



# 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, Jason Carlock, Bradley Limberg, Diana Mannino, Theresa Mungoli,  
Marvie Neubauer and Mark Skelcy*

**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, December 15, 2025

7:00 PM

1000 Rochester Hills Drive

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#### CALL TO ORDER

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

#### Others Present:

*Dennis Andrews, Deputy Parks & Natural Resources Director  
Tracey Balint, Interim DPS Director/City Engineer  
Bryan Barnett, Mayor  
Isabella Blakely, Rochester Hills Government Youth Council  
Ann Christ, City Attorney  
Bill Cooke, Deputy Chief  
Keith Depp, Project Engineer  
Ann Echols, Assistant Chief/Fire Marshal  
Ken Elwert, Parks & Natural Resources Director  
Larry Gambotto, Captain/Training Officer  
Todd Gary, Fire Chief/Emergency Services Director  
Brooke Insana, Human Resources Director  
Leanne Scott, City Clerk  
Joe Snyder, Chief Financial Officer  
Karen Somerville, Deputy Assessing Director  
Laurie Taylor, Assessing Director  
Mike Viazanko, Building/Ordinance/Facilities Director*

#### ROLL CALL

**Present** 6 - David Blair, Jason Carlock, Marvie Neubauer, Bradley Limberg, Diana Mannino and Mark Skelcy

**Absent** 1 - Theresa Mungoli

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

## COUNCIL AND YOUTH COMMITTEE REPORTS

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

**President Carlock** introduced RHGYC Representative **Isabella Blakely**.

**Ms. Blakely** stated that she is a senior at International Academy High School and has served on the RHGYC for two years and also serves on the Cemetery Advisory Committee. She noted that she is the current Youth Council Chairperson. She reported that this past month, they welcomed a new Youth Council Member, distributed light-up wands at Light the Village, shopped for gifts to donate to two local nonprofit charities, and held their annual holiday party at the Rochester Hills Museum, where they had a potluck, played games, viewed the train exhibit, and participated in a white elephant gift exchange. She announced that their winter event, the SOUP-erbowl Party, will be on January 31st, 2026, in the multipurpose room of the Rochester Hills Public Library from 1:00 to 3:00 p.m. She detailed that the event will feature food, games, and prizes and that they will be working with Neighborhood House to collect non-perishable food donations to distribute to those in need. She added that their next meeting will be on Wednesday, January 7th, 2026.

**Ms. Neubauer** congratulated the Planning & Economic Development Department on winning an award in the City's Christmas decoration contest. She encouraged people to go see their display, which includes 3D-printed versions of the Mayor, Snoop Dogg, and Martha Stewart. She extended her congratulations to all the City departments, thanking them for bringing the Christmas spirit to Rochester Hills.

## RECOGNITIONS

**2025-0570** Proclamation in Recognition of Chad Anderson, Mr. Tennis, 2025 MHSAA Division 1 State Champion

**Attachments:** [121525 Agenda Summary.pdf](#)  
[Proclamation.pdf](#)

**Mayor Barnett** remarked that one of the City's favorite things to do is recognize outstanding talent in the community. He noted that Michigan is home to ten million residents and over a thousand high schools, but only one person can be the best at their sport. He shared that Chad Anderson is the first-ever Mr. Tennis from Rochester Hills, and read the proclamation in honor of Chad. He concluded by acknowledging the supportive environment needed to become a champion, and invited Coach Jerry Murphy to share a few words.

**Jerry Murphy**, Rochester High School Varsity Boys Tennis Team Head Coach, thanked the City on behalf of Rochester High School, the tennis team, and the Anderson family for honoring Chad with this proclamation. He shared that Chad served as the team captain and is a four-time First Team All-State Player, and pointed out that Chad was selected as a First Team player as a freshman. He also noted that at the State tournament, Chad cramped up in his last match but did not let that stop him, as he was determined to win. He announced that next year, Chad will be playing at Marquette University, where his brother Clayton currently plays,

and commented that between the two brothers, he has not had to do much coaching of the number one players the past six years.

**Chad Anderson**, 2025 Mr. Tennis, thanked Rochester High School, the City, and his coaches and family for their support. He shared that winning Mr. Tennis and the State championship meant a great deal to him, and emphasized how thankful he is to celebrate this award with the community.

**Presented.**

**2025-0588** Swearing-In Ceremony for Promoted Fire Staff Members

**Attachments:** [121525 Agenda Summary.pdf](#)

**Ann Echols**, Assistant Fire Chief/Fire Marshal, stated that tonight, they will swear in Fire & Life Safety Lieutenant Brendt Stanich and Suppression Lieutenant Aaron Boryczka. She characterized their promotions as a testament to their exceptional skills, leadership qualities, and commitment to the safety of the community, and shared that both Brendt and Aaron started with the Department as paid on-call members and were hired full-time in 2017 and officially placed in their role as Lieutenant at the beginning of November. She noted that they have consistently demonstrated professionalism and dedication, and added that they are joining an amazing group of officers and will be tasked with playing a vital role in maintaining the high standards of excellence that residents expect from the Fire Department.

**Clerk Scott** administered the Oath of Office to Lieutenant Brendt Stanich and Lieutenant Aaron Boryczka.

**Presented.**

**2025-0587** Swearing-In Ceremony for Two New Firefighter Candidates

**Attachments:** [121525 Agenda Summary.pdf](#)

**Larry Gambotto**, Captain/Training Officer, described today as one of the biggest days for the Fire Department, as they are here to swear in and pin their newest members: Firefighter/Paramedics Al Lenz and Tyler Shanley. He noted that becoming a Firefighter/Paramedic is a demanding calling that requires courage, dedication, and commitment to service but that the journey will bring a unique pride and fulfillment in the years to come. He welcomed Firefighter/Paramedic Lenz and Firefighter/Paramedic Shanley, sharing that the Department is proud of them and looks forward to their impact.

**Clerk Scott** administered the Oath of Office to Firefighter/Paramedic Al Lenz and Firefighter/Paramedic Tyler Shanley.

**Presented.**

## PRESENTATIONS

2025-0592 Legislative Update by State Senator Michael Webber

Attachments: [121525 Agenda Summary.pdf](#)

**State Senator Michael Webber** announced that the State budget, which was passed in early October, focuses on fiscal responsibility and tax relief, highlighting the elimination of taxes on tips, overtime, and Social Security. He emphasized a significant shift in infrastructure funding, noting that all tax revenue collected at the gas pump is now being directed back into road improvements. He explained that for Rochester Hills, this equates to a 31 percent increase in annual road funding, totaling \$13.4 million; an ongoing yearly increase of approximately \$3.3 million. He also highlighted a \$100 million annual investment in the Local Bridge Program and a \$2 million budget allocation secured by himself and Representative Mark Tisdell for roadway infrastructure improvements and indoor community space at Nowicki Park. Regarding revenue sharing, he reported a projected decrease of approximately \$500,000 due to the removal of sales tax on gas, but noted that he is working on a bipartisan basis with Senator Moss and Senator Cherry on the Revenue Sharing Trust Fund bills currently before the Senate Appropriations Committee. He also discussed his efforts to establish a State-wide funding mechanism within MDOT for sound wall barriers, noting that this grant-based program would allow municipalities to apply for funding to address noise pollution issues. He concluded by bringing up the newly implemented Public Safety Trust Fund, explaining that while the current formula is weighted toward communities with higher safety concerns, Rochester Hills is still expected to receive approximately \$47,000 in the first year for law enforcement and fire services. He expressed his intention to advocate for a more equalized distribution of these funds in the future, and encouraged residents to stay informed by signing up for his monthly e-newsletter.

**Mr. Blair** commented that missing the July budget deadline reflects poorly on the entire government. He pointed out that Rochester Hills employs a three-year budget and that this has served them very well, and inquired whether the State could adopt a similar framework. He also noted that because EV drivers do not pay at the pump, the State has previously considered higher registration fees to ensure they contribute their fair share toward road maintenance. He questioned how EVs fit into the current funding model and whether the recent elimination of federal EV tax credits has shifted the State's projections or strategy.

**Senator Webber** noted that in his nine years in the legislature, the budget deadline has only been missed twice. He expressed support for the July 1st target, but admitted that current laws lack the teeth necessary to enforce it strictly. He stated that while a multi-year framework is an interesting concept, the primary solution remains improved bipartisan communication and better coordination between the House and Senate Chambers to ensure timely completion of the State's financial obligation. Regarding the gas tax, he committed to providing specific data on recent legislative components affecting EVs, but noted that the gas tax may become a

relic of the past in the next 15 to 20 years. He explained that as even gas-powered vehicles become more fuel-efficient, the State must explore creative funding alternatives; however, many options used by other states, such as tracking miles driven, are currently unpopular with the public, leaving the State in a period of transition as they work to determine a viable path forward.

**Ms. Neubauer** brought up the approximately \$47,000 in public safety funds allocated to the City, and voiced concern over the previous loss of a School Resource Officer in the Rochester Community School District due to a funding deficit of roughly \$55,000. She inquired if these new State funds are flexible enough to restore that position, emphasizing the need to prevent the sunset of the allocation. She also mentioned the 24 percent tax on cannabis intended for road funding, and expressed skepticism over the timeline for visible improvements, citing long-standing delays in projects like the I-75 expansion. She concluded by commending Senator Webber's leadership on mental health reform and offering the support of the probate legal community to assist in future legislative work.

**Senator Webber** confirmed that the legislative language is likely broad enough to cover the expense of a School Resource Officer, noting that while the program struggled to get off the ground in previous sessions, it is now formally codified in the budget. He clarified that the funds will be directed to the City, allowing Council to determine the most effective local application. He also explained that the cannabis tax is a new revenue mechanism designed to support a \$2 billion infrastructure goal. He shared that the State is already anticipating this revenue in the current budget cycle ending September 30th, but acknowledged that the implementation is subject to ongoing litigation. He voiced his appreciation for Ms. Neubauer's support as it relates to mental health reform, noting that further developments are forthcoming.

Presented.

## PUBLIC HEARINGS

2025-0499 FY 2025 4th Quarter Budget Amendments

**Attachments:** [121525 Agenda Summary.pdf](#)  
[Overview.pdf](#)  
[Amendments.pdf](#)  
[Adjustments.pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)  
[SUPPL Mannino Q&A.pdf](#)

**Joe Snyder**, Chief Financial Officer, shared the following FY 2025 Budget highlights:

- Total Revenues are proposed to increase by \$1.2 million
- Total Expenditures are proposed to decrease by \$14 million and include the following:

- \$3.1 million reduction in Operating Expenditures
- \$11.1 million reduction in Capital Expenditures
- \$0.2 million increase in Transfer-Out Expenditures

- \$15.2 million positive impact to Fund Balance Citywide; of this amount, \$10.1 million is anticipated to be carried over to FY 2026 to complete 2025 projects.

He pointed out that \$49.3 million was undertaken in Capital Improvement Projects this year, with \$30.3 million from Fund Balance. He noted that the \$19 million difference represents the City's structural surplus for the year.

He broke down the Capital Outlay for FY 2025, as follows:

- \$4.5 million was spent toward Major Roads; this included projects such as the reconstruction of Brewster Road from Walton to Dutton and Eddington Boulevard from Farmborough to Windrift
- \$5.2 million was spent on Local Streets for the Annual Asphalt and Concrete Programs
- \$15.6 million was spent toward Water and Sewer; projects included the University Hills Subdivision water main replacement, SCADA system replacements, the Brewster Road water main replacement, the Innovation Hills water connection, and various water and sewer urgent repairs
- \$0.6 million was spent on MIS; this included Citywide photocopy replacements and network upgrades
- \$2 million was spent toward Fleet, which included three pieces of equipment and 14 vehicles
- \$0.8 million was spent on Pathways for the Annual Pathway Program and the Adams at Clinton River Trail pathway crossing
- \$1 million was spent toward Storm Water, including riverbank stabilizations at Eagle's Landing and Innovation Hills
- \$1.5 million was spent on Fire Capital for three ambulances and heart monitors
- \$18.1 million was spent toward Facilities, including the following:
  - Fire Station No. 1 roof, HVAC, and interior
  - Fire training tower
  - Oakland County Sheriff's Office interior enhancements
  - Gateway and park entrance signs
  - Spencer Park dock and deck upgrades and parking lot
  - Innovation Hills restroom
  - Borden Park batting cages and locker room upgrades
  - Museum bridge replacements
  - Citywide picnic table replacements
  - Nowicki Park engineering and architectural services
  - Van Hoosen Jones Cemetery irrigation system
  - City Hall chiller

He provided the following information regarding the Citywide Capital Outlay Trend:

- This will likely be the single largest infrastructure investment year in the City's history.
- All projects from 2016 to 2025 were delivered with no debt issued.

He provided the following in regard to individual City funds:

- General Fund
  - Revenues are anticipated to be \$1.2 million higher
  - Expenditures are anticipated to be \$2.1 million higher
    - Decrease of \$944,000 in operating expenditures
    - Increase of \$3 million in transfers-out
      - Contributed to Capital Improvement Fund
  - Fund Balance = 65 percent General Fund Annual Operations
    - Per Fund Balance Policy
- Capital Improvement Fund
  - Revenues are anticipated to be \$3.1 million higher
    - Due to Transfer-In from General Fund
  - Expenditures are anticipated to be \$3 million lower
    - Decrease of \$45,000 in operating expenditures
    - Decrease of \$3,000 in capital expenditures
    - Decrease of \$3 million in transfers-out
  - Fund Balance anticipated to be \$2.2 million higher
- Major Road Fund
  - Revenues are anticipated to be \$417,000 less
  - Expenditures are anticipated to be \$1.2 million less
    - Decrease of \$166,000 in operating expenditures
    - Decrease of \$1 million in capital projects
  - Fund Balance anticipated to be \$800,000 higher
    - \$250,000 anticipated to be "carried over" to FY 2026
- Local Street Fund
  - Revenues are anticipated to be \$160,000 lower
  - Expenditures are anticipated to be \$970,000 lower
    - Decrease of \$187,000 in operating expenditures
    - Decrease of \$783,000 in capital projects
  - Fund Balance anticipated to be \$810,000 higher
    - \$450,000 anticipated to be "carried over" to FY 2026
- Fire Operating Fund
  - Revenues are anticipated to be \$295,000 lower
  - Expenditures are anticipated to be \$295,000 lower
    - Decrease of \$462,000 in operating expenditures
    - Increase of \$167,000 in transfers-out
      - Contributed to Fire Capital Fund
  - Fund Balance = 25% General Fund Annual Operations
    - Per Fund Balance Policy
- Fire Capital Fund
  - Revenues are anticipated to be \$123,000 higher
  - Expenditures are anticipated to be \$1 million lower
    - Decrease of \$809,000 in capital projects
      - 1 x Fire Engine / Delivery Anticipated in FY 2026
    - Decrease of \$235,000 in transfers-out
  - Fund Balance anticipated to be \$1.1 million higher
    - \$809,000 anticipated to be "carried over" to FY 2026
- Police Fund
  - Revenues are anticipated to be \$351,000 lower

- Expenditures are anticipated to be \$860 higher
- Fund Balance anticipated to be \$352,000 lower

He remarked that it has been a very rewarding and productive year, and stated that the City is still committed to the same principles that have become the backbone of its financial foundation, with the foremost being that the City is operationally sound. He added that the City became debt-free this year and has no plans to issue debt anytime in the future.

**President Carlock Opened the Public Hearing at 8:01 p.m. Seeing no public comment, President Carlock Closed the Public Hearing at 8:02 p.m.**

**Ms. Mannino** inquired whether the 2026 numbers reflect the \$10 million being carried forward into the 2026 budget, and requested more information regarding the nature of the carried-over funds. She also questioned what allowed for the \$3 million reduction in operating expenses.

**Mr. Snyder** confirmed that the 2026 budget includes the \$10 million being carried over, and explained that the vast majority of these funds is allocated to projects that have already been awarded but are not yet complete. He cited ongoing work at Fire Station No. 1 and the SCADA system as primary examples. Regarding the \$3 million in savings, he pointed out salary lapses resulting from the time required to fill positions following retirements, and credited the City's department directors for their fiscal discipline, noting that the City avoids end-of-year spending surges.

**Ms. Neubauer** inquired when the City can expect to obtain the results of the audit of Oakland County. She also requested confirmation that they will be able to view the information, and questioned whether they could demand more granular data if the initial audit provided by the County is too high-level or deficient.

**Mr. Snyder** voiced his belief that the City will receive the audit during the first quarter of 2026, and noted that the information is public and that the City will actively engage with the auditors to review specific cost centers, such as dispatching and patrol costs. He stated that the City could request additional details within reason.

**Attorney Christ** confirmed that the City is well within its legal rights to request supplements, amendments, or specific supporting documentation to ensure a thorough accounting.

**President Carlock** questioned whether any potential findings in the audit would be applied as a credit toward 2026 or a refund toward 2025.

**Mr. Snyder** shared that because the County and City operate on different fiscal year-ends, the timing of adjustments can be complex. He emphasized that Oakland County cannot profit off its contractual deputy contracts; while they may incur a loss, they are prohibited from generating a surplus. He noted that the recent 17.9 percent increase in costs was intended to address a structural operating loss at the County level. He continued that if the audit reveals that the County overcharged the

City, the adjustment would likely take the form of a credit for 2026 rather than a reopening of previous books. He further clarified that such a correction would most likely manifest as a reduction in the currently scheduled 9 percent annual increases for the upcoming years to bring the budget back into alignment.

**Mayor Barnett** praised Mr. Snyder and the City's leadership team for their exceptional fiscal management, noting that the City's financial position is among the strongest in Michigan. He highlighted that, excluding deferred projects, the City is ending the year approximately \$4 million under budget; a result of diligent contract management across 75 different agreements. He emphasized that while Council must formally approve any project that exceeds its budget, the significant underspending across other departments often goes unrecognized but is a testament to the team's operational excellence. He contrasted Rochester Hills' financial health with neighboring municipalities, pointing out several key distinctions in their conservative strategy: cash funding, debt avoidance, and long-term stability.

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

**Aye** 6 - Blair, Carlock, Neubauer, Limberg, Mannino and Skelcy

**Absent** 1 - Mungioli

Enactment No: RES0311-2025

**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 4th Quarter Budget Amendments was noticed on November 26, 2025; and

**Whereas**, the proposed FY 2025 4th Quarter Budget Amendments were available for public viewing beginning on December 6, 2025; and

**Whereas**, at its December 15, 2025 meeting City Council held a Public Hearing on the proposed FY 2025 4th Quarter Budget Amendments.

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

**2025-0557** FY 2025 - 4th Quarter Budget Amendment/RARA

**Attachments:** [121525 Agenda Summary.pdf](#)  
[Details.pdf](#)  
[Executive Summary.pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)  
[SUPPL Mannino Q&A.pdf](#)

*Joe Snyder, Chief Financial Officer, and Dave Word, Executive Recreation Director, Rochester Avon Recreation Authority (RARA), were present.*

*Mr. Word reported that RARA reduced its reliance on fund balances for capital projects due to strong revenue development and controlled expenditures, and shared that during 2025, they completed several key projects, including an e-sports gaming room and facility renovations. He noted that they served 12,000 participants across more than 600 programs and finalized their first-ever Master Plan, marking a highly successful operational and financial year.*

*Mr. Snyder added that these budget amendments were presented to and approved by the RARA Board back in November. He stated that tonight marks the final step: bringing the amendments before the Rochester Hill City Council for final approval.*

**President Carlock Opened the Public Hearing at 8:18 p.m. Seeing no public comment, President Carlock Closed the Public Hearing at 8:19 p.m.**

*Ms. Neubauer thanked Mr. Word for all the youth programs RARA offers, and noted that RARA's support of the Rochester Raptors and the Michigan Scholastic Cycling Association has allowed kids to excel in their athletic programs at school. She applauded RARA's environmental awareness and fiscal responsibility.*

*Ms. Mannino requested confirmation that the fourth-quarter update indicates that RARA is on budget.*

*Mr. Word shared that expenditures were actually down in comparison to revenue, resulting in a more favorable financial position than initially projected. He explained that a significant factor in these savings was a gap in employment, as two new coordinators originally slated for January did not begin their roles until March; consequently, instead of the projected \$181,000 draw from the fund balance to cover capital improvements, they required only \$171,000. He added that these budget amendments have been vetted by Ms. Mungioli, who sits on the RARA Board; a Council Member from the City of Rochester; and RARA's Budget Committee and Board.*

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

**Aye** 6 - Blair, Carlock, Neubauer, Limberg, Mannino and Skelcy

**Absent** 1 - Mungioli

Enactment No: RES0312-2025

**Whereas**, the Public Hearing for the proposed RARA FY 2025 4th Quarter Budget Amendments was noticed on November 25, 2025; and

**Whereas**, the proposed RARA FY 2025 4th Quarter Budget Amendments were available for public viewing beginning on December 5, 2025; and

**Whereas**, at its December 15, 2025 meeting City Council held a Public Hearing on the proposed RARA FY 2025 4th Quarter Budget Amendments.

***Now, Therefore, Be It Resolved***, that the Rochester Hills City Council hereby adopts the RARA FY 2025 fund total as amended in the amount of \$3,423,230.

**2025-0589** Childress Avenue & Enid Street Special Assessment District (SAD) Paving Project Public Hearing on Necessity

**Attachments:** [121525 Agenda Summary.pdf](#)  
[SAD Policy.pdf](#)  
[Public Hearing Notice.pdf](#)

**Tracey Balint**, Interim DPS Director/City Engineer, **Laurie Taylor**, Assessing Director, and **Karen Somerville**, Deputy Assessing Director, were present.

**Ms. Balint** stated that the proposed Childress and Enid Paving Project was brought forth at the December 1st City Council meeting, and requested that the public hearing be opened.

**President Carlock Opened the Public Hearing at 8:25 p.m. Seeing no public comment, President Carlock Closed the Public Hearing at 8:26 p.m.**

**Ms. Neubauer** underscored the need for this project, citing the erosion and water issues that compromise the ability for firetrucks to access the road safely. She expressed her appreciation for the residents who brought this item forward.

Discussed.

## 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.

**2025-0500** Designation of City Depositories for FY 2026

**Attachments:** [121525 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0313-2025

**Whereas**, under the laws of Michigan and the City's Investment Policy, the Rochester Hills City Council is required to provide by resolution for the deposit of all public monies coming into the hands of the Treasurer of the City of Rochester Hills, in one or more bank(s).

**Now Therefore Be It Resolved**, that the following financial institution(s) be added as depository institutions for City funds and other public monies coming into the hands of said Treasurer during the Fiscal Year beginning January 1, 2026 and ending December 31, 2026.

**Broker/Dealers/Safekeeping:**  
Bank of America Merrill Lynch

Comerica Securities  
Fifth Third Bank  
Hilltop Securities  
Huntington Bank  
J.P. Morgan Securities LLC/J.P. Morgan Clearing Corp.  
Morgan Stanley  
Multi-Bank Securities Inc.  
PNC Financial Services Group  
Raymond James & Associates, Inc.  
Robert W. Baird & Co.  
Robinson Capital  
Truist Securities, Inc.  
UBS Financial Services, Inc.

**Pooled Accounts:**

Michigan CLASS / Public Trust Advisors, LLC  
Michigan Liquid Asset Fund / PFM Asset Management  
Oakland County / Local Governmental Investment Pool (LGIP)

**Banks:**

Bank of America  
Chief Financial Credit Union  
CIBC Bank  
Citizens Bank  
Citizen's State Bank  
Comerica Bank  
Community Choice Credit Union  
Community Unity Bank  
Dort Federal Credit Union  
F&M Bank  
Fifth Third Bank  
First Merchant's Bank  
First State Bank  
Flagstar Bank  
Genisys Credit Union  
Horizon Bank  
Huntington Bank  
Independent Bank  
JP Morgan Chase Bank  
Lake Michigan Credit Union  
Mercantile Bank  
Michigan Schools and Government Credit Union  
Michigan State University Federal Credit Union  
Northstar Bank  
Oxford Bank  
PNC Bank, N.A.  
Superior National Bank  
Waterford Bank N.A.

***Be It Further Resolved***, that each of the above depositories designated are hereby requested, directed, and authorized to honor all checks for payment of monies drawn on the various accounts when bearing the actual or facsimile signature of persons authorized by the City of Rochester Hills to sign said checks and orders.

- 2025-0574** Request for Purchase Authorization - PARKS: Contract/Blanket Purchase Order for design engineering services related to improvements throughout the Avon Nature Area in the amount not-to-exceed \$56,500.00; Spalding DeDecker Associates, Rochester Hills, MI

**Attachments:** [121525 Agenda Summary.pdf](#)  
[Proposal for Services.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0314-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for design engineering services related to improvements through the Avon Nature Area to Spalding DeDecker Associates, Rochester Hills, Michigan in the amount not-to-exceed \$56,500.00 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

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

- 2025-0572** Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase Order for construction engineering services for the Auburn Road and Technology Drive Traffic Signal Improvements Project in the not-to-exceed amount of \$68,000.00; OHM Advisors, Auburn Hills, MI

**Attachments:** [121525 Agenda Summary.pdf](#)  
[Proposal for Services.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0315-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for construction engineering services for the Auburn Road and Technology Drive Traffic Signal Improvements Project to OHM Advisors, Auburn Hills, Michigan in the not-to-exceed amount of \$68,000.00 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

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

## Passed the Consent Agenda

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

**Aye** 6 - Blair, Carlock, Neubauer, Limberg, Mannino and Skelcy

**Absent** 1 - Mungioli

## ORDINANCE FOR ADOPTION

(Ms. Neubauer exited at 8:29 p.m.)

**2025-0564** Request for Acceptance for Second Reading and Adoption - an Ordinance to amend Sections 54-166, 54-226, 54-228, 54-261, 54-262, 54-302, 54-346, 54-382, 54-383, 54-502, 54-587, 54-590, 54-651, 54-711, 54-742, 54-776, and 54-806 of Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify and supplement fees charged for various city services, to repeal conflicting Ordinances, and prescribe a penalty for violations

**Attachments:** [121525 Agenda Summary.pdf](#)  
[Ordinance.pdf](#)  
[120125 Agenda Summary.pdf](#)  
[120125 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

*Joe Snyder, Chief Financial Officer, shared that there are four Ordinance Chapters proposed for updates as part of the City's annual process of reviewing and updating ordinances to ensure that fees are set appropriately and to update ordinance language. He thanked City Attorney Dan Christ for his efforts in reviewing and updating the ordinance changes, and explained that if approved tonight, these ordinances shall become effective Monday, December 22nd, 2025, following their publication in the Oakland Press on Sunday, December 21st, 2025.*

*He stated that within Chapter 54, there are various sections with updated fees and language as submitted by the Building Department for parking lots, plumbing, water distribution, temporary electrical services, electric circuits, HVAC systems, moving of buildings, EV charging stations, mobile food vending, driveway right-of-way approaches, pathway connections, inspection fees, service calls, temporary hydrant rentals, meter testing costs, and water and sewer connections.*

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

**Aye** 5 - Blair, Carlock, Limberg, Mannino and Skelcy

**Absent** 2 - Mungioli and Neubauer

Enactment No: RES0316-2025

**Resolved**, that an Ordinance to amend Sections 54-166, 54-226, 54-228, 54-261, 54-262, 54-302, 54-346, 54-382, 54-383, 54-502, 54-587, 54-590, 54-651, 54-711, 54-742, 54-776, and 54-806 of Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify and supplement fees charged for various city services, to repeal conflicting Ordinances, and prescribe a penalty for violations is hereby Accepted for Second Reading and Adoption and shall become effective Monday, December 22, 2025 following its publication in the Oakland Press on Sunday, December 21, 2025.

(Ms. Neubauer re-entered at 8:32 p.m.)

- 2025-0565** Request for Acceptance for Second Reading and Adoption - an Ordinance to amend Section 79, Special Events, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify and supplement fees charged for various city services, to repeal conflicting Ordinances, and prescribe a penalty for violations

**Attachments:** [121525 Agenda Summary.pdf](#)  
[Ordinance.pdf](#)  
[120125 Agenda Summary.pdf](#)  
[120125 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

*Joe Snyder, Chief Financial Officer, shared that there are four Ordinance Chapters proposed for updates as part of the City's annual process of reviewing and updating ordinances to ensure that fees are set appropriately and to update ordinance language. He thanked City Attorney Dan Christ for his efforts in reviewing and updating the ordinance changes, and explained that if approved tonight, these ordinances shall become effective Monday, December 22nd, 2025, following their publication in the Oakland Press on Sunday, December 21st, 2025.*

*He stated that there is one section within Chapter 79 with an updated permit fee as submitted by the Building Department.*

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

**Aye** 6 - Blair, Carlock, Neubauer, Limberg, Mannino and Skelcy

**Absent** 1 - Mungioli

Enactment No: RES0317-2025

**Resolved**, that an Ordinance to amend Section 79, Special Events, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify and supplement fees charged for various city services, to repeal conflicting Ordinances, and prescribe a penalty for violations is hereby Accepted for Second Reading and Adoption and shall become effective Monday, December 22, 2025 following its publication in the Oakland Press on Sunday, December 21, 2025.

- 2025-0566** Request for Acceptance for Second Reading and Adoption - an Ordinance to amend Section 102-94 of Chapter 102, Utilities, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify and supplement fees charged for various city services, to repeal conflicting Ordinances, and prescribe a penalty for violations

**Attachments:** [121525 Agenda Summary.pdf](#)  
[Ordinance.pdf](#)  
[120125 Agenda Summary.pdf](#)  
[120125 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

*Joe Snyder, Chief Financial Officer, shared that there are four Ordinance Chapters proposed for updates as part of the City's annual process of reviewing and*

*updating ordinances to ensure that fees are set appropriately and to update ordinance language. He thanked City Attorney Dan Christ for his efforts in reviewing and updating the ordinance changes, and explained that if approved tonight, these ordinances shall become effective Monday, December 22nd, 2025, following their publication in the Oakland Press on Sunday, December 21st, 2025.*

*He stated that there is one section within Chapter 102 with updated permit fees as submitted by the Department of Public Services for shut-off and turn-off charges.*

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

**Aye** 6 - Blair, Carlock, Neubauer, Limberg, Mannino and Skelcy

**Absent** 1 - Munglioli

Enactment No: RES0318-2025

**Resolved**, that an Ordinance to amend Section 102-94 of Chapter 102, Utilities, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify and supplement fees charged for various city services, to repeal conflicting Ordinances, and prescribe a penalty for violations is hereby Accepted for Second Reading and Adoption and shall become effective Monday, December 22, 2025 following its publication in the Oakland Press on Sunday, December 21, 2025.

**2025-0567** Request for Acceptance for Second Reading and Adoption - an Ordinance to amend Sections 110-86, 110-88, 110-287 and 110-316 of Chapter 110, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify and supplement fees charged for various city services, to repeal conflicting Ordinances, and prescribe a penalty for violations

**Attachments:** [121525 Agenda Summary.pdf](#)  
[Ordinance.pdf](#)  
[120125 Agenda Summary.pdf](#)  
[120125 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Joe Snyder**, Chief Financial Officer, shared that there are four Ordinance Chapters proposed for updates as part of the City's annual process of reviewing and updating ordinances to ensure that fees are set appropriately and to update ordinance language. He thanked City Attorney Dan Christ for his efforts in reviewing and updating the ordinance changes, and explained that if approved tonight, these ordinances shall become effective Monday, December 22nd, 2025, following their publication in the Oakland Press on Sunday, December 21st, 2025.

*He stated that there are a few sections of Chapter 110 with updated fees and language as submitted by the Department of Public Services, the Parks & Natural Resources Department, and the Planning Department for items such as floodplain use permits, administrative charges, site plan reviews, and wetland and watercourse permits.*

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

**Aye** 6 - Blair, Carlock, Neubauer, Limberg, Mannino and Skelcy

**Absent** 1 - Mungioli

Enactment No: RES0319-2025

**Resolved**, that an Ordinance to amend Sections 110-86, 110-88, 110-287 and 110-316 of Chapter 110, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify and supplement fees charged for various city services, to repeal conflicting Ordinances, and prescribe a penalty for violations is hereby Accepted for Second Reading and Adoption and shall become effective Monday, December 22, 2025 following its publication in the Oakland Press on Sunday, December 21, 2025.

## PLANNING AND ECONOMIC DEVELOPMENT

**2025-0022** Request for Purchase Authorization - PLANNING: Approval of Amendment to the Gateway and Park Signage project to increase the contract for the construction and installation of the Bloomer Park sign in the amount of \$29,925.00 for a new contract amount of \$1,458,809.60; Warren Contractors & Development, Inc., Shelby Township, MI

**Attachments:** [121525 Agenda Summary.pdf](#)  
[Cost Proposal for Bloomer Sign.pdf](#)  
[062325 Agenda Summary.pdf](#)  
[012725 Agenda Summary.pdf](#)  
[Proposal Tab.pdf](#)  
[012725 Resolution.pdf](#)  
[062325 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Dennis Andrews**, Deputy Parks & Natural Resources Director, explained that they deferred the Bloomer Park sign back in June while partnership negotiations with Oakland County were happening and that those discussions are now complete and they are ready to fabricate and install the sign.

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

**Aye** 6 - Blair, Carlock, Neubauer, Limberg, Mannino and Skelcy

**Absent** 1 - Mungioli

Enactment No: RES0320-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes the approval of an amendment to the Gateway and Park Signage project to increase the contract for the construction and installation of the Bloomer Park sign to Warren Contractors & Development, Inc., Shelby Township, Michigan, in the amount of \$29,925.00 for a new contract amount of \$1,458,809.60 and further authorize the Mayor to execute a contract amendment on behalf of the City.

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

## PUBLIC COMMENT for Items not on the Agenda

*None.*

## LEGISLATIVE & ADMINISTRATIVE COMMENTS

*Mayor Barnett provided the following updates:*

- *The DPS team was called into duty a couple of times over the past few weeks to address the winter weather. He commended their outstanding work, and encouraged residents to utilize PlowTracker to see where the plows are.*
- *Holiday Lights at Innovation Hills is ongoing until January 11th.*
- *The Rochester Area Hometown Christmas Parade took place this past weekend, with Pat McKay, Museum Manager, as the Grand Marshal. He thanked the Rochester Regional Chamber of Commerce for organizing a great event, and the first responders for keeping the attendees safe.*
- *Each of the departments at City Hall decorated their office for a friendly holiday contest and participated in 30 Days of Giving to contribute to those less fortunate. Activities included gift wrapping for Gifts For All God's Children, packing with Blessings in a Backpack, cookie making at the OPC, volunteering at Neighborhood House, and cleaning up debris at senior citizens' homes. He emphasized that blessing others is part of the City's culture and something they genuinely enjoy.*
- *The City is participating in a special initiative sponsored by the United States Conference of Mayors and the National Endowment for the Arts to celebrate the nation's 250th anniversary. Individuals are encouraged to submit a City art poster, with the winning design to be displayed in Washington, D.C., next year. The deadline is January 5th.*
- *The Rochester Hills Museum is hosting many events, including Old Fashioned Christmas on Saturday, December 20th.*
- *City Hall will be closed December 24th-26th and December 31st-January 2nd for the holidays.*
- *The City's Major Gateway, located on Rochester Road just north of M-59, has received a great deal of positive feedback.*

## ATTORNEY'S REPORT

*City Attorney Ann Christ had nothing to report.*

## NOMINATIONS/APPOINTMENTS

- 2025-0580** Request to Confirm the Mayor's Appointment of Brian Mutter, Carol Price and Valerie McBain to the Board of Review for three (3) year terms to expire December 31, 2028

**Attachments:** [121525 Agenda Summary.pdf](#)  
[McBain CQ.pdf](#)  
[Mutter CQ.pdf](#)  
[Price CQ.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

**Aye** 6 - Blair, Carlock, Neubauer, Limberg, Mannino and Skelcy

**Absent** 1 - Mungioli

Enactment No: RES0321-2025

**Resolved**, that the Rochester Hills City Council hereby confirms the Mayor's appointments of Brian Mutter, Carol Price and Valerie McBain to the Board of Review for three (3) year terms to expire December 31, 2028.

**2025-0581** Request to Confirm the Mayor's Reappointment of Penny Brady, Chad Gietzen, Russell Luxton Jr., Samantha Phillips, Klint Pleasant and Dr. Tate Vo to the Citizens Pathway Review Committee for one (1) year terms to expire December 31, 2026

**Attachments:** [121525 Agenda Summary.pdf](#)  
[Brady CQ.pdf](#)  
[Gietzen CQ .pdf](#)  
[Luxton CQ.pdf](#)  
[Phillips CQ.pdf](#)  
[Vo CQ.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

**Aye** 6 - Blair, Carlock, Neubauer, Limberg, Mannino and Skelcy

**Absent** 1 - Mungioli

Enactment No: RES0322-2025

**Resolved**, that the Rochester Hills City Council hereby confirms the Mayor's reappointments of Penny Brady, Chad Gietzen, Russell Luxton Jr., Samantha Phillips, Klint Pleasant and Dr. Tate Vo to the Citizens Pathway Review Committee for one (1) year terms to expire December 31, 2026.

**2025-0582** Request to Confirm the Mayor's Reappointment of Laura Bagley, Kristin Bull, Garry Gilbert and Jill Weir to the Naming Standing Committee for one (1) year terms to expire December 31, 2026

**Attachments:** [121525 Agenda Summary.pdf](#)  
[Bagley CQ.pdf](#)  
[Bull CQ.pdf](#)  
[Gilbert CQ.pdf](#)  
[Weir CQ.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

**Aye** 6 - Blair, Carlock, Neubauer, Limberg, Mannino and Skelcy

**Absent** 1 - Mungioli

Enactment No: RES0323-2025

**Resolved**, that the Rochester Hills City Council hereby confirms the Mayor's reappointment of Laura Bagley, Kristin Bull, Garry Gilbert and Jill Weir to the Naming Standing Committee for one (1) year terms to expire on December 31, 2026.

- 2025-0583** Request to Confirm the Mayor's Reappointment of Dr. Steven Fite to the Rochester Hills Museum Foundation for a three (3) year term to expire December 31, 2028

**Attachments:** [121525 Agenda Summary.pdf](#)  
[Fite CQ.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

**Aye** 6 - Blair, Carlock, Neubauer, Limberg, Mannino and Skelcy

**Absent** 1 - Mungioli

Enactment No: RES0324-2025

**Resolved**, that the Rochester Hills City Council hereby confirms the Mayor's reappointment of Dr. Steven Fite to the Rochester Hills Museum Foundation for a three (3) year term to expire on December 31, 2028.

- 2025-0590** Request to Confirm the Mayor's Reappointment of Timothy Wood to the Construction/Fire Prevention Board of Appeals for a three (3) year term to expire December 31, 2028

**Attachments:** [121525 Agenda Summary.pdf](#)  
[Wood CQ.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

**Aye** 6 - Blair, Carlock, Neubauer, Limberg, Mannino and Skelcy

**Absent** 1 - Mungioli

Enactment No: RES0325-2025

**Resolved**, that the Rochester Hills City Council hereby confirms the Mayor's reappointment of Timothy Wood to the Construction/Fire Prevention Board of Appeals for a three (3) year term to expire December 31, 2028.

- 2025-0535** Request to Rescind the Appointment of Marvie Neubauer to the Personnel Board for a two (2) year term to expire on November 14, 2027

**Attachments:** [121525 Agenda Summary.pdf](#)  
[Chapter 82 Personnel Ordinance Amendments.pdf](#)  
[Nomination Form -Personnel Board.pdf](#)  
[081125 Adopted Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

**Aye** 6 - Blair, Carlock, Neubauer, Limberg, Mannino and Skelcy

**Absent** 1 - Mungoli

Enactment No: RES0326-2025

**Whereas**, at their December 1, 2025 meeting, the Rochester Hills City Council appointed Marvie Neubauer to the Personnel Board for a two (2) year term to expire on November 14, 2027; and

**Whereas**, at their August 11, 2025 meeting, the Rochester Hills City Council adopted amendments to Chapter 82 Personnel Ordinance changing the composition of the Personnel Board from one (1) City Council member being appointed for a two (2) year term to appointing the same three (3) City Council members serving on the Human Resources Technical Review Committee.

**Therefore, Be It Resolved**, that the Rochester Hills City Council hereby rescinds the recent appointment of Marvie Neubauer to the Personnel Board for a two (2) year term to expire on November 14, 2027.

## NEW BUSINESS

**2025-0571** Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase Order for the Auburn Road and Technology Drive Traffic Signal Improvements in the amount of \$385,240.17 with a 10% project contingency in the amount of \$38,524.02 for a total not-to-exceed project amount of \$423,765.19; Rauhorn Electric, Inc., Bruce Township, MI

**Attachments:** [121525 Agenda Summary.pdf](#)  
[Bid Tabulation.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Tracey Balint**, Interim DPS Director/City Engineer, explained that the purpose of this project is to modernize the traffic signal at Technology and Auburn and replace deteriorated pavement in the approach. She added that they have all their MDOT permits and that the LDFA is fully funding this project.

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

**Aye** 6 - Blair, Carlock, Neubauer, Limberg, Mannino and Skelcy

**Absent** 1 - Mungoli

Enactment No: RES0327-2025

**Resolved**, that the Rochester Hills City Council hereby authorize a contract/blanket purchase order for the Auburn Road and Technology Drive Traffic Signal to Rauhorn Electric, Inc., Bruce Township, Michigan in the amount of \$385,240.17 with a 10% project contingency in the amount of \$38,524.02 for a total not-to-exceed contract amount of \$423,765.19 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

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

**2025-0579** Request for Purchase Authorization - DPS/GAR: Blanket Purchase Order for

Water Service Repair Parts in the amount not-to-exceed \$206,000.00 through December 31, 2026; Ferguson Enterprises, LLC., Flushing, MI

**Attachments:** [121525 Agenda Summary.pdf](#)  
[Bid Tabulation.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Tracey Balint**, Interim DPS Director/City Engineer, shared that DPS is requesting to renew this purchase order to Ferguson Waterworks for water service repair parts for an additional year. She noted that they have previously contracted with Ferguson.

**President Carlock** requested confirmation that the service parts are for supply lines.

**Ms. Balint** confirmed President Carlock's understanding.

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

**Aye** 6 - Blair, Carlock, Neubauer, Limberg, Mannino and Skelcy

**Absent** 1 - Mungiola

Enactment No: RES0328-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes a blanket purchase order for water service repair parts to Ferguson Enterprises, LLC., Flushing, Michigan in the amount not-to-exceed \$206,000.00 through December 31, 2026.

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

**2025-0573** Request for Purchase Authorization - PARKS: Contract/Blanket Purchase Order for the purchase and installation of the Nowicki Park Play Area in the amount of \$2,202,347.00 with a 10% project contingency in the amount of \$220,234.70 for a total not-to-exceed project amount of \$2,422,581.70; Michigan Playgrounds LLC., dba Midstates Recreation, Pataskala, OH

**Attachments:** [121525 Agenda Summary.pdf](#)  
[Nowicki Park Playground Services Overview.pdf](#)  
[Nowicki Park Playground Cost Proposal.pdf](#)  
[Conceptual Overview.pdf](#)  
[Resolution \(Draft\).pdf](#)  
[SUPPL Mannino Q&A.pdf](#)

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

**Mr. Elwert** characterized this request as the first significant construction step for Nowicki Park, following an extensive public input process that began in 2023. He noted that the project addresses a specific need for playground facilities in the City's northwest quadrant, and explained that the City utilized a Statement of Qualifications (SOQ) process rather than a traditional RFP to better evaluate the unique design concepts and qualifications of specialized vendors. He emphasized the necessity of authorizing this purchase now due to long lead times for

equipment, ensuring the playground is ready for installation by late fall.

**Mr. Andrews** provided a detailed overview of the playground's design, which covers approximately one acre and centers on a nature-inspired theme. He highlighted the following key features:

- *Inclusive Design:* The site will feature the City's first poured-in-place rubber surfacing for universal accessibility and three central timber towers that are wheelchair accessible, allowing users of all abilities to traverse the elevated structures.

- *Age-Appropriate Play:* The equipment is rated for ages two to 12, including a dedicated area for younger children (ages two to five) with slides, swings, and ladders.

- *Unique Elements:* The site offers varying slide heights, a sandpit featuring alpine huts and buried mastodon bones, and musical instruments like bongos interspersed throughout.

- *Adventure Features:* The site features a bamboo forest for pole-to-pole jumping, a summit boulder with color-coded climbing paths, and a popular bucket swing similar to the one at Innovation Hills.

**President Carlock** sought clarification on the park's orientation relative to Adams Road, noting the proximity of residential condos, and inquired about the specific composition of the playground surfacing and its drainage capabilities.

**Mr. Elwert** shared that the park borders Arrowood Court to its south and that they have engaged with all four of the landowners whose properties border the park. He also explained that the squishy poured-in-place rubber surface consists of a thick foam safety layer over a gravel base, and added that while the design includes a dry riverbed and swales to manage runoff, the rubber surface itself is not primarily pervious.

**Mr. Skelcy** questioned why a company named "Michigan Playgrounds" is based in Ohio. He also raised concern over the possibility for wasp nests in the timber towers.

**Mr. Elwert** clarified that most large-scale playground distributors operate on a regional Midwest basis and that this vendor was selected through a comprehensive evaluation of nine different firms. Regarding pests in the wooden structures, he noted that the towers are constructed from durable black locust timber and are subject to regular safety and maintenance inspections.

**Mr. Limberg** praised the project's innovation, contrasting it with the outdated and often hazardous playground equipment of previous generations.

**Mr. Elwert** commented that this playground does include a few elements of risk, such as the climbing wall and the parkour poles, to engage older children, but noted that they maintain strict safety standards.

**Ms. Mannino** raised questions regarding safety certifications and the City's potential liability.

**Mr. Elwert** provided assurance that the equipment meets all CPSC and ASTM standards and has undergone rigorous entrapment tests to prevent injuries. He further noted that the site will be covered under the City's general liability policy through the Michigan Municipal Risk Management Association, which also performs periodic site reviews.

**Mr. Blair** commended the design, but urged caution based on lessons learned from Innovation Hills, specifically regarding high maintenance costs and over-popularity.

**Mr. Elwert** confirmed that several takeaways were applied to this design, including the elimination of expensive custom pieces in favor of standard parts, better placement of vegetation to allow for heavy equipment access, and the installation of irrigation to reduce manual labor for staff.

**Ms. Neubauer** voiced appreciation for the project's commitment to inclusivity, highlighting that the design exceeds minimum ADA requirements to ensure children of all abilities can play together.

**Mr. Limberg** brought up the potential for kids to climb the outside of the towers, noting that this is what he would try to do as a kid.

**Mr. Elwert** explained that while the vertical slats will make external climbing difficult, staff will monitor the park for a year to identify and mitigate any unforeseen adventuresome behavior by users.

**President Carlock** questioned the purpose of the horizontal structures within the third level of one of the timber towers.

**Mr. Andrews** clarified that they are steps.

**Mayor Barnett** thanked the Parks Department for their work. He drew parallels to the success of Innovation Hills, stating that the City aims to maintain a high-caliber park experience. He emphasized that while safety remains the primary priority, the City will continue to pursue innovation and private funding to ensure Nowicki Park becomes a premier community asset for the northwest quadrant.

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

**Aye** 6 - Blair, Carlock, Neubauer, Limberg, Mannino and Skelcy

**Absent** 1 - Mungioli

Enactment No: RES0329-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for the purchase and installation of the Nowicki Park Play Area to Michigan Playgrounds LLC., dba Midstates Recreation, Pataskala, Ohio in the amount of \$2,202,347.00 with a 10% project contingency in the amount of \$220,234.70 for a total not-to-exceed project amount of \$2,422,581.70 and further authorizes the Mayor to execute an agreement on behalf of the City.

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

## **ANY OTHER BUSINESS**

**NEXT MEETING DATE - City Council Regular Meeting - January 12, 2026 - 7:00 p.m.**

## **ADJOURNMENT**

*There being no further business before Council, it was moved by Neubauer and seconded by Skelcy to adjourn the meeting at 9:24 p.m.*

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*JASON CARLOCK, 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 (insert date, or dates) Regular City Council Meeting.*