



# Rochester Hills

## Minutes

### 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, Jason Carlock, Ryan Deel, Carol Morlan, Theresa Munglioli,  
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."*

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Monday, October 20, 2025

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

#### Others Present:

*Bryan Barnett, Mayor  
Dan Christ, City Attorney  
Matt Einheuser, Natural Resources Manager  
Ken Elwert, Parks & Natural Resources Director  
Sasha Joshi, Rochester Hills Government Youth Council  
Rochelle Lyon, Information Systems Director  
Denise McDoniel, Financial Analyst  
Sara Roediger, Planning & Economic Development Director  
Leanne Scott, City Clerk  
Joe Snyder, Chief Financial Officer  
Captain Paul Workman, Oakland County Sheriff's Office*

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

A motion was made by Munglioli, seconded by Morlan, that the Agenda be Approved as Amended to move Legislative File 2025-0440 "FY 2026/Non-Profit Service Contract: Avondale Youth Assistance," Legislative File 2025-0441 "FY 2026/Non-Profit Service Contract: Paint Creek Trailways Commission," Legislative File 2025-0442 "FY 2026/Non-Profit Service Contract: Rochester Area Neighborhood House (RANH)," and Legislative File 2025-0443 "FY 2026/Non-Profit Service Contract: Rochester Area Youth Assistance (RAYA)" from New Business to Presentations. The motion carried by the following vote:

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

## **COUNCIL AND YOUTH COMMITTEE REPORTS**

### **Rochester Hills Government Youth Council (RHGYC):**

**President Deel** introduced RHGYC Representative **Sasha Joshi**.

**Ms. Joshi** stated that she is an 11th grader at Rochester Adams High School and that she has been on the Youth Council for the past year and serves on the Historic Districts Commission. She reported that this past month, the Youth Council volunteered at many different events, including the Rochester Hills Fire Department Open House, the Community Foundation Tailgate, and the Stone Wall Pumpkin Festival. She announced that they will be participating in the upcoming Light the Village event and the swearing-in ceremony for the new City Council Members. She added that they plan to solidify the details for their annual winter event soon and that their next meeting will be on November 19th at 6:00 p.m.

### **OPC Social & Activity Center Committee:**

**Mr. Walker** invited the public to attend the OPC's Artisan Holiday Market on Saturday, November 8th, from 9:00 a.m. to 3:00 p.m. He detailed that the event will feature over 90 local artists and crafters, and admission is \$3 to benefit the OPC's Enrichment and Arts Department.

**Ms. Neubauer** shared that during the Fire Department Open House on October 8th, the firefighters received a call and rushed out to handle an apartment fire. She voiced how impressive it was to watch their response and the way they came back and continued engaging with the kids.

She continued by recognizing the Planning & Economic Development Department, who hosted their Master Plan Open House on October 7th. She reported that the Department has created an interactive map that allows citizens to view the Master Plan by area.

### **Rochester Area Youth Assistance (RAYA):**

**Ms. Mungioli** announced that RAYA's annual meeting is this Friday, and encouraged people to attend. She noted that Pat McKay, Museum Manager, will be the guest speaker and that Lindsay Wood, Executive Office Manager & Communications Specialist, is the President of the organization.

### **Rochester Avon Recreation Authority (RARA):**

**Ms. Mungioli** revealed that RARA has made tremendous improvements to the outside of their building, and there is now a covered archway over the entrance. She reported that they are working on a Master Plan and are seeking resident feedback on their programming. She also invited the public to attend RARA's Night of Laughs on November 15th, which will benefit RARA SCAMP; summer experiences for children and adults with special needs.

*She promoted the Committees, Boards & Commissions page on the City's website, encouraging residents to learn more about these bodies and apply to ones they are interested in.*

*In honor of Mental Health Month, she also underscored the importance of mental health, and recommended the City's Resiliency Center to individuals in need of help.*

*She concluded by sharing the following Halloween safety tips:*

- Safety Clothing
- Ditch the Masks and Contacts
- Go With Your Kids
- Skip the Dark Houses
- Never Enter a Home
- Halloween Pedestrian Safety
- Check Your Kids' Candy
- Appropriately Sized Costumes
- Obey All Traffic Laws
- Have a Plan
- Be Mindful When Sharing on Social Media

**Public Safety & Infrastructure Technical Review Committee:**

*Mr. Blair shared a cautionary example of a sophisticated phishing scam involving legitimate PayPal notification emails. He explained that scammers exploit the platform by adding a new recipient address to an account; since the "Address Line 2" field lacks character limits, bad actors are able to insert fraudulent messages and fake customer service numbers into the field. He urged the public to stay vigilant, advising residents to question unexpected communications and delete suspicious messages.*

## PRESENTATIONS

2025-0436 Annual Report by Avondale Youth Assistance (AYA)

**Attachments:** [102025 Agenda Summary.pdf](#)  
[Presentation.pdf](#)

**Michael Kazyak**, Avondale Youth Assistance (AYA) Chairperson, presented the following information regarding AYA:

- The Youth Assistance Mission Statement
- A Bit About Youth Assistance
  - 501(3)(C) Organizations
  - 26 Youth Assistances in Oakland County
    - One in every School District
  - Caseworkers are employees of Oakland County
    - Paula Johnson
- Time, Talent, and Treasures

- Board Members volunteer their time and talents to better the youth in the community
- Over 327 hours volunteering
- Annual Student Recognition
  - 33 students were recognized for Personal Achievement, Leadership, or Community Service
  - This year, the event was held on April 9, 2025, at Avondale Middle School
  - Applications are currently open until February 27, 2026, for Grades 6-12
- Helping Youth Thrive
  - Back to School Event - 25 Students
  - Shop with a Hero - 12 Students
  - Blessings in a Backpack
  - Circle of Friends
- Holidays
  - 7 Families Enjoyed
    - 2 Had a Full Thanksgiving Dinner
    - 5 Had a Full Christmas Dinner
  - Thanks to the generosity of the Moose Lodge and Costco
- Screenagers
  - An award-winning program that probes family life and depicts messy struggles over social media, video gaming, academics, addictions, and ways to navigate the digital world
- Breath for Change
  - Partnership with Avondale Schools:
    - Select teachers have been selected to teach students how to thrive and start each class with a short breathing exercise to prepare them for their respective classes
- Parenting With Love & Logic
  - New Parenting Program This Year
- What Does a Caseworker Do?
  - AYA's Caseworker handled all types of behavioral issues last year for youth aged five and up
    - The nature of the cases include:
      - Assaults and Batteries
      - Incurability at home or school
      - Drug Possession
      - Threatening behaviors at home or school
      - Retail Fraud
      - Disorderly Conduct
- Case Work
  - This past fiscal year, Caseworker Paula Johnson handled 130 students for various violations
  - Students are referred by:
    - Parents
    - Police
    - School Administrators
    - The courts
  - Average age of youth referred for casework services = 12.2 years of age
- 50 Families
  - Urgent requests from families due to family disruptions, interruptions, or unforeseen circumstances

- Families are assessed, and resources are allocated appropriately
- Sponsors
  - Auburn Hills
  - Rochester Hills
  - Troy
  - Bloomfield Township
  - State of Michigan
  - Avondale School District

He concluded by emphasizing his gratitude for the Rochester Hills City Council, making particular mention of Councilwoman Morlan's contributions to AYA.

**Ms. Morlan** thanked Mr. Kazyak for sharing all the amazing things happening with AYA, commending him for his leadership and key role in developing the organization's relationships with local businesses. She remarked how wonderful it is that they have expanded their board and now have a Youth Council Representative, and noted that they have been able to bring in some great programs and partnerships.

**Presented.**

**2025-0440** FY 2026/Non-Profit Service Contract: Avondale Youth Assistance

**Attachments:** [102025 Agenda Summary.pdf](#)  
[Contract.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Ms. Morlan** recused herself from the vote, as she sits on the Avondale Youth Assistance Board.

**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

**Abstain** 1 - Morlan

Enactment No: RES0242-2025

**Resolved**, the Rochester Hills City Council approves the FY 2026 Non-Profit Service Contract between the City of Rochester Hills and the Avondale Youth Assistance in the amount of \$16,000 commencing on January 1, 2026 and concluding on December 31, 2026, and further authorizes the Mayor to execute the contract on the behalf of the City.

**2025-0437** Annual Report by Paint Creek Trailway Commission (PCTC)

**Attachments:** [102025 Agenda Summary.pdf](#)

**Ingrid Kliffel**, Paint Creek Trailways Commission (PCTC) Trailway Manager, shared that the Paint Creek Trail, which is an 8.9-mile linear trail that extends from the City of Rochester up through the City of Rochester Hills, Oakland Township, and Orion Township and into the Village of Lake Orion, was established in 1983 via an interlocal agreement and relies on a collaborative model where the Commission

manages the trail while member units handle maintenance within their respective borders. She noted that 2025 was a transition year for the Commission due to staffing changes and that she is the new Trailway Manager, but highlighted the successful progress of replacing the bridge at Mile Marker 31.7, which is located in the City of Rochester. She revealed that this project was made possible through extensive collaboration and funding from four separate grants, including the Michigan Department of Natural Resources (MDNR), the Community Foundation for Southeast Michigan, Oakland County Parks, and the Transportation Alternatives Program (TAP). Looking ahead, she emphasized safety and long-term planning. She requested that Rochester Hills City Engineers inspect the bridges within City limits to ensure ongoing structural integrity. She also addressed the importance of trail etiquette for the trail's diverse user base, including cyclists, hikers, and equestrian users, and noted that the Commission will be reviewing e-vehicle usage policies in 2026. She added that administrative priorities for the coming year include updating the five-year Master Plan to remain eligible for grants, resolving property encroachments, and streamlining licensing agreements with local businesses. She concluded by highlighting new community partnerships, such as a collaboration with the Detroit Institute of Arts Inside Out program to bring public art to the trailway, and advising the Council to begin planning for trail resurfacing, which is projected to be necessary between 2030 and 2033.

**Mr. Walker** recognized Ms. Kliffel's presentation as a great opportunity to see an overview of this cherished amenity. He pointed out that Ms. Kliffel is among only a handful of Trailway Managers the Commission has had in its 40 years, and expressed his appreciation for her efforts thus far. He noted that the bridge project in Rochester represents a shift toward modern, free-span designs, and explained that these new bridges are preferable to the 100-year-old railroad trestles they replace, as the removal of old pilings and piers helps prevent log jams and other obstructions in the creek. He shared that as of July 2025, the Paint Creek Trail recorded 146,000 users year-to-date, surpassing the Clinton River Trail's 125,000 users during the same period.

**Ms. Kliffel** added that the bridge will be 14 feet wide, making it universally accessible and able to accommodate emergency vehicles and maintenance vehicles.

**Presented.**

**2025-0441** FY 2026/Non-Profit Service Contract: Paint Creek Trailways Commission

**Attachments:** [Supp. 102025 Agenda Summary.pdf](#)  
[102025 Agenda Summary \(Wrong Agenda Summary\).pdf](#)  
[Contract.pdf](#)  
[Appendix A.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Ms. Morlan and Mr. Walker** recused themselves from the vote, as they serve on the Trailways Commission.

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

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

**Abstain** 2 - Morlan and Walker

Enactment No: RES0243-2025

**Resolved**, the Rochester Hills City Council approves the FY 2026 Non-Profit Service Contract between the City of Rochester Hills and the Paint Creek Trailways Commission in the amount of \$22,751.98 commencing on January 1, 2026 and concluding on December 31, 2026, and further authorizes the Mayor to execute the contract on the behalf of the City.

**2025-0438** Annual Report by Rochester Area Neighborhood House (RANH)

**Attachments:** [102025 Agenda Summary.pdf](#)  
[Presentation.pdf](#)

**Mike Dreon**, Neighborhood House Executive Director, and **Kim Ronan**, Neighborhood House Director of Fund Development, were present.

**Mr. Dreon** presented the following information regarding Neighborhood House:

- *Who Neighborhood House Is*
  - *Founded in 1968, Neighborhood House is a nonprofit organization that assists neighbors during times of hardship*
  - *Collaborates with the community and other social service providers to help neighbors in financial crisis move toward financial and overall wellness*
  - *Service area includes: Rochester, Rochester Hills, Auburn Hills, Oakland Township, and Addison Township*
  - *Mission: Neighborhood House walks the path toward self-sustainability with neighbors during times of hardship.*
- *Who Neighborhood House Serves*
  - *The clients of Neighborhood House are in Poverty or ALICE (Asset Limited Income Constrained Employed)*
    - *Estimate of Poverty in service area is ~5.5% (RH is around 4.9%)*
    - *Estimate of ALICE in area is ~20% (10% - 25% range) (RH is around 20%)*
  - *The death of a family member, divorce, a medical emergency, or a car breakdown can have a devastating effect on these families*
- *Overview of NH Clients*
  - *63% are in poverty*
  - *59% are female*
  - *26% are single female parents*
  - *23% are on fixed income (senior or disabled)*
- *Neighborhood House's goal is to empower clients towards sustainability.*
- *Impact in 2024*
  - *Food Pantry*
    - *436,066 Meals Provided*
    - *601 Households Served*
  - *Emergency Aid*
    - *6,183 Meals Provided to Homeless*
    - *3,513 Meals Provided to People Outside Service Area*

- Clothes Closet
  - 28,276 Items Distributed
  - 365 Households Served
- Events
  - 1,052 Households Served
  - 1,334 Children Benefited from Special Events
- Sustainability Services
  - \$105,664 Financial Assistance Distributed
  - 25 Clients Placed in Jobs
  - 70 Evictions Prevented
- Transportation
  - 463 Rides Provided
  - 57 Bikes Distributed
- Use of RH Grant
  - Most of the RH grant was used to pay rent for RH residents who were behind or in eviction
  - Neighborhood House financial grants are made as part of the Strive to Thrive process:
    - In-depth analysis of household's financial situation
    - Development of a budget
    - Coaching to make household self-sustainable, including Wellness Plan
    - Payment of grant if individual makes meaningful progress on Wellness Plan
- Plan
  - Rent Grants made with RH Grant:
    - Nine grants made to nine households impacting 16 individuals
    - Includes four seniors and seven children
    - Includes four single mothers with children (two were single grandmothers raising children)
    - Three households avoided eviction
  - Looking Ahead
    - City of Rochester Hills - Giving Tree drop-off location
    - Learn more or get involved: [www.ranh.org](http://www.ranh.org)

**President Deel** thanked Mr. Dreon and Ms. Ronan for everything they do to assist Rochester Hills' vulnerable adults. He shared that he and his wife had the opportunity to tour the food pantry and were very impressed by the operation. He added that the personal stories from individuals impacted by Neighborhood House are amazing to hear.

**Presented.**

**2025-0442** FY 2026/Non-Profit Service Contract: Rochester Area Neighborhood House (RANH)

**Attachments:** [102025 Agenda Summary.pdf](#)  
[Contract.pdf](#)  
[Appendix A.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

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

Enactment No: RES0244-2025

**Resolved**, the Rochester Hills City Council approves the FY 2026 Non-Profit Service Contract between the City of Rochester Hills and the Rochester Area Neighborhood House in the amount of \$10,000 commencing on January 1, 2026 and concluding on December 31, 2026, and further authorizes the Mayor to execute the contract on the behalf of the City.

**2025-0439** Annual Report by Rochester Area Youth Assistance (RAYA)

**Attachments:** [102025 Agenda Summary.pdf](#)  
[Presentation.pdf](#)

**Jennifer Thor**, Rochester Area Youth Assistance (RAYA) Vice Chair, presented the following information regarding RAYA:

- Services Offered
  - Financial Assistance
  - Counseling
  - Family Education
  - Every service is free or low-cost
- 2024-25 Highlights
  - Leadership Transition
    - Lindsay Wood transitioned from Vice Chair to Chair of the Board
  - Strengthening the Youth Council
    - Cultivated a more robust Youth Council
  - Securing More Grants and Gifts
    - Successfully obtained a greater number of grants and gifts
- Camp Safari at RARA
  - 8-week camp from June 16 to August 15
  - Maintained popular pickup locations
  - Average of 19 campers per week
  - Affordable cost of \$20 per child per week
- 51st Annual Youth Recognition Reception
  - 21 honorees recognized
    - For their dedication and charity to the community
  - Natalie Mahnke awarded the Coats Family Memorial Scholarship
    - Donated by the Coats Family in honor of Judy Coats, a longtime RAYA supporter
- Membership and Volunteering
  - Strong Partnerships
    - Rochester Community School District, local businesses, and nonprofits
  - Fresh Perspectives from Youth Council
    - Student representatives from all three main Rochester Community Schools high schools
  - Join the Journey
    - Seeking dedicated volunteers and new Board of Directors members
  - Board Member Responsibilities
    - Attend monthly meetings, actively participate in committee work, and contribute to vital fundraising initiatives

**Ms. Mungoli** underscored that RAYA is looking for more Board Members, and

shared that interested individuals can contact her, Ms. Thor, or Lindsay Wood. She thanked Ms. Thor for stepping into the Vice Chair role, noting that she was instrumental in helping rewrite RAYA's bylaws last year and continues to move the organization in the right direction.

**Ms. Neubauer** shared that a couple of months ago, she had a case in her professional work dealing with a teenage boy who was referred to RAYA. She expressed her gratitude for RAYA's assistance in that situation and how amazing it was to see their work firsthand.

**Presented.**

**2025-0443** FY 2026/Non-Profit Service Contract: Rochester Area Youth Assistance (RAYA)

**Attachments:** [102025 Agenda Summary.pdf](#)  
[Contract.pdf](#)  
[Appendix A.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Ms. Mungoli** recused herself from the vote, as she sits on the Rochester Area Youth Assistance Board.

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

**Aye** 6 - Blair, Carlock, Deel, Morlan, Neubauer and Walker

**Abstain** 1 - Mungoli

Enactment No: RES0245-2025

**Resolved**, the Rochester Hills City Council approves the FY 2026 Non-Profit Service Contract between the City of Rochester Hills and the Rochester Area Youth Assistance in the amount of \$29,839.46 commencing on January 1, 2026 and concluding on December 31, 2026, and further authorizes the Mayor to execute the contract on the behalf of the City.

## PUBLIC HEARINGS

**2025-0401** FY 2025 3rd Quarter Budget Amendment

**Attachments:** [102025 Agenda Summary.pdf](#)  
[Overview.pdf](#)  
[Amendments.pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Joe Snyder**, Chief Financial Officer, presented the 3rd Quarter Budget Amendments. He explained that this is the Budget Amendment where the prior Fiscal Year's budgeted to actual lookbacks or true-ups are presented. He shared that there is \$1.4 million to be credited back to various funds Citywide.

He stated that the 3rd Quarter Budget Amendments are proposed to decrease total revenues by \$1.39 million and to decrease total expenditures by \$1.23 million.

*He added that this leaves a net impact on fund balance of a \$160,000 draw from Citywide fund balances.*

*He explained that the total revenue decrease of \$1.39 million is primarily due to the net lookback credits provided Citywide.*

*He reported that the total expenditures decrease \$1.23 million included the following:*

- \$1.3 million decrease in Operating Expenditures due to the net lookback credits*
- \$270,000 increase in Capital Projects, with the most significant item being the Brewster Road Major Road project*
- \$196,000 decrease in transfers-out to comply with the City's Fund Balance Policy due to the lookback credits*

**President Deel Opened the Public Hearing at 7:54 p.m. Seeing no Public Comment, President Deel Closed the Public Hearing at 7:55 p.m.**

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

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

Enactment No: RES0246-2025

*Whereas*, in accordance with the provisions of Public Act 2 of 1968, the Uniform Budgeting and Accounting Act, and the Charter for the City of Rochester Hills, Chapter III Section 3.7, the City Council may amend the budget during the fiscal year, either on its own initiative or upon recommendation of the Mayor; and

*Whereas*, the Public Hearing for the proposed FY 2025 3rd Quarter Budget Amendments was noticed on October 2, 2025; and

*Whereas*, the proposed FY 2025 3rd Quarter Budget Amendments were available for public viewing beginning on October 10, 2025; and

*Whereas*, at its October 20, 2025 meeting City Council held a Public Hearing on the proposed FY 2025 3rd Quarter Budget Amendments.

***Now, Therefore, Be It Resolved***, that the Rochester Hills City Council hereby approves the following FY 2025 fund totals as amended:

**02025-0400** Community Development Block Grant (CDBG) Program Year 2026 Application

**Attachments:** [102025 Agenda Summary.pdf](#)  
[CDBG Allocation Spreadsheet.pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)

***Denise McDoniel, Financial Analyst, introduced the 2026 Community Development Block Grant (CDBG) program. She explained that, as part of the application***

*process, communities must hold a public hearing and the governing body must pass a resolution to approve the planned use of funds. She shared that the planning allocation for Program Year 2026 from Oakland County, which passes down funding from the U.S. Department of Housing and Urban Development, is \$211,500. She announced that the City Administration is recommending the following allocation to programs:*

- \$15,000 to services for victims of domestic violence, dating violence, sexual assault, or stalking
- \$16,500 to yard services
- \$180,000 to minor home repair

*She highlighted the following use of funds in Program Year 2024:*

- The \$15,000 allocation to Haven assisted 48 individuals from Rochester Hills.
- 33 minor home repair projects were completed, averaging \$3,200 per project.
- 64 senior residents received snow removal assistance, which during this program year was funded through OLHSA and will resume being funded by CDBG in Program Year 2026.

**President Deel Opened the Public Hearing at 7:57 p.m. Seeing no public comment, President Deel Closed the Public Hearing at 7:58 p.m.**

***Mr. Walker and Ms. Morlan requested to be recused, as they are Board Members of the Older Persons' Commission (OPC) and the OPC receives funds from CDBG.***

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

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

**Abstain** 2 - Morlan and Walker

Enactment No: RES0247-2025

Whereas, Oakland County is preparing an Annual Action Plan to meet application requirements for the Community Development Block Grant (CDBG) program, and other Community Planning and Development (CPD) programs; and

Whereas, Oakland County has requested CDBG-eligible projects from participating communities for inclusion in the Action Plan; and

Whereas, the City of Rochester Hills has duly advertised and conducted a public hearing on October 20, 2025, for the purpose of receiving public comments regarding the proposed use of Program Year 2026 Community Development Block Grant funds (CDBG) in the approximate amount of \$211,500; and

Whereas, the City of Rochester Hills found that the following projects meet the federal objectives of the CDBG program and are prioritized by the community as high priority need.

Account Number	Project Name	Amount
731227	Minor Home Repair	\$180,000
732170	Yard Services	\$16,500
730137	Services for Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking	\$ 15,000
		\$211,500

**Resolved**, that the City of Rochester Hills CDBG application is hereby authorized to be submitted to Oakland County for inclusion in Oakland County's Annual Action Plan to the U.S. Department of Housing and Urban Development, and that the Mayor is hereby authorized to execute all documents, agreements, or contracts which result from this application to Oakland County.

## PLANNING AND ECONOMIC DEVELOPMENT

**2025-0431** Request for Wetland Use Permit Approval to impact approximately 1.26 acres of wetlands associated with plans for the City of Rochester Hills to develop Nowicki Park with a community center building, playground, dog park, walking paths, maintenance building, and associated site improvements on approximately 34.5 acres of land, located at 670 N. Adams Rd. and Parcel Nos. 15-08-151-001 and -002, and 15-08-100-006, -007 and -008, on the east side of Adams and south of Tienken, zoned R-1 One Family Residential; Steve Sutton, P.E., Nowak & Fraus Engineers, on behalf of the City of Rochester Hills, Applicant

**Attachments:** [102025 Agenda Summary.pdf](#)  
[Staff Report.pdf](#)  
[Reviewed Plans Pt. 1.pdf](#)  
[Reviewed Plans Pt. 2 & ASTI Review.pdf](#)  
[NF Engineers Letter 091225.pdf](#)  
[Wetland Delineation Report 041825.pdf](#)  
[Environmental Impact Statement.pdf](#)  
[Development Application.pdf](#)  
[WRC Letter 080625.pdf](#)  
[Public Meeting Notice.pdf](#)  
[Email Notice To HOAs 092625.pdf](#)  
[Public Comment.pdf](#)  
[Draft PC Minutes 100725.pdf](#)  
[Resolution \(Draft\).pdf](#)  
[SUPPL Presentation.pdf](#)

**Sara Roediger**, Planning & Economic Development Director, **Ken Elwert**, Parks & Natural Resources Director, and **Matt Einheuser**, Natural Resources Manager, were present.

**Ms. Roediger** stated that the Site Plan, Natural Features Setback Modification, and Tree Removal Permit for Nowicki Park, located at Adams and Tienken, were approved at the Planning Commission's last meeting, and the current item pertains to the Wetland Use Permit. She summarized that the 34.5-acre park has 4.16 acres of regulated wetlands, with 1.26 acres proposed to be impacted; the wetland will

ultimately look like a very natural-looking pond. She emphasized that the design was intentional in avoiding high-quality wetlands and that the impacts will modify, not remove, the wetlands.

**Public Comment:**

**Martin Krueger**, 781 Snowmass Dr, shared that he is a longtime resident of the Shadow Woods subdivision and has one of about a half dozen houses that share a property line with the park. He reiterated a previous request for an adequate buffer and ground cover to provide for privacy, prevent people from parking on Snowmass and cutting through his and his neighbors' properties, and shield his neighbor's pool.

**Thomas Yazbeck**, 1707 Devonwood Dr, voiced that he would favor even more intense improvements to the park, but expressed his support of the proposed plan, noting that the northwest quadrant of the city currently lacks a sufficient community gathering space. He commented that he appreciates the inclusion of a dog park and the planned trail upgrades, which will improve accessibility for those with mobility challenges. He also commended the City for creating a welcoming public destination similar in quality to Innovation Hills, and urged City Council to move forward with the project, stating that these enhancements are long overdue.

**Council Discussion:**

**President Deel** inquired whether there is anything in the current plans to address Mr. Krueger's request for a natural barrier between the neighborhood and the park.

**Mr. Elwert** explained that the residents who live along the border are split in opinion regarding a berm divider but that he and his team are working on a revised plan to address the concerns Mr. Krueger shared.

**President Deel** noted that the City works very hard to collaborate with residents, citing the construction of Innovation Hills as an example.

**Ms. Neubauer** requested confirmation that the City has been working with the Nowicki family and that they are fully supportive of the plans. She brought up concerns presented at the Planning Commission meeting regarding the removal of trees, and emphasized that the City has decided to replant 465 of the trees. She also highlighted that the City has 142 acres of Green Space, and this number has grown exponentially in the last couple of years. She thanked the Parks & Natural Resources staff for their great work.

**Mr. Elwert** confirmed that they have been working with the Nowicki family, adding that Pat McKay, Museum Manager, is working with them directly.

**Ms. Mungoli** expressed her gratitude for Mr. Elwert, Mr. Einheuser, and Dennis Andrews, Deputy Parks & Natural Resources Director, for taking City Council on a tour of Nowicki Park in August. She shared that her concerns about the lack of water in the park were resolved, as she now understands that a wetland does not

*necessitate visible water.*

**Mayor Barnett** voiced his excitement over this item, sharing his belief that this is what good governance looks like; working together with residents. He praised Mr. Elwert and Ms. Roediger and their respective teams for their work in building relationships with neighbors to create another world-class park experience.

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

**Aye** 7 - Blair, Carlock, Deel, Morlan, Mungiola, Neubauer and Walker

Enactment No: RES0248-2025

**Resolved**, that the City Council hereby approves the Wetland Use Permit to permanently impact approximately 1.26 acres of wetlands to construct Nowicki Park, including the proposed building and associated overlook area, parking areas, and pathways, and associated development infrastructure based on plans received by the Planning Department on September 11, 2025, with the following findings and subject to the following conditions.

### **Findings**

1. Of the approximate 4.6 acres of regulated wetland on site, the applicant is proposing to impact approximately 1.26 acres.
2. The most significant area of wetland impact, being the area where the main building and wetland viewing area will be constructed and the associated modifications to the overall wetland depth and makeup, is within the low quality portion of the wetland. In addition, the soil borings that were provided and analyzed by the City environmental consultant indicate the soils are conducive to isolating impacts to other areas of wetland area B and finally, much of the impacted area of wetland area B will remain a water feature, with overall wetland-like qualities.
3. In part, the proposed wetland impacts to construct a boardwalk system over the wetlands will help long term preservation of the wetland by providing access to additional areas of park and not requiring at grade pathways or users to traverse the area outside of defined raised pathway areas.
4. The proposed wetland impacts required as a part of the parking lot construction are limited and are located within a low-quality portion of the wetland.
5. ASTI has reviewed the subject plans and proposed impacts to Wetland B along with the proposed mitigation efforts to help reduce the impacts to those wetlands and has indicated that the plans as proposed are satisfactory.

### **Conditions**

1. That the applicant receives an EGLE Part 303 Permit (as applicable) prior to issuance of a Land Improvement Permit.
2. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
3. That any temporary impact areas be restored to original grade with original soils or

equivalent soils and seeded with a City approved wetland seed mix where possible, and the applicant must implement best management practices, prior to final approval by staff.

4. The applicant shall abide by all conditions and recommendations as outlined in ASTI's review letter of September 16, 2025.

**2025-0433** Request for Final Site Condominium Approval for Auburn Angara Oaks Condominiums, including nine (9) single family detached residences, six (6) multi-unit condominium buildings and related amenities on approximately 9.7 acres of land located at 2469 & 2489 W. Auburn Rd., 3045 Angara Dr., 3050 Harvey St., Parcel Nos. 15-32-201-001, -002, -003, -004, and -006, located on the south side of W. Auburn Rd. and west of Crooks Rd., zoned R-4 One Family Residential and a portion of the land has the FB Flex Business Overlay; Bruce Michael, Auburn Angara Oaks, LLC, Applicant

**Attachments:** [102025 Agenda Summary.pdf](#)  
[Staff Report 100125.pdf](#)  
[Reviewed Plans Pt. 1.pdf](#)  
[Reviewed Plans Pt. 2.pdf](#)  
[Reviewed Plans Pt. 3.pdf](#)  
[Draft Master Deed & Bylaws 092525 \(not approved\).pdf](#)  
[Summary of Changes From Preliminary 081425.pdf](#)  
[Changes After First Review of Final Condo.pdf](#)  
[ASTI Review 090925.pdf](#)  
[City Attorney Comments - Master Deed & Bylaws 072325.pdf](#)  
[WRC Letter 072525.pdf](#)  
[Environmental Impact Statement.pdf](#)  
[Development Application.pdf](#)  
[Public Meeting Notice.pdf](#)  
[Email to Previous Public Commenters 092925.pdf](#)  
[Public Comment 100625.pdf](#)  
[Public Comment 100125.pdf](#)  
[Draft PC Minutes 100725.pdf](#)  
[CC Minutes 111124.pdf](#)  
[PC Minutes 101524.pdf](#)  
[Resolution \(Draft\).pdf](#)  
[SUPPL Presentation.pdf](#)  
[SUPPL Mungjoli Q&A.pdf](#)  
[SUPPL Neubauer.pdf](#)

**Sara Roediger**, Planning & Economic Development Director, **Bruce Michael**, Three Oaks Communities, **Bill Godfrey**, Three Oaks Communities, and **Dave Mingle**, Rochester Housing Solutions, were present.

**Ms. Roediger** shared that Angara Oaks received Preliminary Site Condominium approval approximately one year ago, and the applicant has since been refining construction drawings and engineering details. She reported that the Planning Commission approved the Natural Features Setback Modification and Tree Removal Permit and recommended approval of the Final Site Condominium Plan and Wetland Use Permit. She summarized that the project site encompasses approximately nine acres located on the south side of Auburn Road between Crooks and Adams, and the development will include nine single-family lots (including two IDD homes), five multi-family condominium buildings (45 units total, with 19 dedicated to IDD residents), and one five-unit rowhouse, as well as a

farm stand and a neighborhood gathering space. She explained that the Final Plan remains largely consistent with the preliminary approval, with minor modifications to the cul-de-sac and road configuration to meet fire code and engineering requirements. She noted that these adjustments resulted in a nominal increase of 213 square feet to the total wetland impact.

**Public Comment:**

**Thomas Yazbeck**, 1707 Devonwood Dr, expressed his support of Angara Oaks, remarking how amazing the renderings look. He shared his belief that developments like this and Nowicki Park are good for property values in the community and that this will be a nice addition to the Auburn Road corridor. He also pointed out the groundbreaking nature of reserving units for individuals with special needs, and emphasized that this will be a wonderful place to live.

**Nate Ruppel**, 412 Bellarmine Dr, voiced safety concerns regarding the development's proximity to the intersection of Auburn Road and Angara Drive. He noted that Auburn Road is a State-owned, Class A road with a 50-mph speed limit, where vehicles travel at approximately 73.33 feet per second. He shared findings from his own measurements, stating that a hill to the west of Angara Drive limits the line of sight to roughly 255 feet. He underscored that a vehicle traveling at the speed limit would cover that distance in only 3.47 seconds, leaving a dangerously narrow margin for drivers attempting to pull out onto Auburn Road.

**Raymond Rowe**, 3280 Fairgrove Ter, shared that he and his wife have a daughter with autism, and she is one of the individuals who has a reservation to live in one of the Angara Oaks units. He explained that his daughter requires a great deal of support, and because he and his wife will not always be here to take care of her, this development is very important. He recognized the potential traffic issues, but shared his belief that they could be resolved at some point.

**John Nicosia**, 3645 Windingbrook Cir, commented that he has been a resident of Rochester Hills for 13 years and that he has a residence reserved in Angara Oaks. He expressed his excitement to live there, noting that this type of community provides independence for those like him who have physical limitations. He shared that although he is a successful, working professional, he currently resides with his parents at age 45.

**Theresa Ponders**, 3172 Devondale Rd, acknowledged the need for specialized housing, but highlighted a history of flooding and swamp-like conditions on the property, noting that many prominent developers have passed on the site in previous years. She continued by voicing concern that engineering and soil boring tests might not accurately reflect the site's challenges if conducted during freezes or droughts. She also echoed previous comments regarding traffic safety, and brought up the issue of inclusivity, questioning whether the development would only be accessible to wealthy families.

**Justin Tout**, 20074 Canterbury Rd, Detroit, introduced himself as a Board Member with Rochester Housing Solutions (RHS), and emphasized that to address the struggle to find stable housing opportunities with meaningful access to community

and a high quality of life, RHS employs a unique home ownership model designed to ensure the properties remain dedicated to the special needs community long-term. He detailed the project's focus on shared living opportunities, which bridge gaps in both inclusivity and affordability. He also noted the value of the development's commitment to community integration.

**Council Discussion:**

**President Deel** requested further information regarding the City's Engineering Department's traffic findings on this item.

**Ms. Roediger** stated that issues pertaining to stormwater and traffic were extensively vetted during the preliminary review phase. She noted that because Auburn Road is under the jurisdiction of the Michigan Department of Transportation (MDOT), the project underwent rigorous, multiple-round reviews by both MDOT and the City's internal Transportation Engineering Division. She explained that the access point to the site was strategically placed at the safest possible location within the property's frontage to optimize sightlines. She also detailed two significant road improvements included in the plan: the addition of dedicated deceleration lanes, and the installation of a dedicated left-turn lane into the property. She emphasized that public safety is the City's main priority in transportation planning.

**President Deel** inquired whether MDOT has fully approved the plan.

**Mr. Michael** responded in the affirmative.

**Ms. Roediger** addressed stormwater concerns, explaining that the property's unique topography includes a significant 25-foot drop in elevation from Auburn Road at the north down to the southern boundary. She acknowledged that the site currently experiences sheet drainage from the northwest to the southeast, which accounts for the natural flooding and standing water that residents have observed during wet seasons, but she clarified that the proposed development would fundamentally improve these conditions through modern engineering controls, including underground piping and a detention pond.

**President Deel** requested confirmation that the site is currently an uncontrolled wetland but that with the engineering that has been done, it will be controlled.

**Ms. Roediger** confirmed President Deel's statement is correct.

**Mr. Michael** added that there is a topographical low point in the center of the property that is currently landlocked. He shared that this area frequently floods, collecting runoff from the development to the west, and the standing water spills over onto adjacent properties to the east because it cannot reach the natural drainage course leading toward the northern branch of the Rouge River. He highlighted that they are developing the grading to prevent any new water from flowing onto the low-lying areas of neighboring properties; furthermore, instead of allowing water to sit and stagnate, a network of stormwater pipes will be used to capture all the runoff. He continued that this water will be directed to a new detention basin located at the southwest corner of the site, and from there, it will

*be released through a controlled outlet into the southern wetlands, finally allowing the water to follow a proper drainage path rather than remaining trapped on-site.*

**President Deel** requested confirmation that the water would be controlled to drain to the south.

**Mr. Michael** confirmed that it would.

**Ms. Neubauer** shared that she sought technical clarifications regarding the stormwater, summarizing that she confirmed with the applicants and City Engineers that the site's existing water issues would be addressed not only through a robust system of pipes and detention basins but also by raising the grade of the area by six to eight feet. She pointed out that Rochester Hills is great at loving its residents and that Angara Oaks is the second development of its kind, with Walton Oaks being the first. She shared that this project touches her own family, as she hopes some of her family members have a chance at this type of housing in the future, and praised the hard work of the Planning & Economic Development Department.

**Ms. Mungoli** inquired who will be liable for the stormwater plan if it is not effective.

**Ms. Roediger** clarified that the stormwater facilities, including the detention pond, are private and fall under the responsibility of the Homeowners Association (HOA).

**Attorney Christ** stated that the City requires a formal stormwater maintenance agreement with the owner or developer responsible for the improvements.

**Ms. Mungoli** inquired whether the City's ordinances identify what an IDD home is.

**Ms. Roediger** responded that the City does not have a specific "IDD home" zoning designation; rather, these units are structurally defined as single-family or multi-family dwellings based on the definition of family and shared common areas. She noted that an IDD home is essentially a single-family home.

**Ms. Mungoli** questioned where the on-site support staff will be staying.

**Mr. Godfrey** explained that the Oakland County Housing Trust Fund has agreed to provide \$250,000 to assist RHS in purchasing a condominium unit that will be occupied by a Community Coordinator, who will live on-site under a 12-month lease to manage community integration and daily check-ins. He shared his belief that additional support will be brought in to assist this individual.

**Mr. Michael** added that direct caregivers are separate staff members who will visit the site for specific shifts and will not reside there.

**Ms. Mungoli** remarked that Nowicki Park used to be known as Adam's Apple and had a farm stand, the owners of which were engaged in a lengthy legal battle over whether they could sell food from other locations; however, the City's ordinances

have since changed to allow this.

**Ms. Roediger** noted that the farm stand is permitted on-site because the front portion of the property is zoned within the Flex Business District, which allows for retail uses.

**Ms. Mungioli** questioned what would happen if there is ever no buyer for an IDD home.

**Mr. Godfrey** shared that RHS could purchase the unit to rent it to a qualified individual, the homeowner could lease it to an IDD resident, or the other families could join together to lease the unit to a qualified individual.

**Ms. Mungioli** highlighted the importance of integrating Angara Oaks residents into the community through programs offered by the Rochester Avon Recreation Authority (RARA).

**Mr. Mingle** praised RARA as an outstanding partner and a significant draw for families with special needs, noting that many children of the families involved in this development already participate in RARA programming.

**President Deel** acknowledged that a stormwater maintenance agreement will hold the development's association responsible for system upkeep, but requested clarification on whether the City would be shielded from liability if stormwater runoff impacted adjacent properties.

**Attorney Christ** shared that the City would maintain a strong argument for governmental immunity as a governmental function.

**President Deel** inquired whether future residents or co-owners could vote to amend the community's character, potentially converting the units into standard multi-family housing.

**Mr. Michael** clarified that the residency requirements are protected by a separate declaration independent of the standard association bylaws. He explained that this structure was intentionally designed to prevent neurotypical members from overpowering the IDD residents or changing the nature of the community. He added that the "IDD" designation is a specific legal and Medicaid term requiring medical certification, and emphasized that the declaration is binding in perpetuity and travels with the land, functioning with the same permanence as a deed restriction.

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

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

Enactment No: RES0249-2025

**Resolved**, that the Rochester Hills City Council hereby recommends approval of the Final Site Condominium Plan for Auburn Angara Oaks Condominiums, based on plans received by the Planning Department on August 20, 2025, with the following findings and subject to the following conditions.

**Findings**

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from Auburn Road, thereby promoting safety and convenience of vehicular traffic both within the site and on the adjoining street.
3. Adequate utilities are available to the site.
4. The plan represents a reasonable street, building and lot layout and orientation.
5. The proposed improvements should have a satisfactory and harmonious relationship with the development onsite as well as existing development in the adjacent vicinity given the split zoning of the property that allows for single family development or development consistent with the FB Flex Business District to the east.
6. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area. The proposed encroachments into Wetland A are situated in portions of the wetland with lower ecological quality and the applicant has proposed a retaining wall to limit impacts; and the proposed encroachments into Wetland B are relatively minor and the applicant has also proposed a retaining wall to limit impacts. Finally, the natural features setback will be defined as part of the development with split rail fencing and large boulders to protect the area for the future.

**Conditions**

1. Address all applicable comments from other City departments and outside agency review letters prior to a Land Improvement Permit being granted.
2. That all applicable outside agency permits being obtained, including those for water, sewer, storm drainage, roadway, wetlands (EGLE), etc.
3. That a master deed acceptable to the City be provided for review and approval.
4. Provide a landscape bond in the amount of \$171,745, plus the cost of inspection fees as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.

**2025-0434** Request for Modified Wetland Use Permit Approval to impact approximately 39,625 square feet of wetlands for the Auburn Angara Oaks Condominium development (previously approved wetland use permit allowed an impact of 39,404 square feet), a proposed development with nine (9) single family detached residences, six (6) multi-unit condominium buildings and related amenities on approximately 9.7 acres of land located at 2469 & 2489 W. Auburn Rd., 3045 Angara Dr., 3050 Harvey St., Parcel Nos. 15-32-201-001, -002, -003, -004, and -006, located on the south side of W. Auburn Rd. and west of Crooks Rd., zoned R-4 One Family Residential and a portion of the land has the FB Flex Business Overlay; Bruce Michael, Auburn Angara Oaks, LLC, Applicant

**Attachments:** [102025 Agenda Summary.pdf](#)  
[Staff Report 100125.pdf](#)  
[Reviewed Plans Pt. 1.pdf](#)  
[Reviewed Plans Pt. 2.pdf](#)  
[Reviewed Plans Pt. 3.pdf](#)  
[Draft Master Deed & Bylaws 092525 \(not approved\).pdf](#)  
[Summary of Changes From Preliminary 081425.pdf](#)  
[Changes After First Review of Final Condo.pdf](#)  
[ASTI Review 090925.pdf](#)  
[City Attorney Comments on Master Deed & Bylaws 072325.pdf](#)  
[WRC Letter 072525.pdf](#)  
[Environmental Impact Statement.pdf](#)  
[Development Application.pdf](#)  
[Public Meeting Notice.pdf](#)  
[Email to Previous Public Commenters 092925.pdf](#)  
[Public Comment 100625.pdf](#)  
[Public Comment 100125.pdf](#)  
[CC Minutes 111124.pdf](#)  
[PC Minutes 101524.pdf](#)  
[Resolution \(Draft\).pdf](#)  
[SUPPL Presentation.pdf](#)

**Sara Roediger**, Planning & Economic Development Director, **Bruce Michael**, Three Oaks Communities, **Bill Godfrey**, Three Oaks Communities, and **Dave Mingle**, Rochester Housing Solutions, were present.

**Public Comment:**

**Theresa Ponders**, 3172 Devondale Rd, highlighted that the sewer system is designed to exit through the rear of the property via an easement toward Devondale, rather than connecting directly to the street. She noted that while the path may avoid designated wetlands, it still traverses natural features areas. She expressed skepticism regarding the potential use of pumps should gravity flow fail, and sought clarification on who would be held responsible if the sewer line were to fail or leak. She also raised concerns for neighbors with mature trees near the easement, fearing root interference or damage during construction, and questioned whether the City or the developer would be accountable for long-term failures.

**Council Discussion:**

**President Deel** requested that the applicant address Ms. Ponders' sewage concern.

**Mr. Michael** stated that the development will connect to the existing sanitary sewer on Devondale. He explained that to minimize environmental impact and preserve existing vegetation, they plan to use directional drilling underground rather than traditional open-cut trenching. He noted that this method is intended to protect tree root systems and the overall natural features of the area. He detailed that the installation will be monitored by City Inspectors and verified by engineers through as-built plans. He continued that once the construction is completed and the City Engineering Department formally accepts the work, the sanitary sewer line will become City property and fall under municipal maintenance and care. Regarding

*concerns about topography and gravity flow, he underscored that the system has been fully engineered with proper sloping and has already received preliminary approval from the City's Engineering Department. He added that the project is currently moving through the necessary State and regional permitting phases, including review by the Water Resources Commission and the Great Lakes Water Authority.*

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

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

Enactment No: RES0250-2025

**Resolved**, that the Rochester Hills City Council hereby approves of an amended Wetland Use Permit for Auburn Angara Oaks Condominiums to permanently impact approximately 39,625 square feet of wetlands (both Wetland A and Wetland B) to construct the private road, building areas for multiple family and single family units, and associated development infrastructure based on plans received by the Planning Department on August 20, 2025, with the following findings and subject to the following conditions.

### **Findings**

1. Of the 97,484 square feet of wetland area on site, the applicant is proposing to impact approximately 39,625 square feet, an increase of approximately 421 square feet from the previously recommended and approved permit. Additionally, although Wetland A was determined to be of medium quality overall, the portion that is proposed to be impacted is of poor quality due to its non-native species content and low ecological function. And although Wetland B was determined to be of high quality overall, the impacts are noted to be small and the proposed retaining wall will limit further impacts and have been addressed to ASTI's satisfaction.
2. ASTI has reviewed the subject plans and proposed impacts to Wetland A and Wetland B along with the proposed mitigation efforts to help reduce the impacts to those wetlands (including the installation of a retaining wall to allow for the reduction in the roadbed width for Wetland A; the impacts to Wetland B are relatively small; and a retaining wall is proposed adjacent to Wetland B to limit further impacts) and has indicated that the plans as proposed are satisfactory.
3. The current proposal while increasing overall wetland impacts does reduce the overall impacts to the associated natural features setbacks (slightly less than 100 linear feet) as originally approved during preliminary condominium review.

### **Conditions**

1. That the applicant receives an EGLE Part 303 Permit prior to issuance of a Land Improvement Permit.
2. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
3. That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible, and the applicant must implement best management practices, prior to final approval by staff.

4. The applicant shall abide by all conditions and recommendations as outlined in ASTI's review letter of September 9, 2025.

**2025-0453** Request for approval for the execution of the Revitalization and Placemaking (RAP) grant award and agreement; Michigan Economic Development Corporation (MEDC), Lansing, MI

**Attachments:** [102025 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Sara Roediger**, Planning & Economic Development Director, and **Ken Elwert**, Parks & Natural Resources Director, were present.

**Ms. Roediger** shared that the application process for this grant began about a year ago as a collaborative effort with Mr. Elwert, and the grant was officially awarded in the spring of this year. She noted that the funds are designated for the Brooklands Plaza project, which is currently under active construction.

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

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

Enactment No: RES0251-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes approval for the execution of the Revitalization and Placemaking (RAP) grant award and agreement from the Michigan Economic Development Corporation (MEDC) in the amount of \$756,695.00 and provide the necessary matching funds and further authorizes the Mayor to execute all final grant documents and necessary agreements required to accept the award and complete the grant process.

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

**Thomas Yazbeck**, 1707 Devonwood Dr, advocated for the installation of a crosswalk on Livernois Road between Rochester High School and the shopping center across the street. He referenced a prior student-led petition, and emphasized the need for mid-block crossings to improve connectivity beyond major intersections. He argued that such infrastructure is vital for students and residents who walk for transportation rather than just recreation, noting that increased accessibility would help prevent jaywalking and potential traffic accidents.

## **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.

**2025-0409** Approval of Minutes - City Council Regular Meeting - April 7, 2025

**Attachments:** [CC Min 040725.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0252-2025

**Resolved**, that the Minutes of the Rochester Hills City Council Regular Meeting held on April 7, 2025 be approved as presented/amended.

**2025-0410** Approval of Minutes - City Council Special Meeting - April 28, 2025

**Attachments:** [CC Special Min 042825.pdf](#)  
[Resolution \(Draft\) .pdf](#)

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

Enactment No: RES0253-2025

**Resolved**, that the Minutes of the Rochester Hills City Council Special Meeting held on April 28, 2025 be approved as presented/amended.

**2025-0411** Approval of Minutes - City Council Regular Meeting - April 28, 2025

**Attachments:** [CC Min 042825.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0254-2025

**Resolved**, that the Minutes of the Rochester Hills City Council Regular Meeting held on April 28, 2025 be approved as presented/amended.

**2025-0444** Request for Adoption of the Updated Investment Policy for the City of Rochester Hills

**Attachments:** [102025 Agenda Summary.pdf](#)  
[Redlined Investment Policy.pdf](#)  
[Proposed Investment Policy.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0255-2025

*Whereas*, adhering to Act No. 20 of the Public Acts of Michigan of 1943 as amended; and

*Whereas*, Section 5 of P.A. 20, as amended, requires that the City of Rochester Hills City Council, in conjunction with the Investment Officer, adopt an Investment Policy; and

*Whereas*, the Investment Officer has submitted a revised proposed Investment Policy which complies with the provisions of P.A. 20 as amended; and

*Whereas*, the City of Rochester Hills City Council wishes to authorize the Investment Officer to invest public funds according to the Investment Policy.

**Now, Therefore, Be It Resolved**, that the City of Rochester Hills City Council hereby authorizes that:

1. The Investment Policy hereto is approved and shall take effect October 21, 2025.
2. The Investment Officer is authorized to invest funds of the City of Rochester Hills pursuant to the Investment Policy.

### **Passed the Consent Agenda**

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

**Aye** 7 - Blair, Carlock, Deel, Morlan, Mungiolli, Neubauer and Walker

### **LEGISLATIVE & ADMINISTRATIVE COMMENTS**

**Clerk Scott** reminded residents about the upcoming election on Tuesday, November 4th. She shared that the City has gone from 32 to 21 precincts, and noted that anyone affected by these changes has been sent a new voter information card. She added that early voting will be available from this Saturday, October 25th, through Sunday, November 2nd, at the Rochester Hills Public Library from 8:30 a.m. to 4:30 p.m., except for Thursday, which will offer early voting from 12:00 p.m. to 8:00 p.m. She encouraged people to vote early or on Election Day.

**Mayor Barnett** provided the following updates:

- The Fire Department held a wonderful Open House, which brought together current staff and retirees to celebrate 50 years of service.
- The RHISE Cup trivia night at Whiskey Rae's saw a high level of engagement between the City and the local business community.
- The winners of the Innovation Forest tree competition were announced today; OneMonroe placed first, SolvIT took second, and ARaymond earned third.
- The Stone Wall Pumpkin Festival had a massive turnout.
- The inaugural Trail of Treats exceeded expectations with over 2,000 attendees. Part-time Parks employee McKenna Llewellyn conceived the idea and was awarded the Parks Department's "world championship belt" for her contribution.
- Last week, the most recent class of Leadership RH had their graduation ceremony, and the City hosted the Greater Rochester Leadership Group.
- The City hosted a fun tailgate lunch for its team members today to support the Detroit Lions.

**Mr. Blair** recognized the Parks Department for their amazing work in preparing for a recent middle school cross country meet at Bloomer Park. He shared that the park was clean, and the path was marked clearly.

## ATTORNEY'S REPORT

**2025-0463** Consideration of Oakland County's Proposal for an Interlocal Agreement with the City of Rochester Hills for Park Operations and Maintenance

***Dan Christ**, City Attorney, reported on a proposed interlocal agreement between Oakland County and the City of Rochester Hills regarding the proposed park maintenance and operation of an area adjacent to Bloomer Park. He informed the Council that Oakland County has already formally approved the draft agreement dated October 6th, 2025. He noted that this item is not officially listed on the evening's agenda, but advised that the Council could choose to move forward with its consideration. He added that a resolution to approve the agreement and authorize the Mayor's execution of the document would be the appropriate next step should the Council wish to proceed.*

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

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

Enactment No: RES0257-2025

**Resolved**, to approve the Interlocal Agreement between Oakland County and the City of Rochester Hills for Park Operations and Maintenance and to authorize the Mayor to execute the Agreement.

## NEW BUSINESS

**2025-0421** Request for Purchase Authorization - HR: Contract/Blanket Purchase Order for Benefit Broker and Consulting Services in the amount not-to-exceed \$137,000.00 through September 30, 2027; Manquen Vance, Troy, MI

**Attachments:** [102025 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

***Brooke Insana**, Human Resources Director, stated that Manquen Vance was originally awarded a three-year contract in August 2022 to perform benefit broker and consulting services, and the City has been satisfied with their services and would like to request authorization to continue under the original terms.*

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

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

Enactment No: RES0256-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for benefit broker and consulting services to Manquen Vance, Troy, Michigan in the amount not-to-exceed \$137,000.00 through September 30, 2027 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

**2025-0454** Request for Purchase Authorization - MIS: Purchase Authorization of hardware,  
Approved as presented at the February 9, 2026 Regular City Council Meeting.

software and support for an HPE Network Server Storage Solution in the amount of \$349,314.00 with a 10% project contingency in the amount of \$34,961.40 for a total not-to-exceed project cost of \$384,275.40; IT Solutions Group, Novi, MI

**Attachments:** [102025 Agenda Summary.pdf](#)  
[Pricing Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Rochelle Lyon**, Information Systems Director, shared that the City purchased its existing hardware, the backbone of the City's IT infrastructure, in 2018, and the equipment is now coming to the end of its useful life. She explained that following a thorough procurement review, the decision was made to request pricing through the OMNIA Partners cooperative purchasing contract, which offers pre-negotiated competitive pricing, satisfying the Purchasing Department's competitive requirements. She noted that as part of the City's existing Network Services Contract, IT Solutions Group will provide the installation at no charge. She added that the City has received notification that they can receive a substantial discount through HPE with their typical year-end pricing if a purchase order is issued prior to the end of October. She also mentioned that this request is in the 2025 budget and will allow the City to purchase the equipment, avoid some additional possibility of inflation, and eliminate installation costs.

**Ms. Mungoli** requested confirmation that the new system will not utilize cloud computing, expressing concern over potential service outages associated with third-party providers like Amazon Web Services.

**Ms. Lyon** confirmed that the proposed upgrade is an on-premises solution, meaning that the hardware and data will be physically located within City facilities rather than in the cloud.

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

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

Enactment No: RES0258-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes the purchase of hardware, software and support for an HPE Network Server Storage Solution to IT Solutions Group, Novi, Michigan in the amount of \$349,314.00 with a 10% project contingency in the amount of \$34,961.40 for a total not-to-exceed project cost of \$384,275.40.

**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.

**2025-0447** Request for Purchase Authorization - OCSO: Purchase authorization for one (1) Drone as a First Responder (DFR) unit and DJI Dock 3 in the amount not-to-exceed \$26,412.00 and authorization for the payment of annual costs including software maintenance and licensing fees in the amount not-to-exceed \$3,500.00; DroneNerds, Miami, FL; Oakland County, Pontiac, MI

**Attachments:** [102025 Agenda Summary.pdf](#)  
[Citywide DFR Program Details.pdf](#)  
[Invoice.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Captain Paul Workman**, Oakland County Sheriff's Office (OCSO), explained that the drone will support the Drone as First Responder (DFR) program, which provides a valuable platform to support public safety. He shared that the DFR may be deployed to respond to active 911 calls, locate missing persons, and assist with high-risk incidents; it may also be used to document crime scenes and accidents. He noted that Waterford, Taylor, Warren, and Orion Township are all implementing this technology, and added that all DFR missions will be managed by trained OCSO personnel and strictly governed by Federal Aviation Administration (FAA) regulations.

**President Deel** requested confirmation that this item is solely for the purchase of the drone and that the operation of the drone is taken on by the Oakland County Sheriff's Office.

**Captain Workman** confirmed President Deel's understanding.

**Ms. Neubauer** noted that she had the opportunity to speak to several OCSO Officers, who voiced that the drone is going to improve both their own safety and public safety.

**Mr. Blair** shared that he toured the drone facility with Councilwoman Morlan a few years ago and was thoroughly impressed. He noted that he is glad to see the cost has decreased, and inquired whether the drone will be property of the City and whether it could be utilized by other departments, such as the Department of Public Services (DPS), for non-emergency tasks like monitoring construction progress at Brewster.

**Captain Workman** stated that the drone will be property of the City and that a memorandum of understanding would be necessary to define operational parameters. He emphasized that the Sheriff's Office will strictly limit their usage to documented incidents or crime classifications to protect the constitutional rights of residents, and usage would be subject to FAA licensing and Line of Sight regulations. He committed to consulting with the Drone Unit and the FAA to determine if and how the City could operate the drone for multi-departmental purposes.

**Mr. Blair** requested a follow-up with those specific answers, noting that understanding the drone's versatility across City departments would be helpful for future equipment considerations.

**Mr. Walker** commented that there is \$3,500 in maintenance, and questioned who will be flying the drone. He also inquired about the personnel billing.

**Captain Workman** clarified that the \$3,500 is for the licensing and software, and explained that the OCSO Drone Unit, which will be available on an on-call basis as a specialized unit, will have the capability to fly the drone. He noted that they will be able to pilot the craft remotely from the command center in Pontiac or mobile

stations via encrypted devices. He added that the pilot services are included under the City's existing patrol services contract, similar to K-9 or SWAT resources.

**Mr. Walker** pointed out that the lack of an incremental increase to the Police budget for these operations is excellent.

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

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

Enactment No: RES0259-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes the purchase of one (1) Drone as a First Responder (DFR) unit and DJI Dock 3 in the amount not-to-exceed \$26,412.00 to DroneNerds, Miami, Florida and payment of annual costs including software maintenance and licensing fees for the drone unit in the amount not-to-exceed \$3,500.00 to Oakland County, Pontiac, Michigan and further authorizes the Mayor to execute any documentation needed in order to complete the purchase on behalf of the City.

**2025-0445** Request for Approval for the Police-School Liaison Program 2025-2026 School-Year Contract between the Avondale School District and the City of Rochester Hills

**Attachments:** [102025 Agenda Summary.pdf](#)  
[Agreement.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Joe Snyder**, Chief Financial Officer, and **Captain Paul Workman**, Oakland County Sheriff's Office (OCSO), were present.

**Mr. Snyder** shared that the Police-School Liaison Program between the Avondale School District and the City of Rochester Hills covers one OCSO School Resource Officer, who is responsible for providing services to two Avondale School District schools located within the City of Rochester Hills: Deerfield Elementary and Avondale Middle School.

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

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

Enactment No: RES0260-2025

**Resolved**, that the City of Rochester Hills City Council hereby approves the Avondale School District Police-School Liaison Program Budget for the 2025-2026 School-Year in the amount of \$171,325, and to invoice the respective entities for their contractual share of the program.

**Be It Further Resolved**, that the Mayor is authorized to execute the Contract on behalf of the City.

**2025-0446** Request for Approval for the Police-School Liaison Program 2025-2026 School-Year Contract between the Rochester Community Schools, the City of

Rochester, Oakland Township, and the City of Rochester Hills

**Attachments:** [102025 Agenda Summary.pdf](#)  
[Agreement.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Joe Snyder**, Chief Financial Officer, and **Captain Paul Workman**, Oakland County Sheriff's Office (OCSO), were present.

**Mr. Snyder** shared that the Police-School Liaison Program between Rochester Community Schools and the City of Rochester Hills covers two OCSO School Resource Officers, one OCSO Detective Sergeant, and two Rochester Police Department Officers, who are responsible for providing service to the various Rochester Community Schools.

**Vice President Carlock** requested explanation of the line item of five cell phones for \$10,400.

**Mr. Snyder** explained that the City serves as a pass-through, and the schools are responsible for 100% of the actual costs. He noted that the schools are billed only for the real expenditure, and voiced his belief that the actual cost of the devices will not reach that amount.

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

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

Enactment No: RES0261-2025

**Resolved**, that the City of Rochester Hills City Council hereby approves the Rochester Community Schools Police-School Liaison Program Budget for the 2025-2026 School-Year in the amount of \$892,330, of which as a participating party, the City of Rochester Hills' contribution is \$294,648, as presented, and to invoice the respective entities for their contractual share of the program.

**Be It Further Resolved**, that the Mayor is authorized to execute the Contract on behalf of the City.

**2025-0388** Suburban Mobility Authority for Regional Transportation (SMART) Municipal Credit and Community Interlocal Agreement

**Attachments:** [102025 Agenda Summary.pdf](#)  
[Agreement.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Joe Snyder**, Chief Financial Officer, stated that the City of Rochester Hills receives annual Municipal Community Credit funding from the Suburban Mobility Authority for Regional Transportation (SMART), which can be transferred to qualified agencies to administer a transportation program to be used for municipal van and bus operations, or to purchase services from SMART. He announced that the OPC Social & Activity Center has requested that the City of Rochester Hills consider and execute the Municipal Credit and Community Interlocal Agreement, which will allow for SMART to coordinate directly with the OPC on an annual basis as long as the OPC operates eligible transit services. He added that the City retains the right to terminate this agreement within 90 days advanced notice prior to the adoption of

*the Municipal and Community Credit budgets each fiscal year, but noted that he does not believe there will be a need to so anytime soon. He also shared that if approved, the Municipal Community Credits will be transferred directly to the OPC, and the City of Rochester Hills will continue to incur no costs.*

*Mr. Walker noted that he is a member of the OPC Governing Board and thanked Mr. Snyder, commenting that the annual funding amounts to approximately \$71,000, which the OPC utilizes effectively for transit services.*

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

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

Enactment No: RES0262-2025

**Resolved**, that the Rochester Hills City Council hereby approves the SMART (Suburban Mobility Authority for Regional Transportation) Municipal Credit and Community Interlocal Agreement between SMART and the City of Rochester Hills; so that the funds can be transferred to the OPC Social & Activity Center on behalf of the City of Rochester Hills on an ongoing basis moving forward.

**Further Resolved**, that the Mayor is authorized to execute and deliver the Interlocal Agreement on behalf of the City.

## ANY OTHER BUSINESS

**NEXT MEETING DATE - City Council Regular Meeting - Monday, November 10, 2025 - 7:00 p.m.**

## ADJOURNMENT

*There being no further business before Council, it was moved by Mungioli and seconded by Neubauer to adjourn the meeting at 9:40 p.m.*

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*RYAN DEEL, President  
Rochester Hills City Council*

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

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*EMMA BOWEN  
Administrative Coordinator  
City Clerk's Office*

*Approved as presented at the February 9, 2026 Regular City Council Meeting.*