



# Rochester Hills

## Minutes - Draft

### City Council Regular Meeting

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

*David J. Blair, Susan M. Bowyer Ph.D., Ryan Deel, Dale A. Hetrick, Carol Morlan,  
Theresa Mungioli 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."*

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Monday, January 9, 2023

7:00 PM

1000 Rochester Hills Drive

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#### CALL TO ORDER

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

#### ROLL CALL

**Present** 5 - David Blair, Ryan Deel, Carol Morlan, Theresa Mungioli and David Walker

**Absent** 2 - Susan M. Bowyer and Dale Hetrick

#### Others Present:

*Dennis Andrews, Parks Manager  
Bryan Barnett, Mayor  
Ann Christ, City Attorney  
Darrin Dobbs, Ground Maintenance Manager  
Matt Einheuser, Natural Resources Manager  
Ken Elwert, Parks and Natural Resources Director  
Bill Fritz, Public Services Director  
Pat McKay, Museum Manager  
Leanne Scott, City Clerk  
Maria Willet, Chief of Staff*

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

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

**Aye** 5 - Blair, Deel, Morlan, Mungioli and Walker

**Absent** 2 - Bowyer and Hetrick

## COUNCIL AND YOUTH COMMITTEE REPORTS

### Rochester Hills Government Youth Council (RHGYC)

**President Deel** introduced RHGYC Representative Bella Morris.

**Ms. Morris** shared that she is a senior at Rochester Hills Christian School and that this is her third year serving on the RHGYC. She stated that at the last RHGYC meeting, they set a date for their upcoming trip to Lansing; February 21, 2023. She announced that the RHGYC Cultural Event will take place on May 13, 2023. She added that at the next RHGYC meeting they will elect officers.

### Older Persons' Commission (OPC)

**Mr. Walker** shared that the OPC will host an Indoor Triathlon on January 21, 2023 and that athletes of all levels are encouraged to participate. He added that the Top Chef event will take place on February 16, 2023 at the OPC and that this is also a great event. He stated for more information to call 248.659.1029.

## PUBLIC HEARINGS

**(Mr. Hetrick entered at 7:22 p.m.)**

**Present** 6 - David Blair, Ryan Deel, Dale Hetrick, Carol Morlan, Theresa Mungioli and David Walker

**Absent** 1 - Susan M. Bowyer

**2022-0583** Public Hearing and Request for Adoption of the 2023-2027 Parks and Recreation Master Plan

**Attachments:** [010923 Agenda Summary.pdf](#)  
[Final Draft Master Plan.pdf](#)  
[Draft Master Plan.pdf](#)  
[Public Hearing Notice.pdf](#)  
[SUPPL City Council Presentation.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Ken Elwert**, Director of Parks and Forestry, introduced Caitlin Jackson, Senior Associate - Beckett & Raeder, along with the leadership team in his department: Dennis Andrews, Parks, Manager, Darrin Dobbs, Grounds Maintenance Manager, Matt Einheuser, Natural Resources Manager and Pat McKay, Museum Manager. He stated that Karen Johnson, Administrative Services Supervisor was on vacation.

**Ms. Jackson** stated that she is assisting Mr. Elwert in the presentation of the 2023-2027 City of Rochester Hills Parks and Recreation Plan for City Council's approval. She gave a brief overview of the plan as follows:

- *Planning for the future of the parks system.*
- *Creation of a road map for capital improvements, Michigan Department of Natural Resources (DNR) Grant Eligibility Requirement.*
- *Outlines of the goals, objectives, and the construction and operations action plan for the next five years.*

*She provided an outline of the Planning Process as follows:*

- *Kickoff and establishment of leadership team meetings*
- *Stakeholder and community input - statistically valid community needs assessment and stakeholder and focus group interviews*
- *Park inventory - condition and accessibility assessment*
- *Formation of goals and objectives*
- *Pop-up open house engagement event*
- *Plan development*
- *30-day public review period*
- *Public hearing and adoption*
- *Submission of plan to the Department of Natural Resources*

*She stated that the Community Engagement process was a critical component of the plan and included the following:*

- *A Series of stakeholder, City officials, and focus group interviews for qualitative input*
- *Statistically-valid community needs assessment for quantitative input (563 households)*
- *Public review period in conformance with DNR*

*She reported that the Park Inventory was accomplished by:*

- *Visitation to all of the parks in the system*
- *Notes were taken of amenity conditions and general park accessibility*
- *Notation of recreation amenities and uses available to tabulate what is available in the community*

*She stated that goals were created and prioritized as follows:*

- *Goal 1 - Provide high-quality outdoor spaces through maintenance or replacement of existing facilities.*
- *Goal 2 - Provide new, diverse outdoor recreation and cultural amenities.*
- *Goal 3 - Increase access to natural resource-based recreation.*
- *Goal 4 - Engage the community through improved outreach and citizen involvement.*
- *Goal 5 - Increase community events and programming.*
- *Goal 6 - Operate the Parks and Natural Resources Department in a fiscally sustainable manner.*

*She shared the following highlights from the Action Plan:*

- *Actions related to construction and operations*

- Five-year time frame (2023-2027)
- Goals are categorized by each responsible division, as well as each goal they work toward

She stated further that the highlights include:

- Development of site plans for Spencer Park, Nowicki Park, Brooklands Plaza and Bloomer Park
- Development of a site plan for a dog park (location to be determined)
- Replacement of the playground at Wabash Park
- The addition of a New Playground at Yates Park
- Pursuing additional green space properties as available
- Major investment in Bloomer Park for restrooms and new program activities

**Mr. Elwert** noted that a comment had been made about cell phone towers as a possible revenue source. He clarified that there is no interest nor any plans for cell phone towers in the parks. He explained that the parks are purchased with land and water conservation fund or DNR Trust Fund dollars which would not allow the installation of cell phone towers in a public facility because they are encumbered for outdoor recreation. He continued further, that upon approval, the plan would be utilized to apply for a grant for green space property.

**President Deel** mentioned that the only comment about cell phone towers he found was on page 113 of the appendix to the stakeholder interview data. He expressed his understanding that the City has no plans to allow cell towers on City-owned parks and that the general consensus of the City, and City Council, is that the parks are to be public and natural spaces for the enjoyment of nature and recreation; and that cell towers are contrary to that purpose.

**President Deel Opened the Public Hearing at 7:18 p.m.**

**Ms. Christina Carels**, 3034 Quail Ridge Circle, questioned whether there were any restrictions for the development of Nowicki Park. She stated that she would like to see a dog park developed at that location and noted that as a community member, she would like to participate in that development.

**Ms. Pamela Bratton-Wallace**, 168 Cloverport Avenue, introduced herself as the co-director of the Grassroots Green Space Initiative Rochester Hills and described how green space is a top priority in the community. She commented that the organization is looking for the City to become innovators of a robust visionary plan to leave an environmental mark in terms of environmental stewardship. She stated that the organization would be willing to partner with the City in the creation of surveys, visioning sessions and reports of the community interest in green space preservation. She expressed that the organization had also received feedback on whether cell towers would be appropriate in the City's parks and that she was glad to hear that the City does not have any interest in cell towers in its parks.

**Mr. Elwert** responded to Ms. Carels' comments by stating that while there are no restrictions other than public interest and input for a dog park at that location, the Parks Department would be looking for significant public input to assist in

the determination of what would be appropriate in the City's various parks. He stated that he would be happy to meet with her for a discussion regarding dog parks at any of the City's park facilities. He then responded to Ms. Bratton-Wallace's comments stating that the City's Green Space Committee has been working diligently to communicate with owners of significantly large parcels identified in the City that would qualify for the green space program and encouraged them to apply, if there is interest. He reiterated that they are also working on a grant request for a green space property and that they are always interested in discussions and nominations with anyone that has ideas and opinions for green space parcels.

**President Deel Closed the Public Hearing at 7:26 p.m.**

**Council Discussion:**

**Ms. Mungoli** commented that she focused on pages 54-59 of the plan and requested that the charts be organized into an Excel format with filters and tabs differentiating action plan, construction plan, operating plan etc. so that she can navigate them easier. She inquired whether Council's approval will:

- Lock this plan in for the next ten years
- Whether the plan only addresses site plans for Bloomer, Spencer, Nowicki and Brooklands Parks
- Whether the plan affects other parks located in the City
- Whether there are rehabilitation/renovation plans for the Velodrome site

She expressed her desire for the plan to be a living document for the community and City Council to offer input.

**Mr. Blair** stated the entire Parks and Natural Resources Department should be very proud of this comprehensive plan.

**Mr. Hetrick** expressed his appreciation for the goals set that address immediate, necessary fixes to provide high quality outdoor space through maintenance and replacement of existing facilities followed by the next set of goals to provide more diverse environments in the years ahead. He stated his understanding that as the plan moves forward, then the capital investments will be made to add additional items and programs that have been requested by the City's residents.

**Mr. Elwert** responded that this plan is not "locked" in place, but serves as an internal guide for City Council and the City to prioritize as they see fit. He stated that Council's approval tells staff that Council is behind the plan's direction and tells the grant funders - including the DNR, that the City has a written plan to work with and its intention to seek grant monies from the State to support not only the State's outdoor recreation goals but the City's as well.

He commented further that the Parks Leadership could focus both on the maintenance of the Park's current amenities as well as moving forward with the capital improvements such as renovation of the parks' parking lots.

**Mayor Barnett** thanked Mr. Elwert and his team for the presentation. He stated that the City's parks are what makes the City unique from its neighboring communities and noted that the City's Park System outdrew the Detroit Tigers in 2021 with 1.2 million visitors. He expressed his appreciation for the suggestion of developing a dog park at Nowicki Park and reminisced that there have been suggestions anywhere from a rock and roll band shelter, community swimming pool, to leaving it undeveloped. He stated that community input would assist the City's determination in the best plan. He agreed that no one at the City is interested in cell towers being located in the parks and reported that it was approximately 16 years ago that a cell tower had been located in the City. He reported that recently the City had acquired 10 additional acres of green space and stated that the City has a pretty strong legacy with green space. He expressed his appreciation for City Council's support of the City's parks.

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

**Aye** 6 - Blair, Deel, Hetrick, Morlan, Mungioli and Walker

**Absent** 1 - Bowyer

Enactment No: RES0001-2023

**Whereas**, the City of Rochester Hills began the process of developing a Parks and Recreation Master Plan in accordance with the most recent guidelines developed by the Department of Natural Resources and made available to local communities, and

**Whereas**, residents of the City of Rochester Hills were provided with a well-advertised opportunity during the development of the draft plan to express opinions, ask questions and discuss all aspects of the recreation and natural resource conservation plan, and

**Whereas**, the public was given a well-advertised opportunity and reasonable accommodations to review the final draft plan for a period of at least 30 days, and

**Whereas**, a public hearing was held on January 9, 2023 at Rochester Hills City Hall, 1000 Rochester Hills Drive, Rochester Hills, Michigan to provide an opportunity for all residents of the planning area to express opinions, ask questions and discuss all aspects of the Rochester Hills Parks and Recreation Master Plan 2023-2027, and

**Whereas**, the Parks and Natural Resources Department has developed the plan as a guideline for improving recreation and enhancing natural resource conservation for the City of Rochester Hills, and

**Whereas**, after the public hearing, the Rochester Hills City Council voted to adopt said Rochester Hills Park and Recreation Plan, 2023-2027.

**Now, Therefore Be it Resolved**, the City of Rochester Hills hereby adopts the Rochester Hills Parks and Recreation Plan, 2023-2027.

## **PUBLIC COMMENT for Items not on the Agenda**

## CONSENT AGENDA

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

- 2023-0002** Request for Purchase Authorization - DPS: Blanket Purchase Order/Contract for as-needed professional services for the management, integration, upgrade and repair of the City's SCADA System including communications in the amount not-to-exceed \$60,000.00 through December 31, 2023; Decima LLC., Dearborn, MI

**Attachments:** [010923 Agenda Summary.pdf](#)  
[Renewal Letter.pdf](#)  
[Resolution \(Draft\).pdf](#)

**This Matter was Adopted by Resolution on the Consent Agenda.**

Enactment No: RES0002-2023

**Resolved**, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for the management, integration, upgrade and repair of the City's SCADA System including communications to Decima LLC., Dearborn, Michigan in the amount not-to-exceed \$60,000.00 through December 31, 2023 and further authorizes the Mayor to execute a contract amendment on behalf of the City.

### Passed the Consent Agenda

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

**Aye** 6 - Blair, Deel, Hetrick, Morlan, Mungoli and Walker

**Absent** 1 - Bowyer

## LEGISLATIVE & ADMINISTRATIVE COMMENTS

**President Deel** stated that he hoped everyone had a Merry Christmas and a Happy New Year.

**Mr. Hetrick** wished everyone a Happy New Year.

**Mayor Barnett** provided the following updates:

- The City had an excellent end to 2022 that included the 30 Days of Giving. He added that every department in the City participated in giving back to the Community.
- The new Parks Facility at Innovation Hills and Borden Park Office are complete and will provide better service to the residents and the team. He added that Innovation Hills was decorated for Christmas and had its first Hot Cocoa event that was a success.
- Every year for the past three years a resident donates money to the City to

hand out to organizations in the Community. He shared that Dutton Farm, Rochester Area Youth Assistance, Avondale Youth Assistance, Innovation Hills, the Veterans Fund, the D-Man Foundation and Neighborhood House were surprised with a portion of the donated funds. He thanked Others First for their kindness and generosity.

- He thanked the DPS crew who worked hard on Christmas Eve and Christmas Day to make sure the roads were safe to travel. He added that there is a plow tracker on the City's website that residents can utilize during inclement weather to stay informed.

- A 96-inch watermain is being deployed near Yates Cider Mill and the second round-a-bout is still underway.

## ATTORNEY'S REPORT

City Attorney Ann Christ had nothing to report.

## NOMINATIONS/APPOINTMENTS

**2022-0584** Request to confirm the Mayor's Appointment of Jill Weir to the Naming Standing Committee for a one-year term to expire on December 31, 2023

**Attachments:** [010923 Agenda Summary.pdf](#)  
[Weir CQ.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

**Aye** 6 - Blair, Deel, Hetrick, Morlan, Mungoli and Walker

**Absent** 1 - Bowyer

Enactment No: RES0003-2023

**Resolved**, that the Rochester Hills City Council hereby confirms the Mayor's appointment of Jill Weir to the Naming Standing Committee for a one-year term to expire on December 31, 2023.

**2023-0001** Request to confirm the Mayor's Appointment of Gloria Pagliarella to the Local Finance Development Authority to fill the vacated seat of Darlene Janulis for the remainder of a four-year term to expire on March 31, 2023

**Attachments:** [010923 Agenda Summary.pdf](#)  
[Janulis Resignation.pdf](#)  
[Pagliarella CQ.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Ms. Mungoli** shared that Ms. Pagliarella is not a member of the Rochester Hills community. She stated that she will support her filling this vacancy, however, she would like to see Rochester Hills residents serve on Boards and Committees.

**Mayor Barnett** explained that there are several non-residents that serve on this committee. He stated that the LDFA is a little bit different because it involves the businesses within the City. He added that he relies on the expertise of Ms.



*Pam Valentik and the relationship she maintains with businesses in the City.*

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

**Aye** 6 - Blair, Deel, Hetrick, Morlan, Mungoli and Walker

**Absent** 1 - Bowyer

Enactment No: RES0004-2023

**Resolved**, that the Rochester Hills City Council hereby confirms the Mayor's appointment of Gloria Pagliarella to the Local Finance Development Authority to fill the vacated seat of Darlene Janulis for the remainder of a four-year term to expire on March 31, 2023.

## NEW BUSINESS

**2023-0003** Request for Purchase Authorization - DPS/GAR: Blanket Purchase Order for Water Meters and Equipment in the amount not-to-exceed \$460,000.00 through December 31, 2023; ETNA Supply Company, Grand Rapids, MI

**Attachments:** [010923 Agenda Summary.pdf](#)  
[ETNA Pricing 2023.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Bill Fritz**, Public Services Director, explained that the request is for the annual authorization for DPS to purchase water meters and supplies for the 2023 calendar year.

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

**Aye** 6 - Blair, Deel, Hetrick, Morlan, Mungoli and Walker

**Absent** 1 - Bowyer

Enactment No: RES0005-2023

**Resolved**, that the Rochester Hills City Council hereby authorizes a blanket purchase order for water meters and equipment in the amount not-to-exceed \$460,000.00 through December 31, 2023 to ETNA Supply Company, Grand Rapids, Michigan.

**2023-0004** Request for Purchase Authorization - FLEET: Blanket Purchase Order/Project Budget for the purchase of 2023 and 2024 vehicle and related equipment in the amount not-to-exceed \$1,571,950.00; Cooperative Contracts and Other Supply Sources

**Attachments:** [010923 Agenda Summary.pdf](#)  
[2023-2024 Vehicle Replacements.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Bill Fritz**, Public Services Director, shared that because of the uncertainty of supply chain issues the City plans to take a more agile approach when purchasing fleet vehicles. He added that instead of requesting approval one vehicle at a time, they will set up a project budget to participate in cooperative purchasing through Oakland County.

**President Deel** stated that the volatility and supply chain issues are a concern. He added that every purchase will continue to go through the standard procedures and protocols, however, this approval will allow flexibility in order to purchase vehicles as they become available.

**Mr. Hetrick** confirmed that this approval is for fleet vehicles that are already in the Capital Improvement Plan.

**Mr. Fritz** responded that is correct.

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

**Aye** 6 - Blair, Deel, Hetrick, Morlan, Mungioli and Walker

**Absent** 1 - Bowyer

Enactment No: RES0006-2023

**Resolved**, that the Rochester Hills City Council hereby authorizes a Project Budget for the purchase of 2023 and 2024 vehicle and related equipment utilizing cooperative contracts and other supply sources in the amount not-to-exceed \$1,571,950.00.

## **ANY OTHER BUSINESS**

### **NEXT MEETING DATES**

- Joint Planning Commission/City Council Meeting - Monday, January 30, 2023- 7:00 p.m.

- Regular Meeting - Monday, February 6, 2023 - 7:00 p.m.

## **ADJOURNMENT**

*There being no further business before Council, it was moved by Mungioli and seconded by Walker to adjourn the meeting at 8:04 p.m.*

\_\_\_\_\_  
RYAN DEEL, President  
Rochester Hills City Council

\_\_\_\_\_  
LEANNE SCOTT, MMC, Clerk  
City of Rochester Hills

\_\_\_\_\_  
AMBER BEAUCHAMP  
Administrative Coordinator  
City Clerk's Office

Approved as presented at the (insert date, or dates) Regular City Council Meeting.