



Rochester Hills Minutes - Draft City Council Regular Meeting

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*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."*

Monday, June 22, 2026

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

President Carlock called the Regular Rochester Hills City Council Meeting to order at 7:04 p.m. Michigan Time.

ROLL CALL

Present 7 - David Blair, Jason Carlock, Theresa Mungoli, Marvie Neubauer, Bradley Limberg, Diana Mannino and Mark Skelcy

Others Present:

*Tracey Balint, Interim DPS Director/City Engineer
Bryan Barnett, Mayor
Oliver Blakeley, Rochester Hills Government Youth Council
Dan Christ, City Attorney
Nathan Mueller, Chief of Communications
Leanne Scott, City Clerk
Joe Snyder, Chief Financial Officer
Mike Viazanko, Building/Ordinance/Facilities Director*

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

Aye 7 - Blair, Carlock, Mungoli, Neubauer, Limberg, Mannino and Skelcy

COUNCIL AND YOUTH COMMITTEE REPORTS

Rochester Hills Government Youth Council (RHGYC):

President Carlock introduced RHGYC Representative Oliver Blakeley.

Mr. Blakeley stated that he is a rising sophomore at Rochester High School

and that he is going into his second year of serving on the Youth Council and also serves on the Planning Commission. He reported that this past month, the Youth Council decorated the entrances at the Van Hoosen Jones Stoney Creek Cemetery with a variety of flowers, and they had a Regular Meeting on Wednesday, June 3rd, where they handed out parting gifts to the graduating seniors. He announced that the Youth Council will be participating in Festival of the Hills at Borden Park this Wednesday, detailing that the event will offer many ways for citizens to celebrate the local culture as a community, free of charge. He added that their July Regular Meeting will be on Wednesday, July 1st at 6:00 p.m., noting that they have some very special events planned for the summer to foster unity and cultural exploration.

OPC Social & Activity Center Committee:

Vice President Munglioli reported that the OPC's Summer Soirée was a fun night, and thanked the OPC team and the event's sponsors and vendors. She encouraged others to mark the event on their calendars next year.

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.

- 2026-0282** Request for Purchase Authorization - CITYWIDE: Increase to Blanket Purchase Order for Citywide Mailing Services in the amount of \$32,000.00 for a new not-to-exceed amount of \$57,000.00 through October 31, 2026; Mail-Tek, Inc., Farmington Hills, MI

Attachments: [062226 Agenda Summary.pdf](#)
[Tabulation.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0168-2026

Resolved, that the Rochester Hills City Council hereby authorizes an increase to the blanket purchase order for citywide mailing services to Mail-Tek, Inc., Farmington Hills, Michigan in the amount of \$32,000.00 for a new not-to-exceed amount of \$57,000.00.

- 2026-0284** Request for Purchase Authorization - FLEET: Purchase Authorization for two (2) Ferris Zero-Turn Commercial Lawn Mowers in the amount of \$34,000.00; Ball Equipment, Sandusky, MI

Attachments: [062226 Agenda Summary.pdf](#)
[Bid Tabulation.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0169-2026

Resolved, that the Rochester Hills City Council hereby authorizes the purchase of two (2) Ferris Zero-Turn Commercial Lawn Mowers to Ball Equipment, Sandusky, Michigan in the

amount of \$34,000.00.

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

- 2026-0288** Request for Approval of a Storm Water Detention System Maintenance Agreement between the City of Rochester Hills and JPR Holdings RH LC, a Michigan limited liability company, for 4D Parking Lot-Hamlin Road

Attachments: [062226 Agenda Summary.pdf](#)
[Agreement.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0170-2026

Resolved, that the Rochester Hills City Council hereby approves the Storm Water Detention System Maintenance Agreement between the City of Rochester Hills and JPR Holdings RH LC, a Michigan limited liability company, whose address is 66 Goldengate St., Lake Orion, MI 48362, for 4D Parking Lot-Hamlin Road, Parcel #15-21-376-008.

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

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 7 - Blair, Carlock, Mungiolli, Neubauer, Limberg, Mannino and Skelcy

ORDINANCE FOR ADOPTION

- 2026-0244** Request for Acceptance for Second Reading and Adoption - An Ordinance to amend Sections 54-741, 54-743, 54-744, 54-745; 54-746, 54-747, and 54-748 in Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify fees charged for water; sewage treatment, non-residential water and high strength surcharge, capital charges, lateral benefit charges and tap charges and to repeal conflicting Ordinances and prescribe a penalty for violations

Attachments: [062226 Agenda Summary.pdf](#)
[Ordinance.pdf](#)
[060826 Agenda Summary.pdf](#)
[WSAC Resolution.pdf](#)
[060826 Resolution.pdf](#)
[060826 Resolution \(Revised\).pdf](#)
[Resolution \(Draft\).pdf](#)
[SUPPL Neubauer Q&A.pdf](#)

Joe Snyder, Chief Financial Officer, stated that back in January of this year, the City of Rochester Hills selected Plante Moran to conduct a comprehensive

Water & Sewer Rate Study to review and ensure that the City's water and sewer rates are set appropriately and to recommend established water and sewer rate setting best practices. He noted that City staff worked closely with Plante Moran during the study, providing data and feedback throughout their review.

He announced that on April 29th, the Water System Advisory Council (WSAC) met to review the Plante Moran presentation and the rate setting recommendations, and they unanimously recommended the following rate structure:

- *Water Rate / Unit*
 - *Increase of +5.5 percent, or \$0.43/unit*
- *Sewer Rate / Unit*
 - *Increase of +2.4 percent, or \$0.17/unit*
- *Ready to Serve Charge / Bill*
 - *Water Side of +13 percent, or \$0.40/bill*
 - *Sewer Side of (4.2 percent), or (\$0.13)/bill*

He noted that other changes proposed for the 2026-2027 rate year are various pass-through charges from the Great Lakes Water Authority (GLWA) to industrial and commercial customers which average a 4.4 percent increase for Industrial Weight Surcharges and a 4.8 percent increase for Pollutant Surcharges. He also shared that the City performed a survey of ten other Metro Detroit area municipalities regarding water and sewer rate charges, capital charges, lateral charges, and tap charges, and found the following:

- *The City's one-time connection charges for lateral and tap charges are set competitively and are at the mid-point among the ten communities surveyed, so no changes are being proposed.*
- *However, the City's one-time connection capital charges were set far below the midpoint, as they were at the bottom by a wide margin. Thus, it is proposed to increase the City's one-time connection Water and Sewer capital charges to the mid-point of the communities surveyed.*

He concluded by stating that for the typical water and sewer customer who uses a residential average of 12 units per billing cycle, which is two months, the water and sewer bill is anticipated to change from \$185 per two-month billing cycle to \$192 per two-month billing cycle. He explained that this would be an increase of \$7 every two-month billing cycle, or approximately 4 percent.

Vice President Mungoli *shared that a couple of residents contacted her about his matter. She requested confirmation that the water rates are simply a pass-through from GLWA, and that GLWA is not charging the City more because of the recent pipe break in Auburn Hills. She also requested confirmation that the sewer rates are a pass-through charge, and that these fees are charged to new business owners in Rochester Hills.*

Mr. Snyder *clarified that about 75 percent of the water rate increase is the GLWA charge, and the other 25 percent is the City charge, which includes City staff, supplies, material, meters, and the capital charge that goes toward replacing the water mains. He also confirmed Vice President Mungoli's statement that GLWA's*

increase came before the pipe break in Auburn Hills. He further confirmed her understanding regarding the sewer rates, explaining that the capital charges, lateral charges, and tap-in fee apply to properties that are connecting into the system.

Vice President Mungoli emphasized to residents that the water rate increase is due to the increases implemented by the City's providers.

Mr. Snyder reiterated that the vast majority of the charge is a pass-through charge, adding that this amount, within a percentage point either way, is passed on to all communities served by GLWA and Oakland County Water Resources.

A motion was made by Mungoli, seconded by Limberg, that this matter be Accepted for Second Reading and Adoption by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Mungoli, Neubauer, Limberg, Mannino and Skelcy

Enactment No: RES0171-2026

Resolved, that an Ordinance to amend Sections 54-741, 54-743, 54-744, 54-745; 54-746, 54-747, and 54-748 in Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify fees charged for water; sewage treatment, non-residential water and high strength surcharge, capital charges, lateral benefit charges and tap charges and to repeal conflicting Ordinances and prescribe a penalty for violations is hereby accepted for Second Reading and Adoption and shall become effective Wednesday, July 1, 2026 following its publication in the Oakland Press on Sunday, June 28, 2026.

2026-0268

Request for Acceptance for Second Reading and Adoption - An Ordinance to amend Section 54-32 in Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify fees charged for the cemetery, repeal conflicting Ordinances, and prescribe a penalty for violations

Attachments: [062226 Agenda Summary.pdf](#)
[Ordinance \(Final Revised\).pdf](#)
[Ordinance \(Revised\).pdf](#)
[Ordinance.pdf](#)
[060826 Agenda Summary.pdf](#)
[060826 Resolution.pdf](#)
[060826 Resolution \(Revised\).pdf](#)
[Resolution \(Draft\).pdf](#)

Clerk Scott stated that back on June 8th, Council accepted for First Reading the proposed amendment to modify the fees associated with the Van Hoosen Jones Stoney Creek Cemetery. She noted that these changes are listed in the Ordinance, which is included in the agenda packet.

A motion was made by Neubauer, seconded by Mannino, that this matter be Accepted for Second Reading and Adoption by Resolution. The motion carried by the following vote:

Aye 7 - Blair, Carlock, Mungoli, Neubauer, Limberg, Mannino and Skelcy

Enactment No: RES0172-2026

Resolved, that an Ordinance to amend Section 54-32 in Chapter 54, Fees, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify fees charged for the cemetery, repeal conflicting Ordinances, and prescribe a penalty for violations is hereby accepted for Second Reading and Adoption and shall become effective Wednesday, July 1, 2026 following its publication in the Oakland Press on Sunday, June 28, 2026.

PUBLIC COMMENT for Items not on the Agenda

None.

LEGISLATIVE & ADMINISTRATIVE COMMENTS

Mayor Barnett provided the following updates:

-The City's biggest event of the year, Festival of the Hills, is on Wednesday. The night will include a full lineup of musicians, DJs, and food trucks, plus a special surprise planned for 10:02 p.m. He reminded people that alcohol, fireworks, and pets are not permitted. He also thanked the event's sponsors, Serra Automotive and Priority Waste, as well as all of the first responders and the DPS and Parks team members.

- The intersection at Crooks and Hamlin is receiving some much-needed work and will be closed for approximately the next three weeks. He instructed residents to visit the City's website for the latest information, and voiced his appreciation for people's patience.

- He went out to Spencer Park to speak to the seasonal workers from the various City parks. He expressed his gratitude for their hard work, noting that it is nice to stop out there and say hello and encourage them.

- The upgraded fishing pier at Spencer Park is five times larger than the last one and is ADA-accessible. He encouraged people to visit the park, where there are also boat rentals and a new ADA-accessible kayak entry point.

- He thanked Council Members Mannino and Mungioli for being at the opening of The Gerald, which is the first new construction that the City has had in the Brooklands since making the significant investment in that area. The three-story building was already over half-filled before the ribbon cutting, indicating the interest of people being in the City.

- Three members of the Fire Department were able to successfully deliver a baby boy in the back of an ambulance, and received a blue stork pin to signify the event; their second pin after delivering a baby less than two years ago.

- There will be two ballot questions on the August ballot. The first is the Fire Department Millage, which addresses the increased community need. The City's webpage has a great deal of information, and an informational flyer will hit mailboxes next week. He reminded Council that they can educate, but not advocate. The Pathway Millage Renewal is a simple renewal and will not affect the tax rate. This will go toward funding the City's pathways, including the Clinton River Trail and the Paint Creek Trail.

ATTORNEY'S REPORT

City Attorney Dan Christ had nothing to report.

NOMINATIONS/APPOINTMENTS

2026-0290 Request to Confirm the Mayor's Reappointment of Scott Hunter and Thomas Pozolo to the Advisory Traffic & Safety Board, each for a three (3) year term to expire June 30, 2029

Attachments: [062226 Agenda Summary.pdf](#)
[Hunter CQ.pdf](#)
[Pozolo CQ.pdf](#)
[Resolution \(Draft\).pdf](#)

Mr. Blair stated that he has served with Mr. Hunter and Mr. Pozolo, and they have done an excellent job on the Board.

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

Aye 7 - Blair, Carlock, Mungiolli, Neubauer, Limberg, Mannino and Skelcy

Enactment No: RES0173-2026

Resolved, that the Rochester Hills City Council hereby confirms the Mayor's reappointment of Scott Hunter and Thomas Pozolo to the Advisory Traffic & Safety Board, each for a three (3) year term to expire June 30, 2029.

NEW BUSINESS

2026-0287 Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase Order for the Henry Ford Hospital, Avon Towers, and Rochester High School Water Main Replacement Project in the amount of \$1,902,886.76 with a 10% project contingency in the amount of \$190,288.68 for a total not-to-exceed project cost of \$2,093,175.43; Bidigare Contractors, Inc., Plymouth, MI

Attachments: [062226 Agenda Summary.pdf](#)
[Project Cost Summary.pdf](#)
[Resolution \(Draft\).pdf](#)
[SUPPL Mungiolli Q&A.pdf](#)

Tracey Balint, Interim DPS Director/City Engineer, stated that DPS recommends exercising their second and final contract renewal option with Bidigare Contractors for the Henry Ford Hospital, Avon Towers, and Rochester High School Water Main Replacement Project, which includes replacing aging water mains on the hospital property, extending water main along Walton Boulevard to create a redundant connection, replacing obsolete fire hydrants and valves at Avon Towers, and addressing a segment at Rochester High School. She noted that the work at Rochester High School pertains only to a fire hydrant in the parking lot. She continued that work is scheduled to begin in late August and take approximately ten weeks. She noted that to ensure minimal disruption, they will coordinate with Rochester Community Schools regarding the school operations and the extension in the Rochester High School parking lot. She added that they have also met with Henry Ford Hospital to discuss the improvements, and they will meet with them again before construction begins.

Vice President Mungiolli thanked Ms. Balint for the answers to her preliminary questions, reporting that traffic disruptions on Livernois and Walton will be

minimal.

Ms. Balint noted that they will be making one connection on Livernois, which may have a short-term impact on the west side for a couple of hours.

Mr. Limberg pointed out that it sounds like construction will be taking place around the beginning of the school year, and inquired whether there will be any impact to the student parking along the road.

Ms. Balint responded that they are going to coordinate the hydrant extension with the school so that they can complete the project over a break or on a weekend.

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

Aye 7 - Blair, Carlock, Mungoli, Neubauer, Limberg, Mannino and Skelcy

Enactment No: RES0174-2026

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for the Henry Ford Hospital, Avon Towers, and Rochester High School Water Main Replacement Project to Bidigare Contractors, Inc., Plymouth, Michigan in the amount of \$1,902,886.76 with a 10% project contingency in the amount of \$190,288.68 for a total not-to-exceed project amount of \$2,093,175.43 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.

2024-0351 Request for Purchase Authorization - CITYWIDE: Increase to the Contract/Blanket Purchase Order for Citywide Printing Services in the amount of \$16,000.00 for a new not-to-exceed contract amount of \$426,340.00 through July 31, 2027; Image Printing, Inc., Royal Oak, MI

Attachments: [062226 Agenda Summary.pdf](#)
[072924 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[072924 Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Joe Snyder, Chief Financial Officer, stated that in 2024, the City of Rochester Hills issued a Request for Proposal (RFP) for Citywide printing services, and this blanket purchase order covers Citywide printing needs, including the Hills Herald, various booklets, inserts, and City letterhead. He shared that what was not factored into the blanket purchase order amount that was issued back in 2024 was the printing and publication of two City millage proposals scheduled for the August 4th Election: the Pathway Millage renewal and the Fire Charter Millage increase. He noted that the estimated total for two separate public education mailers for both of these ballot proposals is estimated not to exceed \$16,000 total. He explained that they are requesting to increase the Citywide printing services blanket to ensure that the City's routine ongoing printing needs are not impacted by the public education mailers that were unforeseen back in 2024. He mentioned that they included the Pathway Millage printing costs in the 2026 budget, but forgot to request the

budget allocation for the Fire Millage printing along with the resolution to place the Fire Millage back on the ballot. He added that the funds for the Fire Millage are proposed to be drawn from the General Fund balance (i.e., a reduction in the transfer out to the Capital Improvement Fund this year).

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

Aye 7 - Blair, Carlock, Munglioli, Neubauer, Limberg, Mannino and Skelcy

Enactment No: RES0175-2026

Resolved, that the Rochester Hills City Council hereby authorizes an increase to the contract/blanket purchase order for citywide printing services to Image Printing, Inc., Royal Oak, Michigan in the amount of \$16,000.00 for a new not-to-exceed contract amount of \$426,340.00 for a three-year term to expire July 31, 2027.

2026-0265 Request for Approval of Consent to Change of Control and Consent to Assignment of the City's Single Waste Trash Hauler Contract

Attachments: [062226 Agenda Summary.pdf](#)
[Cover Letter.pdf](#)
[Consent Letter.pdf](#)
[Resolution \(Draft\).pdf](#)

Nathan Mueller, Chief of Communications, **Aaron Johnson**, Chief Executive Officer, Priority Waste, and **Brett Quitiquit**, Manager of Municipal Sales, Priority Waste, were present.

Mr. Mueller introduced Mr. Johnson and Mr. Quitiquit, explaining that they will be providing an overview of where things stand with Priority Waste and what they are requesting tonight.

Mr. Johnson began by giving the City his sincerest apologies for any of Priority Waste's service that has caused a disruption to the community, noting that residents pay for this service and that he, along with the residents, expects better out of Priority Waste going forward. He stated that they are here tonight to request consent to assign the contract over to Priority. He shared that around five or six weeks ago, TPG, the fifth largest private equity company in the world, took over ownership, along with himself. He noted that he is a part owner and was officially announced as CEO on June 1st and that there is a new controlling party that is fully funded.

He provided the following information explaining the situation:

- When they closed the deal five or six weeks ago, they wired over \$70 million out to all of their existing vendors. They had essentially been cut off from tire vendors, parts, fuel, and disposal outlets, and the company was on the brink of bankruptcy when TPG entered in.
- They were using 198 rental trucks to service the local communities, and at the time of closing, they purchased all 198 of those rental trucks. The day after they closed, he ordered 91 brand-new fully automated side-load vehicles. They have received about 30 of those to date, and for each one of those trucks that comes in, they are displacing one of their worst trucks.

- Over the winter, because the company lacked the funds to pay their vendors, they essentially "cannibalized" their own fleet. All of the compost trucks that were parked last November after leaf season were sitting in the yard, and if a frontline trash or recycling truck broke down, the company would take parts off the old compost trucks because they could not buy parts from any of the vendors around town. Consequently, they were not ready to start compost season.
- Priority is now fully staffed. In the last three weeks, they have hired 41 new drivers. 25 drivers were terminated for various reasons, but the company is net positive on the driver front.
- A significant issue he hears about a lot is residents waiting to receive a cart or get a cart repaired. When he started this job a few weeks ago, Priority had over 10,000 cart requests and had not purchased new carts since January. During his first week, they ordered 19,000 carts, so they are now fully stocked. The total number of open tickets is currently below 3,000, and for Rochester Hills, there are seven requests for carts, which is standard given the turnover rate of cart damage.
- Priority has only 12 people answering calls. Although this number is usually enough for the 800 to 1,200 calls they receive per day, they were getting over 4,000 calls per day. They interviewed three companies and selected a vendor called ACS; a third-party answering service out of Troy, Michigan, that is very familiar with utility-type calls. Thus, Priority's overflow call volume is being addressed as of last week.
- Priority has improved their level of service out in the streets. Last week, they reduced their carryovers by 82 percent over the prior week and averaged a 96 percent route completion. Although they are striving for 99 percent or better, 96 percent was the best they have had since he has been with Priority Waste, and as a result, call volume is declining dramatically.

He apologized for the way that yard waste season began, stating that he is a fourth-generation garbageman and has been in this business his whole life. He shared that back in 2003, his father sold their family business to Waste Management, where he has spent the last 22 years as the Area Regional Vice President, overseeing Michigan, Ohio, and Indiana. He commented that he knows what good service looks like and has full intentions of delivering what the City expects. He noted that if he does not hold up to that, the City has every right to fire him.

President Carlock stated that although Priority Waste's service has been poor, there has been significant improvement over time. He expressed his appreciation for Mr. Johnson and Mr. Quitiquit and their commitment to improving their service to residents, as well as the fact that they have found a new investment partner.

Vice President Mungioli thanked Mr. Johnson for apologizing, acknowledging that it is not an easy thing to do. She shared that Mr. Quitiquit came to the recent Sister City Committee / Rochester meeting and explained everything that was shared tonight. She noted that he was very forthcoming and knowledgeable and that the meeting entailed an hour and a half of interesting dialogue. She also commented that she is sad that the garbage trucks will no longer have inspirational sayings on the side, as the color scheme is changing.

Mr. Johnson explained that the colors and logo are changing, and added that he finds the sayings a little too busy and distracting.

Vice President Mungoli shared that today is her trash pickup day and that the recycling and yard waste had been picked up by the time she left, and the garbage truck was on the other side of the subdivision as she was leaving.

Mr. Quitquit noted that he just received a message that all the routes were cleared.

Vice President Mungoli thanked the Priority Waste team for their work to make that happen, and asked Mr. Quitquit about a potential visit to the Materials Recovery Facility (MRF).

Mr. Quitquit confirmed that he could set up a tour of the Pontiac MRF for Council, noting that he did that for Waterford.

Vice President Mungoli shared that they have been working on figuring out a date that Council can come tour the facility. She noted that she has been in contact with one of Priority's customer service employees regarding a presentation on how to ensure that residents are using their recycling bins correctly. She also addressed Mike Viazanko, Building/Ordinance/Facilities Director, to tell him to inform Jodi Welch, Manager of Ordinance Services, that her office will hopefully have fewer phone calls complaining about the trash.

Mr. Johnson added that all of the trash and recycling every day for the last week has been on time as scheduled. He voiced his belief that there was one route breakdown on Tuesday and two route breakdowns on Wednesday that caused the compost to be a day behind, but everything was serviced by Friday.

President Carlock shared that he saw something new last week: a Priority pickup truck putting down degreaser to clean up oil that had leaked onto the streets. He described this as another positive change the City has seen.

Mr. Quitquit explained that that was a result of their General Manager's efforts, noting that they now respond to calls right away.

Ms. Neubauer commented that she was very mad when the City transitioned to Priority Waste, revealing that she had around 15 pages of handwritten notes of violations because she wanted to sue them. However, she expressed her belief that the service has gotten significantly better, especially in the last month, and acknowledged that transition from another company is not easy. She requested confirmation that the item under consideration is a procedural, administrative action and that they are not making any changes or taking services away.

Mr. Johnson confirmed Ms. Neubauer's understanding.

Ms. Neubauer emphasized that she appreciates Mr. Johnson's efforts to make progress and improve service, recounting how the City was inundated with emails, calls, and Facebook messages regarding call time issues. She committed to holding Priority accountable, as residents are paying for this service. She thanked

Mr. Johnson for apologizing, recognizing that it takes character to do so.

Mr. Skelcy inquired about the lifespan of a garbage truck, how old the rental trucks are, how often Priority performs maintenance on their trucks, and the delivery date of the 91 new trucks. He also questioned whether Mr. Johnson is confident that all the compost is going to get picked up tomorrow, as this is a pain point for him, and whether Priority has a goal date to be providing peak levels of service. He concluded by commenting that he is bothered by cardboard that does not get picked up when people have too much to fit into their trash bin.

Mr. Johnson shared that the lifespan of a garbage truck is seven to ten years, the rental trucks are one to two years old, and they have three preventative maintenance schedules. He detailed that a PMA takes place roughly once a month and includes a fluid and filter change, and a PMB or C occurs roughly once every six months and entails diagnosing the electronics, hydraulic hoses, pumps, seals, and more. He added that they have received about 30 of the new vehicles so far, and noted that all of the compost got picked up today. He also shared that he has a "continuous improvement" mindset, but believes that they will achieve a respectable level of service no later than the end of July, which is when they should have about 60 of their trucks delivered. Regarding cardboard, he shared that he likes to pick it up because it is a commodity they can sell, worth \$50-60 per ton. He noted that he would like to coach their drivers to reload the container and do what is best for the customer, and added that he would ask that people break down the boxes and try to fit everything inside their bin.

Mr. Blair thanked Mr. Johnson for being in attendance tonight and for owning the mistakes of Priority, and thanked Priority for being a sponsor of Festival of the Hills. He continued by voicing his belief that service has not improved to an adequate level, noting that he continues to receive emails and calls from his constituents. He shared that he recently had an issue trying to get some shower doors picked up, detailing that Priority had already picked up one set of old shower doors, which were not wrapped, but when he put out a second set of shower doors, they were not picked up. He explained that he reached out to Ms. Welch and the City's Building Department and was told that the doors had to be wrapped in plastic or cardboard. He noted that the doors sat on his curb for four days before they were eventually picked up, and added that back in May, his entire street was missed in terms of yard waste. He pointed out how unhealthy of a company Priority was, and commented that when private equity comes in and invests hundreds of millions of dollars into a business that is struggling, they are not going to maintain the status quo; they are going to try to generate a return, which comes in one of two ways: by increasing revenue or by reducing operating costs. He commented that based on what he has heard, Priority is not reducing costs; they are hiring people, buying assets, and expanding services, all of which cost money. He acknowledged that the City's rates are good through 2029, but questioned what is going to happen to their rates in the longer term.

Mr. Johnson explained that TPG is not in the business of coming in and ruining companies. He stated that Priority's goal is to build a great company that somebody else would want to buy one day, or that could be taken public for people to invest

in. He shared that they have invested approximately \$190 million into this company in the last two months, and emphasized that they are focused on building a strong, dependable company and then growing it. He noted that he currently cannot think about growth because he is working on fixing the foundation of the company, acknowledging that he is spending more money than this company has ever spent in order to provide good service and rebuild their reputation. Regarding the City's rates past 2029, he shared that recent conversations with the City have primarily surrounded service, providing the reminder that he is only four weeks into his CEO role. He stated that his hope is to be the most efficient waste-hauling company in the State of Michigan, and noted that they are the largest independent hauler in the State. He also revealed that they now have third eye cameras on every truck and are switching away from two-man rear-load trucks. He detailed that they currently run 280 two-man rear-load trucks, which average 650 to 750 stops per day, but they recently purchased 91 automated one-person side loaders, which are going to produce around 1,100 units per day. He noted that with these 91 trucks, they will be able to scrap 120 trucks that are costly to maintain, have a long downtime, and require two workers instead of one. He underscored that his goal is to drastically decrease their costs over the next six months so that they are the most competitive company in the region. He pointed out that when bidding on municipal work, the lowest price typically wins, so he is not looking to double their price and lose a lot of business.

Mr. Blair *voiced his appreciation for Mr. Johnson's comments, but expressed a desire to better understand the risks of approving this item. He noted that he does not want to assume that the incentives of Priority's new owner will be aligned with the interests of the City's residents.*

Mr. Limberg *thanked Mr. Johnson for coming tonight and for his apology. He brought up the fact that while some neighborhoods are neat grids, others have streets that go in many different directions. He shared that he has heard complaints from residents on cul-de-sacs who have not had their trash picked up, and questioned whether Priority's trucks have any sort of GPS-tracking to alert drivers or the home base that a street or cul-de-sac has been missed.*

Mr. Johnson *responded in the affirmative, sharing that he has engaged with a company called 3rd Eye Technologies, which provides a camera system with AI technology that integrates well with GPS. He explained that they will upload the City's parcel data into their route-mapping software, with a dot indicating each home, and they will receive a service confirmation each time they extend the arm on one of their trucks and dump a container, turning the dots on the map green. He noted that this will update every 15 seconds, and added that drivers will log bulky items and "not outs," turning those homes on the map red upon confirmation. He mentioned that the City will have access to this portal, allowing them to type in an address and see a ten-second video clip of that service confirmation. He also commented that his focus over the last four weeks has been on staffing and getting the new trucks, but he would like to implement this technology over the next six months.*

Mayor Barnett *shared that he had the opportunity to meet Mr. Johnson about a week ago and heard the same things that were expressed tonight, which he*

described as a recognition of responsibility and a thoughtful, actionable plan. He also praised Mr. Quitiquit for his work as an excellent representative, as well as Mr. Mueller for his effective responses to angry calls and emails from residents. Regarding Mr. Blair's comments, he noted that Mr. Blair is one of the most thoughtful members of the Council, but pointed out that if the City does not approve this item, they do not guarantee themselves any better service. He called attention to Mr. Johnson's exhibited commitment to the community relative to the investment in the infrastructure, and noted that the Council and the City will hold Priority accountable, as residents pay for this service. He added that the company that Priority has partnered with and the current investment indicate a genuine desire to improve the service level, and voiced his hope that Council will support this item, noting that it is the administration's job to ensure that progress continues.

Ms. Neubauer stated that when the City first transitioned to this contract, she reviewed the entire contract and learned that they are allowed to charge for every missed delivery and damaged item (e.g., basketball hoops). She emphasized that the City still has ways to enforce possible breaches, and requested confirmation that the only matter Council is voting on tonight is granting Priority the authority and ability to continue service in the City.

Mr. Johnson confirmed Ms. Neubauer's understanding.

Mr. Mueller added that when Priority first bought GFL, the City never gave full control to Priority, and this item is an official assignment of control to Priority. He noted that the City had implemented some stipulations, but they are now at a place where they feel they should grant the full control.

Ms. Neubauer pointed out that the City had also enforced a probationary period. She underscored that they still have remedies available if there is any sort of contract breach, and that this item is simply a procedural action so that the City does not experience interrupted service.

Mr. Johnson confirmed that Council is voting on a change of ownership.

Ms. Mannino inquired about the legal structure of the new company.

Mr. Johnson shared that the company's original founder owned 60 percent of the company and took on equity debt, so Ares Capital was brought in and obtained ownership of a percentage of the company. He noted that another private equity firm, TRP, was brought in and infused more cash into the business. He continued that in 2025, TPG was brought in and infused more capital back into the business; then, the business burnt through all of that capital, and the founder was removed from control of the company and now owns 0 percent of the company. He explained that TPG recapitalized the business, buying out all the debt from the other outstanding owners, and Ares stayed on as a minority owner because they were not able to collect any of the debt that was owed to them when the deal closed. He noted that he does not know exactly what percentage they own but that they are a minority holder, and added that TPG owns the largest share and he owns a small share as well.

Mr. Mueller mentioned that Priority Waste, on top of being a sponsor for Festival of the Hills, is going to have a table at the event so that residents can come up and converse with them.

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

Aye 6 - Carlock, Mungiola, Neubauer, Limberg, Mannino and Skelcy

Nay 1 - Blair

Enactment No: RES0176-2026

Whereas, the City of Rochester Hills entered into the original Solid Waste, Yard Waste, and Recycling Collection, Transportation, and Disposal Services Contract on April 18, 2019; and

Whereas, on March 11, 2024, the City and the Contractor executed Contract Amendment #1, extending the term of the agreement for five (5) years through March 31, 2029; and

Whereas, following operational, customer service, and billing transitions, the City issued a formal "Notice to Cure" in August 2024, deferred final consideration of the contract assignment under Paragraph 23, and allowed Priority Waste LLC to operate within the City under a limited authorization framework; and

Whereas, Priority Waste LLC. recently notified the City that global asset manager TPG is acquiring a controlling equity interest in its parent company by infusing \$190 million into the company to stabilize operations and provide liquidity; and

Whereas, Paragraph 23 of the City's Agreement defines an "Assignment" as any transfer of more than 10% of company stock or interest, thereby requiring written consent from the City Council; and

Whereas, TPG's acquisition of a controlling interest satisfies this contractual threshold, bringing the transaction under the City Council's purview for formal consideration; and

Whereas, the City administration has monitored a recent rise in service complaints regarding missed pickups, delayed compost/yard waste collections, and extended timelines for resident cart replacements, and has received commitments from Priority Waste LLC. that the \$190 million capital infusion is actively being utilized to modernize their fleet, hire drivers, expand customer service capacity, and improve overall service reliability; and

Whereas, City administration and the City Attorney have reviewed the proposed request and recommend that City Council approve the Consent to Assignment and Change of Control.

Now, Therefore, Be It Resolved, that the City Council of the City of Rochester Hills hereby approves the requested Consent to Change of Control and Consent to Assignment with Priority Waste LLC. and TPG.

Be It Further Resolved, that City administration is directed to continue working with the Priority Waste team to hold them accountable to all current contractual terms, ensuring they fulfill operational performance improvements, including modernized fleet reliability and the prompt resolution of outstanding cart deliveries.

2026-0283 Request for Purchase Authorization - FACILITIES: Contract/Blanket Purchase Order for Janitorial Services in the amount not-to-exceed \$512,734.00 for a three (3) year term to expire June 30, 2029; Americlean, Inc., Chesterfield Township, MI

Attachments: [062226 Agenda Summary.pdf](#)
[Proposal Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Mike Viazanko, Building/Ordinance/Facilities Director, stated that the Facilities Department is seeking approval to enter into a three-year contract with Americlean to continue janitorial services at three City-owned buildings.

Mr. Blair commented that for the last seven years, City Hall has always been spotless, and the Americlean workers have been polite and attentive to every detail. He expressed his support for doing another three years of business with them.

Ms. Neubauer echoed praise for the Americlean staff and their amazing work. She shared that they once chased a chipmunk out of a Youth Council meeting, and voiced her support for this item.

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

Aye 7 - Blair, Carlock, Mungioni, Neubauer, Limberg, Mannino and Skelcy

Enactment No: RES0177-2026

Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for janitorial services to Americlean, Inc., Chesterfield Township, Michigan in the amount not-to-exceed \$512,734.00 for a three-year term to expire June 30, 2029 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.

ANY OTHER BUSINESS

NEXT MEETING DATE

- Regular Meeting - Monday - July 13, 2026 - 7:00 p.m.

ADJOURNMENT

There being no further business before Council, it was moved by Neubauer and seconded by Mungioni to adjourn the meeting at 8:15 p.m.

JASON CARLOCK, President
Rochester Hills City Council

LEANNE SCOTT, MMC, Clerk
City of Rochester Hills

EMMA BOWEN
Administrative Coordinator
City Clerk's Office

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