, and emphasized the Commission's 8-0 recommendation with no mention of changing architectural materials.

Mr. Walker questioned why the canopy will be submitted separately.

Ms. Accardo clarified that the final drawings include the canopy on page A-102, but the drawings are not in color.

Mr. McLeod added that the comment Mr. Walker referred to is likely the standard statement that the Building Department must separately review all signage. He explained that any conceptual sign on a site plan or elevation receives that comment.

Mr. Walker referred to the Staff Report's mention of the potential conflict that MDOT's drive-through stacking requirement may cause and how it will be left to MDOT's review as the City's requirements are met. He asked Mr. McLeod to explain this further.

Mr. McLeod responded that the City requires a drive-through facility to offer ten stacking spaces and that the ten stacking spaces for the proposed site stop where the sidewalk comes off the front side of the building. He continued that MDOT's stacking space standard for drive-throughs requires 17 spaces or 430 feet, and meeting this standard would add spaces to the existing ones, wrapping them around the front of the site and through the front entrance of the site. He explained that the City does not like to enforce others' regulations and thus stopped at their requirement of ten stacking spaces, as they felt this was an appropriate number. He added that they kept their review standards specific to their requirements, and MDOT will ultimately make their determination based on their standards. He explained that the potential conflict is cars entering the site and running into the stacking spaces as required by MDOT.

Mr. Walker inquired about the intended use for the lease space with the drive-through.

Mr. Koza shared that he is a Dunkin' Donuts franchisee and owns stores in Lake Orion and Oxford, and he intends to own this location as well.

Mr. Walker referred to the sizeable kitchen on the site plan and asked about the applicant's intentions with this space, which is in addition to the Dunkin' Donuts space.

Mr. Koza expressed the desire to provide a full-service convenience store, and shared that they prepare items that are typically not considered gas station food, such as salads, sandwiches, and parfaits.

Mr. Walker questioned whether the convenience store would be competing with the Dunkin' Donuts.

Mr. Koza responded that the convenience store will not offer food or other items that cross over with the Dunkin' Donuts; for example, the convenience store will not offer coffee. He added that the Dunkin' Donuts will experience more morning use, while the convenience store will experience more afternoon and evening use, and that there is an opening from one to the other.

Mr. Walker voiced his concern with the size of the proposed structure, comparing it to a strip mall, and noted its modern appearance and questionable materials. He emphasized that his biggest concern is the 30-foot height, which creates a visual impact comparable to a 24,000-square-foot building. He opined that the structure does not meet the standards of compatibility, harmony, or appropriateness with the existing or planned character of the general vicinity, explaining that this area will be the gateway to the City. He concluded by stating that he will be voting no on this item.

Mr. Koza shared that he developed the Fairfield Inn and Suites at 3900 South Rochester Road and that City Councils tend to dislike EIFS. He continued that to find a good corner piece, he scoured the country, found a building similar to the proposed structure, and mimicked it, and he believes that it will be generational and stand the test of time. He explained that the average convenience store is about 15,000 square feet, and stores like Meijer and Kroger are adding gas, and he must think about how to survive in the market. He also highlighted several factors driving the costs of this project: the nearly \$500,000 underground system, the addition of an eight-foot-wide sidewalk, and over \$100,000 in landscaping. He continued that the height of the building is due to the presence of a mezzanine, which will provide storage for items purchased on good deals, and the need to conceal four to six HVAC units. He emphasized that the details for this project are specific to the site, and noted that tariffs and rising construction costs are additional factors for the scale of the building.

Ms. Neubauer restated that she is the City Council Representative on the Planning Commission, and shared that the Commission approved the materiality of the proposed building due to factors such as sustainability. She continued that one of the issues the Commission had was MDOT, and motioned to table this item until MDOT submits their approval, which would provide City Council with a complete picture of what they are voting for. She pointed out that City Council's approval tonight could be leveraged with MDOT to get their approval.

Ms. Accardo shared that they have submitted to MDOT and received several rounds of comments, with the last email from October 3rd, 2024. She detailed that the comments were specific to the driveway radii, which have been amended, and showing the stacking that MDOT is requesting on the plan. She shared that the other conditions were specific to hydrology and stormwater, which were going to require additional cost. She explained that they must conduct six soil borings, infiltration testing, and GPR to obtain the necessary hydrology information, and they were delaying those tests since they would be losing that money if the project does not move forward. She shared that they were told not to make partial submittals and that MDOT has received the updated plans.

Ms. Neubauer stated that it would behoove the applicant to wait for City Council to vote, as City Council would like to wait for MDOT to make their decision and she does not want Council's decision to influence MDOT's decision.

Mr. Koza shared that he is willing to wait for City Council to vote, but questioned whether there was a possibility that City Council might disagree with MDOT's approval should they grant it. He inquired why Council could not grant approval contingent on MDOT's approval.

Ms. Neubauer explained that she does not want it to appear that Council's approval somehow impacted MDOT's approval. She voiced her belief that if the applicant is confident in MDOT's approval, it will not be an issue when they come back for Council's approval. She noted that postponing tonight's vote would be better aligned with how Council operates.

President Deel brought up the stacking requirement, recalling that the City requires ten stacking spaces, while MDOT requires 17. He counted 14 cars behind the drive-through, and pointed out that the proposal to meet the stacking requirement of 17 is to stack three cars on the other side of the singular entryway off M-59; however, doing so is not practical to how people will operate in real life. He shared his belief that people will likely queue up onto Rochester Road and that the cross traffic and safety issues created by a stacking formation like this would be less than safe and harmonious should MDOT approve it.

Ms. Mungoli concurred about the stacking issue and traffic flow, and voiced her desire to see MDOT's approval first. She also recognized the need for storage in the store, but wished to ensure that the visual impact to neighbors would be mitigated. She inquired whether the proposed gas station would be operating 24/7. She continued that the true entrance to the City is a half mile south of this site, and thanked the applicant for being willing to do this work, noting that the gas station will be a beautiful place.

Mr. Koza shared that the gas station will be operating 24/7 but that he owns the adjacent land behind the gas station. He also mentioned that the layout of the gas station is safer without the entrance they have eliminated.

Mayor Barnett shared his belief that the height of the proposed gas station is not as significant of an issue as it was with the previous proposed gas station. He also expressed his disagreement with Mr. Beaton's example of Rochester Road in Troy, citing the five-story hotel close to the road, electronic billboards, a three- or four-story storage facility, and hundreds of pole signs. He explained that he does not want this section of road to look like that, and noted that this location was once going to feature a hotel with a water slide sticking out of the side. He continued that although there are always concerns about drive-throughs, he was moved by the applicant's comments as a business owner. He emphasized that it is incumbent upon City Council, perhaps with direction from Mr. Christ, to communicate their concerns to MDOT so that the applicant has some assurance. He explained that soil borings are costly, especially in an environment of tariffs and increased costs. He also referred to MDOT's concern about Chick-fil-A's stacking lanes, remarking that the City has designed some drive-throughs creatively, and shared that he is an advocate for good business.

Ms. Neubauer shared that the applicant agreed to the Planning Commission's condition that if the drive-through becomes an issue at any point, the City will be able to reexamine the situation and revoke the drive-through. She brought up the Starbucks across from Rochester High School, noting that there have not been any safety issues at that location despite concerns. She also shared that the proposed gas station will be an improvement and that the applicant has put himself on the record for the maintenance and beautification of the adjacent property. She then asked Mr. McLeod to organize communication between the City's Building, Planning, and Engineering Departments and MDOT regarding City Council's concerns. She concluded by thanking the applicant for being willing to postpone this item.

Mr. Koza thanked Council for their comments and asked how he could gain Mr. Walker's support.

Mr. Walker emphasized his desire to see smaller and lower buildings.

Mr. Koza stated that that is a tough request.

President Deel reiterated his concern about the stacking plan and the potential negative impact on drivers and users of the facility. He voiced his desire for MDOT to pass on the safety of the project as it relates to both the traffic impact and the internal stacking plan. He also mentioned that, following MDOT approval, City Staff would determine whether the plan is safe and make the recommendation to City Council.

President Deel stated that the motion is to postpone until MDOT approval and City Staff approval.

A motion was made by Neubauer, seconded by Mungoli, that this matter be Postponed subject to MDOT and City Staff approval. The motion carried by the following vote:

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

Absent 1 - Morlan

Enactment No: RES0173-2025

Resolved, that the Rochester Hills City Council hereby approves the conditional use to operate a gasoline service station with an ancillary drive through within the NB Neighborhood Business District at 3420 S. Rochester, based on plans received by the Planning Department on February 4, 2025, with the following findings and subject to the following conditions:

Findings

1. The use will promote the intent and purpose of the Zoning Ordinance.
2. The site has 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 proposal will have a positive impact on the community as a whole and the surrounding area by providing a modernized gasoline service station and convenience store along with a food provider with an ancillary drive through use.
4. The proposed development is 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 development, with the revised driveway configurations, will 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.
7. That the requested modification to the buffer along the southern property line is appropriate given the number of plantings already proposed, the fact that the site to the south also includes the FB Flex Business Overlay District and finally, that the site to the south directly abuts the M-59 interchange.

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.
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. MDOT approval must be received for the driveway connection to Rochester Road.

PUBLIC COMMENT for Items not on the Agenda

Scot Beaton, 655 Bolinger St., shared that he wished he had more time to express his gratitude for the gas station developers' investment in the City. He then addressed Mayor Barnett, clarifying that he had been referring only to Troy's plan to make all of their Rochester Road a boulevard, not to the buildings along the road. He restated that Rochester Hills has no plans to fix Rochester Road, and expressed his wish for the City to make Rochester Road a boulevard from the South Bridge to South Boulevard. He then shared his disdain for the addition of several gray buildings, noting that he sent a PDF discussing the color gray, as well as tall buildings, making particular mention of the addition of a 45-foot-tall building

in the otherwise attractive Brooklands neighborhood. He concluded by thanking City Council, and Ms. Roediger in the Planning Department for publishing his PDFs.

(Vice President Carlock exited at 9:42 p.m. and re-entered at 9:45 p.m.)

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.

2024-0641 Approval of Minutes - City Council Regular Meeting - June 10, 2024

Attachments: [CC Min 061024.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0070-2025

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on June 10, 2024 be approved as presented.

2024-0642 Approval of Minutes - City Council Regular Meeting - June 24, 2024

Attachments: [CC Min 062424.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0071-2025

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on June 24, 2024 be approved as presented.

2024-0643 Approval of Minutes - City Council Special Meeting - July 15, 2024

Attachments: [CC Special Min 071524.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0072-2025

Resolved, that the Minutes of the Rochester Hills City Council Special Meeting held on July 15, 2024 be approved as presented.

2025-0136 Request for Purchase Authorization - PARKS: Blanket Purchase Order for the rental of portable toilets in the amount not-to-exceed \$49,500.00 through April 30, 2028; Turner Sanitation, Inc., Lake Orion, MI

Attachments: [040725 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0073-2025

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for the rental of portable toilets to Turner Sanitation, Inc., Lake Orion, Michigan in the amount not-to-exceed \$49,500.00 through April 30, 2028.

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

- 2025-0144** Request for Purchase Authorization - Purchase Authorization for the City's Hewlett Packard Enterprise (HPE) server and storage system support and software maintenance contract in the amount of \$44,500.00; IT Solutions Group, Novi, MI

Attachments: [040724 Agenda Summary.pdf](#)
[Bid Tabulation.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0074-2025

Resolved, that the Rochester Hills City Council hereby authorizes the purchase for the City's HPE server and storage system support and software maintenance contract to IT Solutions Group, Novi, Michigan in the amount of \$44,500.00.

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

- 2025-0132** Request for Purchase Authorization - FACILITIES: Contract/Blanket Purchase Order for 2025 Plant, Tree & Shrub Health & Lawn Care for City-owned sites in the amount not-to-exceed \$62,000.00 through December 31, 2025; Owen Tree Service, Inc., Attica, MI

Attachments: [040725 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0075-2025

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for 2025 Plant, Tree & Shrub Health & Lawn Care for City-owned sites to Owen Tree Service, Inc., Attica, Michigan in the amount not-to-exceed \$62,000.00 through December 31, 2025 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

Further Resolved, that the City's acceptance of the proposal and approval of

the award of a contract shall be contingent and conditioned upon the parties' entry into and execution of a written agreement acceptable to the City.

- 2025-0124** Request for Purchase Authorization - FACILITIES: Blanket Purchase Order/Contract for as-needed miscellaneous concrete work services in the amount not-to-exceed \$90,000.00 through April 30, 2026; Carlo Construction, Inc., Rochester Hills, MI

Attachments: [040725 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0076-2025

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for as-needed miscellaneous concrete work services to Carlo Construction, Inc., Rochester Hills, Michigan in the amount not-to-exceed \$90,000.00 through April 30, 2026 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

- 2025-0120** Request for Purchase Authorization - FACILITIES: Blanket Purchase Order/Contract for generator preventative maintenance and repairs in the amount not-to-exceed \$90,000 through April 30, 2028; Ancona Controls, Inc., Wixom, MI

Attachments: [040725 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0077-2025

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for generator preventative maintenance and repairs to Ancona Controls, Inc., Wixom, Michigan in the amount not-to-exceed \$90,000.00 through April 30, 2028 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

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

- 2025-0141** Request for Acceptance of the Water Main Easement granted by CSGBSH RHMI I LLC, a Delaware limited liability company, for Cubesmart Self Storage

Attachments: [040725 Agenda Summary.pdf](#)
[Location Map.pdf](#)
[Water Main Easement.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0078-2025

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

hereby accepts a Water Main Easement for the construction, operation, maintenance, repair and/or replacement of a water main on, under, through and across land more particularly described as Parcel #15-21-477-049, granted by CSGBSH RHMI I LLC, a Delaware limited liability company, whose address is 404 Washington Ave., Suite 650, Miami Beach, FL 33139, for Cubesmart Self Storage.

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

- 2025-0146** Request for Acceptance of the Sanitary Sewer Easement granted by REI Brownstown LLC, a Michigan limited liability company, for Innovation Hills Sanitary Sewer Extension

Attachments: [040725 Agenda Summary.pdf](#)
[Location Map.pdf](#)
[Sanitary Sewer Easement.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0079-2025

Resolved, that the Rochester Hills City Council, on behalf of the City of Rochester Hills hereby accepts a Sanitary Sewer Easement for the construction, operation, maintenance, repair and/or replacement of a sanitary sewer on, under, through and across land more particularly described as Parcel #15-29-151-011, granted by REI Brownstown LLC, a Michigan limited liability company, whose address is 17800 Laurel Park Drive, Ste. 200C, Livonia, MI 48152-3985, for Innovation Hills Sanitary Sewer Extension.

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

- 2025-0147** Request for Acceptance of the Sanitary Sewer Easement granted by REI Brownstown LLC, a Michigan limited liability company, for Innovation Hills Sanitary Sewer Extension

Attachments: [040725 Agenda Summary.pdf](#)
[Location Map.pdf](#)
[Sanitary Sewer Easement.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0080-2025

Resolved, that the Rochester Hills City Council, on behalf of the City of Rochester Hills hereby accepts a Sanitary Sewer Easement for the construction, operation, maintenance, repair and/or replacement of a sanitary sewer on, under, through and across land more particularly described as Parcel #15-29-151-012, granted by REI Brownstown LLC, a Michigan limited liability company, whose address is 17800 Laurel Park Drive, Ste. 200C, Livonia, MI 48152-3985, for Innovation Hills Sanitary Sewer Extension.

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

- 2025-0148** Request for Acceptance of the Sanitary Sewer Easement granted by Cedar Lake Holdings, LLC, a Michigan limited liability company, for Innovation Hills Sanitary Sewer Extension

Attachments: [040725 Agenda Summary.pdf](#)
[Good Faith Offer.pdf](#)
[Location Map.pdf](#)
[Sanitary Sewer Easement .pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0081-2025

Resolved, that the Rochester Hills City Council, on behalf of the City of Rochester Hills hereby accepts a Sanitary Sewer Easement for the construction, operation, maintenance, repair and/or replacement of a sanitary sewer on, under, through and across land more particularly described as Parcel #15-29-202-004, granted by Cedar Lake Holdings, LLC, a Michigan limited liability company, whose address is 2600 W. Big Beaver Road, Suite 300, Troy, MI 48084, for Innovation Hills Sanitary Sewer Extension and further authorizes payment in the amount of \$6,000.00 to the Owner.

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

- 2025-0140** Request for Approval for Traffic Control Order SS-158-25 to establish traffic control measures along streets within Supervisor's Plat of Brooklands Park 1, 2, 4 - Section 36

Attachments: [040725 Agenda Summary.pdf](#)
[TCO SS-158-25 Brooklands South Stop.pdf](#)
[Map South Brooklands Sign Inventory.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0082-2025

Whereas, Traffic Control Order No. SS-158 has been issued by the Mayor in accordance within the provisions of Chapter VI of Act No. 300, Public Acts of Michigan of 1949, as amended (Michigan Vehicle Code), and under the provisions of the City of Rochester Hills Code of Ordinances, Chapter 98 (Rochester Hills Traffic Code), as amended, a traffic engineering investigation has been completed and

Whereas, said Traffic Control Orders cover:

Streets within Supervisors Plat of Brooklands Park 1,2 and 4- Section 36

and, as a result of said investigation have determined that it is necessary in the interests of public safety to regulate traffic and establish the right-of-way at the intersection(s) as follows:

SS-158.1 Emmons Ave STOP for Southern Ave

(at their north west intersection)			
SS-158.2	Gerald Ave (at their north west intersection)	STOP for	Milton Ave
SS-158.3	Gerald Ave (at their south east intersection)	STOP for	Marlow Ave
SS-158.4	Gerald Ave (at their north west intersection)	STOP for	Marlow Ave
SS-158.5	Harrison Ave (at their north west intersection)	STOP for	Southern Ave
SS-158.6	Harrison Ave (at their south east intersection)	STOP for	Milton Ave
SS-158.7	Harrison Ave (at their north west intersection)	STOP for	Milton Ave
SS-158.8	Harrod Ave (at their north east intersection)	STOP for	Culbertson Ave
SS-158.9	Longview Ave (at their south east intersection)	STOP for	Harrod Ave
SS-158.10	Harrod Ave (at their south west intersection)	STOP for	Harrison Ave
SS-158.11	Harrod Ave (at their north east intersection)	STOP for	Harrison Ave
SS-158.12	Hessel Ave (at their south east intersection)	STOP for	Marlow Ave
SS-158.13	Hessel Ave (at their north west intersection)	STOP for	Marlow Ave
SS-158.14	Hessel Ave (at their north west intersection)	STOP for	Milton Ave
SS-158.15	Longview Ave (at their north west intersection)	STOP for	Harrod Ave
SS-158.16	Longview Ave (at their south east intersection)	STOP for	Sibley Ave
SS-158.17	Longview Ave (at their north west intersection)	STOP for	Sibley Ave
SS-158.18	Marlow Ave	STOP for	Culbertson Ave

(at their north east intersection)

SS-158.19	Marlow Ave (at their south west intersection)	STOP for	Eastern Ave
SS-158.20	Marlow Ave (at their north east intersection)	STOP for	Eastern Ave
SS-158.21	Milton Ave (at their north east intersection)	STOP for	Longview Ave
SS-158.22	Milton Ave (at their south west intersection)	STOP for	Longview Ave
SS-158.23	Milton Ave (at their north east intersection)	STOP for	Culbertson Ave
SS-158.24	Sibley Ave (at their north east intersection)	STOP for	Culbertson Ave
SS-158.25	Sibley Ave (at their south west intersection)	STOP for	Emmons Ave
SS-158.26	Sibley Ave (at their north east intersection)	STOP for	Emmons Ave
SS-158.27	Sibley Ave (at their south west intersection)	STOP for	Gerald Ave
SS-158.28	Sibley Ave (at their north east intersection)	STOP for	Gerald Ave
SS-158.29	Sibley Ave (at their south west intersection)	STOP for	Hessel Ave
SS-158.30	Sibley Ave (at their north east intersection)	STOP for	Hessel Ave

Whereas, said Traffic Control Orders shall not be effective after the expiration of ninety (90) days from the date of issuance, except upon approval by this Council; and

Whereas, the Advisory Traffic and Safety Board has considered the issues pertaining to the Traffic Control Orders and recommends that the Orders be approved;

Resolved, that the Rochester Hills City Council approves the issuance of the Traffic Control Order SS-156-24 to be in effect until rescinded or superseded by subsequent orders; and

Now Therefore Be It Resolved, that a certified copy of this Resolution is filed

together with the Traffic Control Orders, with the City Clerk of Rochester Hills, Oakland County, Michigan.

- 2025-0143** Request for Approval for Traffic Control Order SL-24-22 which changes the speed limit on Butler Road from twenty-five (25) miles per hour to thirty-five (35) miles per hour

Attachments: [040725 Agenda Summary.pdf](#)
[2024 Butler Rd Speed Study Map.pdf](#)
[TCO SL-25-25 Butler Rd Speed Limit.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0083-2025

Whereas, Traffic Control Order No. SL-25-25 has been issued by the City Engineer in accordance within the provisions of Chapter VI of Act No. 300, Public Acts of Michigan of 1949, as amended (Michigan Vehicle Code), and under the provisions of the City of Rochester Hills Code of Ordinances, Chapter 98 (Rochester Hills Traffic Code) as amended: and

Whereas, said Traffic Control Order covers:

Butler Road from Adams Road to City Limits

SL-25-25 Speed Limit thirty-five (35) miles per hour along Butler Road from Adams Road to City Limits.

Whereas, said Traffic Control Order will not be effective after the expiration of ninety (90) days from the date of issuance, except upon approval by this Council; and

Whereas, the Advisory Traffic and Safety Board has considered the issues pertaining to the Traffic Control Order and recommends that the Order be approved;

Resolved, that the Rochester Hills City Council approves the issuance of the Traffic Control Order SL-25-25 to be in effect until rescinded or superseded by subsequent orders; and

Now Therefore Be It Resolved, that a certified copy of this Resolution is filed together with the Traffic Control Order, with the City Clerk of Rochester Hills, Oakland County, Michigan.

Passed the Consent Agenda

A motion was made by Neubauer, seconded by Mungioli, 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, Mungioli, Neubauer and Walker

Absent 1 - Morlan

LEGISLATIVE & ADMINISTRATIVE COMMENTS

Mr. Blair displayed information about Broadband Consumer Labels, which provide facts about ISPs, including price, contract length, and equipment charges. He highlighted a price discrepancy between the WOW Internet label and his WOW Internet bill, which charged him \$69.49 for 600 Mbps and unlimited data rather than the promised \$55, as well as \$10 for 50 GB of additional data. He expressed his indignation over WOW's false advertising, and stated that Rochester Hills residents have several Internet choices in a fiercely competitive market. He shared that he called WOW and learned that the billing was not a mistake; he also filed a complaint with the Public Utilities Commission and received the same lackluster explanation. He encouraged WOW customers who are paying too much or getting charged for overages to call WOW and complain, and to file a complaint with the Michigan Public Service Commission, as they are supposed to handle this sort of issue.

Ms. Mungoli shared that she received her annual Priority Waste bill, which provided clear information about the costs and payment options. She praised Priority for responding to the fact that they had not been billing those who pay annually, and for making the process quick and easy.

Mayor Barnett provided the following updates:

- City Staff is raising money for events they do not want to use taxpayer dollars for, such as Festival of the Hills, Light the Village, and Brooklands Strong. Priority Waste and Serra Buick GMC are the two signature sponsors.
- In celebration of March is Reading Month, he visited schools in the City and read to students. He added that kids get excited when talking about Innovation Hills.
- The last podcast recognized Women's History Month and featured Assistant Chief/Fire Marshal Ann Echols, one of the City's first women to achieve a rank of Chief, and Samantha Lawrence, Museum Archivist at the Rochester Hills Museum, who discussed Bertha Van Hoosen and Sarah Van Hoosen Jones and their roles in helping create this community.
- He showed a video of the Fire Department pushing one of their new trucks into the bays, and added that the vehicles were purchased using COVID funding.
- There is a lane closure on Crooks Road south of Hamlin Road for a sanitary sewer repair, which should only take about a week to complete.
- He displayed the City's tree canopy percentage map, explaining that it provides the City with baseline metrics to see how they can improve.
- The City meets regularly with Common Ground in relation to the Resiliency Center. Common Ground offers financial assistance to those experiencing mental health challenges, and interested individuals can scan the QR code or reach out to the Mayor's Office.
- The Resiliency Center is seeing hundreds of people per week, getting more use than they did in Oxford, and they are expanding their hours to meet the growing need. He noted that people can call or go online for more information, and encouraged the public to continue to utilize this free resource in the community.

ATTORNEY'S REPORT

City Attorney Dan Christ had nothing to report.

NEW BUSINESS

2025-0123 Request for Purchase Authorization - PARKS: Blanket Purchase Order/Contract for professional services related to development of an overall wayfinding signage plan and design for the City's Park System in the amount no-to-exceed \$142,500.00; Corbin Design, Traverse City, MI

Attachments: [040725 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Dennis Andrews, Deputy PNR Director, stated that this item satisfies a goal that was identified in the Department's current Master Plan and was prioritized by park visitors through surveys and park inquiries to develop consistent wayfinding signage systemwide. He explained that they have sought out a signage design firm to assist with developing a holistic plan in which the goal would be to complement and integrate some of the main characteristics of the Citywide Gateway Master Plan and combine that with the unique, consistent park spin. He continued that the design will include developing signage for vehicle and pedestrian wayfinding, identifying park facilities and amenities, creating maps, incorporating park rules, trail wayfinding, interpretive signs for all City parks, and creating a standard to maintain a consistent look and feel among all City parks, while helping residents and visitors alike successfully navigate the parks for years to come.

President Deel requested confirmation that this is a budgeted item.

Mr. Andrews responded in the affirmative.

Ms. Mungoli asked for clarification regarding the meaning of wayfinding. She also requested confirmation that this cost is just for the design of the signage, not the actual construction.

Mr. Andrews explained that the Citywide Gateway Master Plan included park entrance signs, and this design includes everything from entrance signs to signs within the park. He detailed that from a vehicle standpoint, wayfinding will help drivers find things such as avenues, boulevards, and soccer fields, and from a pedestrian standpoint, wayfinding will aid walkers and bikers in knowing how to find areas such as trails and lakes. He added that this cost is just for the design and that the construction administration portion is also included.

A motion was made by Mungoli, seconded by Blair, 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: RES0084-2025

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for professional services related to development of an overall wayfinding signage plan and design for the City's Park System to Corbin Design, Traverse City, Michigan in the amount not-to-exceed \$142,500.00 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

- 2025-0142** Request for Payment Authorization - PARKS: Payment to reimburse 50% of the Recreation Passport Grant RP12-479 in the amount of \$22,500.00; Michigan Department of Natural Resources, Lansing, MI

Attachments: [040725 Agenda Summary.pdf](#)
[MDNR Letter.pdf](#)
[Invoice.pdf](#)
[Resolution \(Draft\).pdf](#)

Ken Elwert, Parks & Natural Resources Director, presented a request to repay half of a grant the City received in 2012 to resurface the Velodrome for a period of 20 years. He explained that due to competing forces, a decrease in usage, and the reality that replacing and resurfacing would be more expensive than repaying the amount, they are recommending to pay this invoice and move forward with the DNR Grants Office in good standing instead of receiving a penalty if they do not pay it back.

A motion was made by Carlock, seconded by Neubauer, 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: RES0085-2025

Resolved, that the Rochester Hills City Council hereby authorizes payment to the Michigan Department of Natural Resources, Lansing, Michigan to reimburse 50% of the Recreation Passport Grant RP12-479 in the amount of \$22,500.00.

- 2025-0130** Request for Purchase Authorization - DPS/ENG: Blanket Purchase Order/Contract for Road and Pathway Right-of-Ways Lawn and Weed Mowing in the amount not-to-exceed \$203,880.00 through December 31, 2026; Timberland Landscape, Auburn Hills, MI

Attachments: [040725 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Mike Viazanko, Building/Ordinance/Facilities Director, shared that they analyzed the grass mowing program and how they administered it and that they determined it was best to break up the contract and award two separate ones, as they found significant savings. He stated that this item pertains to the roads and pathways and the weed mowing on the unkept residential properties and awarding it a two-year contract with the option of a couple of extensions.

President Deel remarked how interesting it is that awarding two separate contracts is cost effective, as bundling tends to create savings.

Mr. Viazanko explained that combining them only attracted the larger companies and that what they thought was a good thing years ago proved to be cost prohibitive at this point.

Ms. Mungoli inquired whether the City mows the green space around the interchange at M-59 and Rochester Road.

Mr. Viazanko responded that that area is MDOT property and is not part of this contract. He expressed that it is worth trying to make contact with MDOT so that the City has a person or department to call if there is an issue, and that he will follow up with the Ordinance Division, who will be overseeing both contracts.

Ms. Mungoli pointed out that, at times, the City has a cooperative agreement with the County regarding plowing County roads in the community. She questioned why the City cannot mow the green space around the interchange and back-bill MDOT to ensure that the area looks more attractive. She explained that with the Gateway sign being installed in that area, she would hate for the public to not be able to see it or for weeds to detract from it, and voiced her desire for the City to look into this matter. She added that she wants the City to be proactive in finding a solution and that she is glad to see the City is using a local landscaping company for the next item on the agenda.

Mr. Viazanko stated that the City can look into this matter, but they must also keep in mind the contract presented tonight and how a change may alter the language in that contract.

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: RES0086-2025

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for Road and Pathway Right-of-Ways Lawn and Weed Mowing to Timberland Landscape, Auburn Hills, Michigan in the amount not-to-exceed \$203,880.00 through December 31, 2026 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

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

2025-0131 Request for Purchase Authorization - FACILITIES: Blanket Purchase Order/Contract for Lawn Mowing Services for City-owned sites in the amount not-to-exceed \$245,000.00 through December 31, 2026; Green Meadows Lawnscape, Inc., Rochester Hills, MI

Attachments: [040725 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Mike Viazanko, Building/Ordinance/Facilities Director, stated that this item pertains to another portion of the contract they broke off, all the City-owned buildings that are overseen by the Facilities Division. He continued that the City has used Green Meadows in the past and has had no issues with them, so they were the best fit for this part of the contract.

A motion was made by Mungioli, seconded by Neubauer, 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: RES0087-2025

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for Lawn Mowing Services for City-owned sites to Green Meadows Lawnscape, Inc., Rochester Hills, Michigan in the amount not-to-exceed \$245,000.00 through December 31, 2026 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

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

2025-0145 Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase order for as-needed construction engineering services related to the sanitary sewer extension project along Hamlin Road to Innovation Hills in the amount not-to-exceed \$33,500.00; Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI

Attachments: [040725 Agenda Summary.pdf](#)
[HRC Proposal.pdf](#)
[Project Map.pdf](#)
[Resolution \(Draft\).pdf](#)

Tracey Balint, City Engineer, shared that this item is to authorize HRC to provide as-built plans and any other services needed through construction related to the Innovation Hills Sanitary Sewer Extension Project.

A motion was made by Carlock, seconded by Neubauer, 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: RES0088-2025

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for as-needed construction engineering services related to the sanitary sewer extension project along Hamlin Road to Innovation Hills to Hubbell, Roth & Clark, Inc., Bloomfield Hills, MI in the amount not-to-exceed \$33,500.00 and further authorizes the Procurement Manager to execution an

agreement on behalf of the City.

- 2025-0121** Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase Order for Brewster Road Water Main Replacement Project in the amount of \$2,159,208.75 with a 10% project contingency in the amount of \$215,920.87 for a total not-to-exceed project cost of \$2,375,129.62; Bidigare Contractors, Inc., Plymouth, MI

Attachments: [040725 Agenda Summary.pdf](#)
[SUPPL Mungioli Questions.pdf](#)
[Cost Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

***Tracey Balint**, City Engineer, stated that this project is to replace approximately a mile of 16-inch water main between Walton and Tienken. She explained that the Brewster Road Rehabilitation Project and the Water Main Project will be coordinated with each other, with the former starting on the north side and the latter on the south side. She continued that this project is unique in that they did not have to bid it this year, as the City offered Bidigare Contractors, the contractor that was awarded water main replacement projects last year, an option to renew for this year, and that is the contract the City is under this year.*

***President Deel** commented that this is budgeted and within budget.*

***Ms. Balint** confirmed President Deel's remark and shared that the agreement has worked out very well, as the City has been working with Bidigare for about ten years.*

***Ms. Mungioli** thanked Ms. Balint for her answers to questions regarding the Brewster Road Project, as well as the follow-up on the Transit Grant, and asked President Deel and Clerk Scott if those answers could be added to the record.*

A motion was made by Mungioli, seconded by Neubauer, 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: RES0089-2025

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for the Brewster Road Water Main Replacement Project to Bidigare Contractors, Inc., Plymouth, Michigan in the amount of \$2,159,208.75 with a 10% project contingency in the amount of \$215,920.87 for a total not-to-exceed project cost of \$2,375,129.62 and further authorizes the Mayor to execute an agreement on behalf of the City.

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

- 2025-0125** Request for Purchase Authorization - DPS/ENG: Blanket Purchase Order/Contract for the Brewster Road Rehabilitation Project in the amount of \$2,258,639.35 with a 10% project contingency in the amount of \$225,863.94 for

a total not-to-exceed project amount of \$2,484,503.29; Pro-Line Asphalt Paving Corp, Washington Township, MI

Attachments: [090825 Agenda Summary.pdf](#)
[040725 Agenda Summary.pdf](#)
[Bid Tabulation.pdf](#)
[Brewster Road Estimate.pdf](#)
[040725 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Tracey Balint, City Engineer, shared that this request is to authorize Pro-Line Asphalt, who has done many paving projects for the City, to provide paving on Brewster Road from Dutton to Walton Boulevard. She reiterated that this project will be conducted in coordination with the Water Main Project.

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: RES0213-2025

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for the Brewster Road Rehabilitation Project to Pro-Line Asphalt Paving Corp., Washington Township, Michigan in the amount of \$2,258,639.35 with a 10% project contingency in the amount of \$225,863.94 for a total not-to-exceed project amount of \$2,484,503.29 and further authorizes the Mayor to execute an agreement on behalf of the City.

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

2025-0126 Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase order for construction engineering services for the Brewster Road Rehabilitation Project in a not-to-exceed amount of \$249,500.00; OHM Advisors, Auburn Hills, MI

Attachments: [040725 Agenda Summary.pdf](#)
[OHM Proposal.pdf](#)
[Resolution \(Draft\).pdf](#)

Tracey Balint, City Engineer, stated that OHM designed this project for the City and that this item is for the CE contract for the construction.

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: RES0091-2025

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for construction engineering services for the

Brewster Road Rehabilitation Project to OHM Advisors, Auburn Hills, Michigan in the not-to-exceed amount of \$249,500.00 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

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

- 2025-0122** Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase Order for University Hills Water Main Replacement Project in the amount of \$7,276,224.99 with a 10% project contingency in the amount of \$727,622.49 for a total not-to-exceed project cost of \$8,003,847.48; Bidigare Contractors, Inc., Plymouth, MI

Attachments: [040725 Agenda Summary.pdf](#)
[Cost Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Tracey Balint, City Engineer, explained that this project consists of about four and a half miles of water main replacement in the University Hills subdivision, which is located at the northeast corner of Old Perch and Avon, with some of the work on Old Perch and some on Avon. She added that the City uses the contract from last year with the 7% increase, and they are requesting approval for Bidigare, who will start this project after the completion of the Brewster Road Water Main Project.

President Deel remarked that there is a lot of activity happening beneath our feet.

Ms. Balint concurred that there is a great deal occurring.

A motion was made by Neubauer, seconded by Mungioli, 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: RES0092-2025

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for the University Hills Water Main Replacement Project to Bidigare Contractors, Inc., Plymouth, Michigan in the amount of \$7,276,224.99 with a 10% project contingency in the amount of \$727,622.49 for a total not-to-exceed project cost of \$8,003,847.48 and further authorizes the Mayor to execute an agreement on behalf of the City.

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

- 2025-0129** Request for Purchase Authorization - DPS/ENG: Approval of Interlocal Agreement between the Board of Commissioners for the County of Oakland, and the City of Rochester Hills for Access to Transit Program in the total amount of \$534,375 with an 80% share of \$427,500 from the Access Transit Program and a 20% Local

Match of \$106,875 from the City; County of Oakland, Pontiac, MI

Attachments: [040725 Agenda Summary.pdf](#)
[Exhibit A Award Letter.pdf](#)
[Exhibit B Project Map.pdf](#)
[Exhibit C Interlocal Agreement.pdf](#)
[Resolution \(Draft\).pdf](#)

Tracey Balint, City Engineer, stated that this item pertains to a grant with a 20% match that the City received from the Oakland County Access to Transit Program. She explained that, near Forester and Marketplace on Adams Road, the City plans to install a pathway on the north side, where two SMART Bus stops are located, and one on the south side, which will be located next to the new car wash and provide connection to the Clinton River Trail.

Ms. Mungioli inquired about what the City will do if the cost is above the required match. She also asked when they will go out to bid for the engineering services and the construction of the pathway, and if costs will be known at that point.

Ms. Balint responded that if there is an excess of what was approved, the City is obligated to cover those costs. She added that once they receive approval of the grant, they will start the bid process within the next month or so, and costs will be known at that point.

President Deel requested confirmation of his assumption that the funding would cover the costs and that the costs are based on estimates. He also shared his belief that this is a well-deployed use of the Transit Millage funding.

Ms. Balint confirmed President Deel's understanding.

A motion was made by Mungioli, seconded by Blair, 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: RES0093-2025

Whereas, voters passed the Oakland County Public Transportation Millage in November 2022;
and

Whereas, the Oakland County Board of Commissioners appropriated \$2 million of Oakland County Public Transportation Millage to create the Oakland County 2024 Access to Transit Program (the "Program"); and

Whereas, the Program seeks to assist cities, villages, and townships in Oakland County to further the enhancement and expansion of public transit services by providing limited matching funds to support their efforts in making transit stops easier and safer to get to and more comfortable to wait at; and

Whereas, the City of Rochester Hills (the "Community") desires to submit a

Program application for the Adams Road Pathway Connections project which includes constructing pathway at Forester Blvd, connecting to the apartments and running east from Forester Blvd about 1000 feet. This pathway will connect to Marketplace Cir, the surrounding bus stops and nearby major apartment complexes. Another pathway is proposed on the south side of Adams Rd, across from Marketplace Cir, and running east approximately 900 feet until connecting to the Clinton River Trailway.

Whereas, the proposed application is supported by the City of Rochester Hills Capital Improvement Plan; and

Whereas, the City of Rochester Hills has prepared a Program application in the amount of \$106,875, based on a total project cost of \$534,375, to fund Preliminary Engineering, Bidding/Construction, and Construction Engineering for the desired and proposed improvements; and

Now, Therefore Be It Resolved, the City of Rochester Hills City Council hereby approves the submission of an application to 2024 Access to Transit Program in the amount of \$106,875 based on a total project cost of \$534,375.

Be It Further Resolved, that if the project is approved, the City of Rochester Hills will enter into an Interlocal Agreement with Oakland County, which will require the City of Rochester Hills to make available a local match and other grant funding through financial commitment of \$106,875 during the 2025-2026 fiscal years.

Be It Further Resolved, if Program funding is awarded, the City of Rochester Hills agrees to comply Program requirements, including commitment to long-term maintenance of the project site and installed scope items and acknowledges all Project related cost overruns be the responsibility of the City of Rochester Hills.

Be It Further Resolved, that Bryan K. Barnett, Mayor of the City of Rochester Hills will be authorized to sign all Program-related documents on behalf of the City of Rochester Hills and take any other action necessary or appropriate on the Community's behalf to participate in the Program.

ANY OTHER BUSINESS

NEXT MEETING DATE - Regular Meeting - April 28, 2025 - 7:00 p.m.

ADJOURNMENT

There being no further business before Council, it was moved by Mungioli and Neubauer to adjourn the meeting at 10:26 p.m.

RYAN DEEL, President
Rochester Hills City Council

LEANNE SCOTT, MMC, Clerk
City of Rochester Hills

EMMA BOWEN
City Clerk's Office

Approved as presented at the October 20, 2025 Regular City Council Meeting.