



# **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, Ryan Deel, Carol Morlan, Theresa Mungoli,  
Marvie Neubauer and David Walker*

**Vision Statement:** *The Community of Choice for Families and Business*

**Mission Statement:** *"Our mission is to sustain the City of Rochester Hills as the premier community of choice to live, work and raise a family by enhancing our vibrant residential character complemented by an attractive business community."*

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Monday, March 3, 2025

7:00 PM

1000 Rochester Hills Drive

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#### **CALL TO ORDER**

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

#### **ROLL CALL**

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

#### **Others Present:**

*Sheila Brown, Deputy City Clerk  
Dan Christ, City Attorney  
Bill Fritz, Public Services Director  
Erin McKay, Clerk's Office Admin Associate II and Youth Council & Elections  
Chris McLeod, Planning Manager  
Sara Roediger, Planning & Economic Development Director  
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 Carlock, seconded by Morlan, that the Agenda be Approved as Presented. The motion carried by the following vote:

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

#### **COUNCIL AND YOUTH COMMITTEE REPORTS**

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

*President Deel introduced the RHGYC Representative, Lucas DiGrande.*

**Mr. DiGrande** stated that he is an 11th grader at Notre Dame Prep High School and that he has served on the Rochester Hills Youth Council for the past year and also serves on the Public Safety and Infrastructure Committee. He shared that this past month, the Youth Council traveled to Lansing for Legislative Day and learned more about the legislative process and how the state government works. He thanked President Deel for helping them set up such a great event and joining them on the trip. He also announced that this Wednesday, March 5th, is the next Youth Council meeting, where they will plan for their Cultural Fair, a culturally immersive event that will include food, dancing, and other activities to unite the community.

**Ms. Mungoli** shared a Consumer Protection Week post by Senator Webber, a graphic listing common signs of scams and tips for protecting yourself. She warned the public not to click on links in suspicious emails and explained that you can hover over the email address to verify its credibility. She also encouraged people to be wary of charities and suggested that they donate to the organization directly through their website or someone they know. She continued that people should be careful of data breaches and card scams and take care in protecting themselves so as not to lose their data. She added that senior citizens are frequently targeted in scams.

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

**Ms. Mungoli** announced that RAYA is holding its 51st Annual Youth Recognition Banquet on March 11th at 7:00 p.m. at the Van Hoosen Museum, where Councilman Walker will be the MC for the evening. She expressed her excitement to recognize students in the community for their outstanding work and encouraged the public to attend.

## RECOGNITIONS

2025-0090 Proclamation in Recognition of Major Russell Yeiser

**Attachments:** [030325 Agenda Summary.pdf](#)  
[Proclamation.pdf](#)

**Mayor Barnett** greeted everyone and shared that Russ Yeiser has served as Captain with the Oakland County Sheriff's Department up until last Friday, as he has been promoted to Major by Sheriff Bouchard. Mayor Barnett explained that the role of Captain must report to the Head of Police and the City/Mayor, and Major Yeiser has excelled in this challenging role. The Mayor praised him for always recognizing the importance of communication, balance, and education with the ultimate in professionalism and care, and noted that the City has remained one of the safest places in the state of Michigan under Major Yeiser's leadership. He shared that Major Yeiser will continue to oversee all traffic and will also be Sheriff Bouchard's Chief of Staff.

**Mayor Barnett** read the proclamation in recognition.

**Major Yeiser** thanked the Mayor and City Council for this recognition, crediting his success to the amazing team he has worked with. He also voiced his

*confidence in Captain Paul Workman.*

**Presented.**

**2025-0085** Swearing-In Ceremony for Ann Echols, Assistant Chief/Fire Marshal

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

**Todd Gary**, Fire Chief, stated that this is a day of celebration and marks the culmination of hard work, dedication, and proven commitment to the safety and well-being of the community. He shared that the rank of Assistant Chief/Fire Marshal is not easily earned, as it requires leadership, experience, and a deep understanding of the challenges and responsibilities that come with protecting the citizens of Rochester Hills. He addressed Assistant Chief/Fire Marshal Ann Echols, telling her that tonight, she will take this oath and accept great responsibility to lead the Community Risk Reduction Division into the future, and that she has the full support and respect of the entire Department. He also noted that tonight marks a historic moment for the Department as they swear in Assistant Chief/Fire Marshal Echols as the first female Chief Officer.

**Clerk Scott** administered the Oath of Office to Assistant Chief/Fire Marshal Ann Echols.

**Presented.**

**2025-0089** Rochester Hills Government Youth Council Bi-Annual Report

**Attachments:** [030325 Agenda Summary.pdf](#)  
[RHGYC Presentation.pdf](#)

**Siddh Sheth** stated that he is a junior at Stoney Creek High School and that this is his third year on the Rochester Hills Government Youth Council, and he had the privilege of serving as the Chairperson this past year.

**Janelle Hayes** stated that she is also a junior at Stoney Creek High School and that this is her third year on the Council, and she served as Vice Chair this past year.

**Mr. Sheth** and **Ms. Hayes** shared many of the Youth Council's accomplishments from September 2024 through February 2025:

- They said goodbye to four seniors and welcomed five new members.
- At the Wake Me Up Before You Go 5K Run, they handed out water cups, encouraged runners, and handed out medals at the finish line.
- At the State of the City event, they assisted with parking and were heavily involved in the show, particularly the "Be Our Guest" song.
- The Rochester Hills Strong Bike Show was a new event, at which they ran the activity section and raffle, counted the votes for bikes, and handed out water bottles.
- At the Rochester Hills Fire Department Open House, they helped with games,

handed out prizes, and engaged kids with Sparky and his assistant.

- They raised money for raffle tickets at the Community Foundation Tailgate and collected money for the Greater Community Foundation.
- The Stonewall Pumpkin Festival was another new event, at which they assisted with parking and helped collect donations, raising a total of \$928.38 for the Splash Pad Fund.
- At the Fall Festival to celebrate City employees, they took photos, helped make s'mores, tended to the fire, and served popcorn.
- They passed out glasses for the fireworks show and glowsticks at Light the Village.
- They energized the crowd at the City's Christmas Parade. They also shopped for and delivered toys and gifts for Rainbow Connection and hats and gloves for seniors.
- They held their annual holiday party at the Rochester Hills Museum.
- They hosted the Social Reset event, which they organized with the Library. They brought in three panelists from KindMind Counseling and the Oakland County Health Division, as well as therapy dogs from Fur Angels. The event also included a mindfulness session with Dena Schwartz from KindMind Counseling. A total of 76 individuals attended the event, and the Youth Council gained a better understanding of mental health in the community.
- On Legislative Day, they met with Representative Tisdell's office, Senator Webber, and Justice Kimberly Thomas from the Michigan Supreme Court. They had the opportunity to ask the officials questions and take pictures on the Senate floor.
- They have already begun planning their annual Cultural Fair, scheduled for Saturday, April 26th, from 12:00 p.m. to 3:00 p.m. at Rochester Christian University.
- Applications for the 2025-2026 year will open at the end of April.

**President Deel** remarked that the Youth Council accomplishes a lot and that the accomplishments they shared constitute only half a year. He praised the way they represent the City as youth ambassadors and encouraged them to continue the phenomenal work.

Presented.

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

## **PUBLIC HEARINGS**

**(Opened Public Hearing at 7:31 p.m./Closed Public Hearing at 7:32 p.m.)**

**2025-0080**      FY 2025 1st Quarter Budget Amendments

**Attachments:** [030325 Agenda Summary.pdf](#)  
[1st Qtr Budget Amendments \(Overview\).pdf](#)  
[1st Qtr Budget Amendments \(Detail\).pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)

*Joe Snyder, Chief Financial Officer, presented the City of Rochester Hills Fiscal Year 2025 First Quarter Budget Amendment. He noted that this Budget Amendment consists of projects and services that were not completed in 2024 and therefore were carried over to the current year for completion. He explained that most of the funding requested to be carried over was budgeted in Fiscal Year 2024 yet was unspent and rolled into the Fund Balance at the end of 2024. Likewise, most of the 2025 First Quarter Budget Amendment proposes to utilize those same funds that rolled into Fund Balance at the end of 2024 and reallocate them to 2025 to complete the same projects. He added that the budget amendments propose to increase total revenues by \$7.2 million and to increase total expenditures by \$43.2 million, which will have a net impact of \$36 million on Fund Balances citywide.*

*He provided the following information regarding revenue:*

- \$6 million of the \$7.2 million increase consists of net transfers-in from other funds.*
- \$1.2 million consists of several grant revenues, including the Safe Streets for All Grant, the State of Michigan EGLE Riverbank Stabilization Grant, the EGLE Landfill Remediation Grant, the Innovation Hills Grant from Oakland County, and the EECBG Energy Efficiency Grant.*

*He provided the following information regarding expenditures:*

- \$3.1 million is for operating expenditures, the majority of which, or \$2.4 million, is for operating programs and studies that were not completed in 2024, including the General Fund, the Not-for-Profit Grant, the City Master Plan and other professional services, environmental remediation in the EGLE Grant Fund, the Drinking Water Asset Management study in the Water and Sewer Capital fund, various maintenance and repair and demolition projects in the Facilities fund, and software services in the MIS fund.*
- Approximately \$700,000 of new net operating expenditures is included in the Budget Amendment, including the state Safe Streets for All Grant expenditure and an additional \$520,000 for the increased Oakland County Sheriff's Office contract, which will cover the 2025 portion.*
- The anticipated \$460,000 of net costs for the Oakland County Sanitary Sewer Debt project will be eliminated due to the reallocation of funds.*
- The majority of the proposed amendment is in capital projects, with \$33 million of the proposed \$34.1 million for projects not completed in 2024. Of that, \$24 million is for projects that have been awarded but not yet completed, including Fire Station 1 HVAC, roof, and restrooms, the Oakland County Sheriff's Office Substation renovations, Spencer and Avondale Park parking lots, Brooklands Plaza, gateways, fleet vehicle replacements, Innovation Hills restrooms, the Fire Station training tower, and Fire Department ambulances and engines.*
- There is \$8 million in projects that are anticipated to be bid out very soon, including the SCADA system replacement, the University Hills water main, the Brewster Road water main, and HVAC replacements at the DPS garage.*
- \$2 million is for projects that have yet to begin or are just beginning, including computer network upgrades, trail access and improvement projects, Oakland County Sheriff's Office carport designs, the Spencer Park kayak and boat launch design, the water booster Station 1 generator design, and Clinton River*

at Cloverport streambank stabilizations.

- There is \$1 million of various fleet vehicle and equipment replacements, as well as \$1 million requested to reconstruct Brewster Road, which was previously anticipated to be a rehabilitation program but necessitates a full reconstruction.
- There is \$6 million of transfers-out, which have the offsetting transfers-in on the revenue side.

**Public Comment:**

**Diana Mannino**, 3362 Greenspring Lane, questioned how the \$56 million deficit from the revenues will be funded.

**Mr. Snyder** responded that it will be funded by cash within their Fund Balances and that no debt will be necessary. He explained that they allocated funds for these projects.

**Council Discussion:**

**Mr. Walker** inquired about the City's capacity to continue carrying over so many projects. He also questioned whether Mr. Snyder foresees the continuation of carrying over many projects.

**Mr. Snyder** shared his belief that they likely overestimated how much they could get done last year. He also explained that many of the projects, including the Oakland County Substation renovation, the Fire Station renovation, and the Gateways project, were more complicated than initially thought and necessitated more time. He shared that he does not foresee the trend continuing and believes that they addressed this issue within the 2025 budget with a much more reasonable capital load.

**Ms. Mungoli** referred to Mr. Snyder's email regarding expenditures and the inability to cancel projects and put those funds toward covering the extensive increase in the Sheriff's contract. She explained that this is not feasible since most of those projects are in progress or out to bid, and they have already contracted with vendors. She noted her anticipation to hear updates from various departments.

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

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

Enactment No: RES0039-2025

**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 1st Quarter Budget Amendments was noticed on February 16, 2025; and

**Whereas**, the proposed FY 2025 1st Quarter Budget Amendments were available for public viewing beginning on February 21, 2025; and

**Whereas**, at its March 3, 2025 meeting, City Council held a Public Hearing on the proposed FY 2025 1st Quarter Budget Amendments.

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

## ORDINANCE FOR INTRODUCTION

**2025-0035** Request for Acceptance for First Reading an Ordinance to Amend Section 138-1.203, Section 138-2.207, Section 138-4.101, Section 138-4.200, Section 138-4.300, Section 138-4.425, Section 138-5.205, Section 138-10.100, Section 138-10.102, Section 138-10.107, Section 138-10.311, Section 138-10.401, Section 138-11.205, Section 138-11.305; Section 138-12.108, and to add Section 138-11.205 of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to amend public hearing notification procedures, site plan review, zoning map and district boundaries, Table of Permitted Uses, and supplemental provisions, prescribe a penalty for violations, and repeal conflicting ordinances

**Attachments:** [031725 Agenda Summary.pdf](#)  
[Ordinance \(Revised\).pdf](#)  
[030325 Agenda Summary.pdf](#)  
[Ordinance.pdf](#)  
[Memo McLeod 021225.pdf](#)  
[Proposed Amendments. - Attorney Recommendations.pdf](#)  
[PC Minutes 021825 \(Draft\).pdf](#)  
[PC Minutes 011425.pdf](#)  
[Public Hearing Notice.pdf](#)  
[030325 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Chris McLeod**, Planning Manager, explained that during their annual review of the Department's ordinances, they identified the need for amendments to signage, public hearings, site plans, and performance bonds, and to add bicycle parking. He stated that the requirement to place signs on properties for certain public hearings came at a cost to developers, particularly smaller ones, as well as landowners and property owners. He commented that this ordinance amendment would allow the City to utilize the Sign Shop to prepare and install the signs. He explained that doing so will allow the City to control the messaging on the signs. He stated that it is unusual for a Planning Commission Ordinance to have a public hearing requirement, so this amendment removes it from that section of the Ordinance and places it in the Zoning Ordinance, where it will fit much better. Mr. McLeod continued that most site plans cannot get completed in one year, so they have added a year and provided for extensions if necessary. He highlighted their finding that their daily practice concerning performance bonds did not align with the Ordinance requirements, and stated that they have amended the landscape bonds accordingly. He concluded with the addition of the bicycle parking amendment, explaining that the City encourages biking and so would like to offer racks for individuals to park their bikes when they get to their destinations. He added that the Planning Commission voted unanimously to recommend these amendments to City Council at their last meeting.



**President Deel** expressed his appreciation for the redline version of the Ordinances.

**Ms. Neubauer** thanked the Planning Department for their hard work and the Planning Commission for their collaboration with the department to make it more efficient and effective.

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

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

Enactment No: RES0052-2025

**Resolved**, that the Rochester Hills City Council hereby accepts for First Reading an Ordinance to Amend Section 138-1.203, Section 138-2.207, Section 138-4.101, Section 138-4.200, Section 138-4.300, Section 138-4.425, Section 138-5.205, Section 138-10.100, Section 138-10.102, Section 138-10.107, Section 138-10.311, Section 138-10.401, Section 138-11.205, Section 138-11.305; Section 138-12.108, and to add Section 138-11.205 of Chapter 138, Zoning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to amend public hearing notification procedures, site plan review, zoning map and district boundaries, Table of Permitted Uses, and supplemental provisions, prescribe a penalty for violations, and repeal conflicting ordinances.

**2025-0086** Request for Acceptance for First Reading - an Ordinance to Amend Section 130-38 in Chapter 130, Planning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to clarify regulations, and to repeal conflicting or inconsistent ordinances

**Attachments:** [031725 Agenda Summary.pdf](#)  
[030325 Agenda Summary.pdf](#)  
[Ordinance.pdf](#)  
[030325 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Chris McLeod**, Planning Manager, stated that this item is the pairing ordinance by which the public hearing provision would be removed from the Planning Commission Ordinance and placed in the Zoning Ordinance.

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

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

Enactment No: RES0053-2025

**Resolved**, that the Rochester Hills City Council hereby accepts for First Reading an Ordinance to Amend Section 130-38 in Chapter 130, Planning, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to clarify regulations, and to repeal conflicting or inconsistent ordinances.



## PLANNING AND ECONOMIC DEVELOPMENT

**2025-0038** Request for Acceptance of the 2024 Planning & Economic Development Department Annual Report

**Attachments:** [030325 Agenda Summary.pdf](#)  
[Memo Roediger and McLeod 021225.pdf](#)  
[Memo Roediger 021225.pdf](#)  
[PED 2024 Annual Report Executive Summary.pdf](#)  
[PC Minutes 021825 \(Draft\).pdf](#)  
[Resolution \(Draft\).pdf](#)

**Sara Roediger**, Planning & Economic Development Director, and **Chris McLeod**, Planning Manager, were present.

**Ms. Roediger** shared that ever since the City became Redevelopment Ready-certified, the Planning & Economic Development Department has gone above and beyond in reporting. She explained that they now summarize everything the Department does from an Economic Development standpoint in addition to reporting on the Boards and Commissions. She commended Mr. McLeod for his work on the annual report, which is now available to view on their new interactive website that contains information about not only the Boards and Commissions but about everything they do at meetings and initiatives. She emphasized the website's innovation, and noted that the PDF report is still available.

**Mr. McLeod** stated that the annual report is a team effort, and explained that the Planning Department worked in conjunction with the GIS Department to create an interactive, map-based website. He then walked through the website and highlighted various items, including where to access the traditional Executive Summary, information regarding the Planning & Economic Development Department, the Development Map, the Master Plan hub, the Planning Commission portal, Department Events, the Workforce Toolbox, and information regarding each of the Boards and Commissions.

**Public Comment:**

**Theresa Pounders**, 3172 Devondale, commented that she loved the interactive nature of the report, but voiced her frustration that Angara Oaks was proclaimed as the second neuro-inclusive housing development, with Walton Oaks being the first. She explained that Angara Oaks has not been through the second Planning or City Council meeting and that she believes the development should have been described as "proposed to be the second."

**Council Discussion:**

**President Deel** voiced how impressed he is that they have managed to elevate their annual report. He remarked that what may normally be boring, statistical information is now in a graphic format that is easy to locate and understand, and that the website is a one-stop shop for information. He thanked the Planning & Economic Development Department for their exceptional work.

***Ms. Neubauer*** emphasized City Council's desire for the Department to submit the website for every possible award, expressing how outstanding and interactive it is.

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

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

Enactment No: RES0041-2025

**Resolved**, that the Rochester Hills City Council hereby accepts the 2024 Annual Report and associated Executive Summary for the Planning and Economic Development Department.

**2023-0077** Request for Purchase Authorization - PLANNING: Increase to Blanket Purchase Order/Contract for Wetland and Environmental Consulting Services in the amount of \$50,000.00 for a new not-to-exceed amount of \$148,200.00 and authorize a contract extension through June 30, 2025; ASTI Environmental, Brighton, MI

**Attachments:** [030325 Agenda Summary.pdf](#)  
[041723 Agenda Summary.pdf](#)  
[041723 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

***Sara Roediger***, Planning & Economic Development Director, explained that in addition to the Planning Department, the Facilities and Parks & Natural Resources Departments use this blanket purchase order. She noted that while many of these costs are incorporated in other budgets, the Planning & Economic Development Department must adjust their blanket purchase order contract accordingly. She stated that the ASTI contract is set to expire at the end of the month, and they are asking for an extension so they can get it out to bid and bring it back in a couple of months.

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

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

Enactment No: RES0042-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes an increase to the blanket purchase order/contract for Wetland and Environmental Consulting Services to ASTI Environmental, Brighton, Michigan in the amount of \$50,000.00 for a new not-to-exceed amount of \$148,200.00 and authorize a contract extension through June 30, 2025 and further authorizes the Purchasing Manager to execute the amendment on behalf of the City.

**2025-0088** Request for Acceptance of Parcel #15-35-303-001, consisting of 0.08 acres of land to accommodate the construction of the City's Super Primary Gateway

**Attachments:** [030325 Agenda Summary \(Revised\).pdf](#)  
[030325 Agenda Summary.pdf](#)  
[Quit Claim Deed Super Primary.pdf](#)  
[Resolution \(Draft\).pdf](#)

*Sara Roediger, Planning & Economic Development Director, stated that as the Department was working out the details of the Gateway Project implementation, they discovered a small parcel of land that was left for an off-premise sign for a former golf course. She shared that the property owners have agreed to donate the property so the City can construct their Super Primary Gateway.*

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

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

Enactment No: RES0043-2025

**Resolved**, that the Rochester Hills City Council hereby accepts the donation of Parcel #15-35-303-001 and authorizes the Mayor to undertake such actions and to execute and deliver any necessary and appropriate documents to consummate this transaction.

## 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.

**2025-0077** Request for Purchase Authorization - DPS/ENG: Blanket Purchase Order for 2025 maintenance and repairs or upgrades of existing traffic signals and SCATS costs in the amount not-to-exceed \$90,000.00 through December 31, 2025; Road Commission for Oakland County (RCOC), Waterford, MI

**Attachments:** [030325 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0044-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes a blanket purchase order for 2025 maintenance and repairs or upgrades of existing traffic signals and SCATS costs to Road Commission for Oakland County (RCOC), Waterford, Michigan in the amount not-to-exceed \$90,000.00 through December 31, 2025.

## Passed the Consent Agenda

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

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

## LEGISLATIVE & ADMINISTRATIVE COMMENTS

**President Deel** shared a picture of the Youth Council on the Senate floor when they traveled to Lansing for Legislative Day. He highlighted the educational opportunity in the visit and emphasized his gratitude for Senator Webber, Representative Tisdell, and Justice Thomas. He also shared a note from the Oakland County Treasurer's Office announcing that the tax foreclosure deadline for the 2022 and/or prior year taxes is March 31st, 2025, so if these taxes are not paid off or any interested party has not entered into a repayment schedule with the Treasurer's Office by the deadline, the property will be foreclosed in tax foreclosure. Taxpayers interested in scheduling a taxpayer assistance meeting may call the Treasurer's Office at (248) 858-0611 or visit [oakgov.com/treasurer](http://oakgov.com/treasurer).

**Ms. Mungoli** shared that the Rochester Hills Government Youth Council has inspired Rochester to get more youth engaged with their city, and the Rochester/Rochester Hills Sister City Committee has decided to make 2025 the year of youth. She explained that the Committee will focus their meetings this year on youth in the community and the organizations that serve those youth. She continued that the Committee's meetings, which are public, take place on the first Tuesday of even months in the Clerk's conference room, though the August meeting may be rescheduled if it falls on a primary election day.

**Mayor Barnett** began by acknowledging what the City has achieved tonight. He noted that they awarded and recognized the first female Chief Officer in the City's history in the national month of recognizing the excellence of women. He also commended the finance presentation and the innovation of the Planning & Economic Development Department's new website, and shared that Rochester Hills is one of the most financially conservative and well-run communities in the state and went debt-free this weekend. He then acknowledged the sophistication of the Youth Council.

The Mayor shared the following updates:

- The Chamber held the Community Outlook Breakfast last Friday with their colleagues from the City of Rochester, Oakland Township, and the school district. He stated that the event garnered a huge turnout and featured great commentary about the happenings of the City.
- He recognized outstanding team member Chitra Neelakantan, who has taken a statewide leadership role in creating the first-ever Michigan Permit Technician Association. He explained that Ms. Neelakantan hosted individuals from around the region to demonstrate leadership and exert the City of Rochester Hills as a regional player in this regard.
- He displayed examples of the Rochester Hills-themed billboards throughout the City and shared that they have received highly positive comments from the community. He also showed the City's spotlight in Relocate 2 Metro Detroit, a regional metro Detroit guide.
- He shared the dominance of Rochester Hills in competitive cheer, announcing that Stoney Creek's team won for the second year in a row, Rochester placed second, and Adams finished third. He added that Notre Dame also won their division.
- He shared that he was at the OPC this morning to discuss how to keep people's personal information safe. He also mentioned that last week was the

*Mayors Business Council meeting, where Governor Snyder spoke to local leaders about keeping information safe.*

*- The Mayor concluded by sharing a story about the vandal who threw a rock through a stained-glass window at Meadowbrook Hall, causing significant damage. He explained that the Meadowbrook staff created the 1929 Club in hopes of getting 100 people to donate \$19.29 every month for a year to cover the cost of replacing the historic windows. The Mayor shared that he is among the over 100 individuals who have already donated, and noted that the positive twist to the story is a reminder of the generosity of the people who live in this community.*

## ATTORNEY'S REPORT

*City Attorney Dan Christ had nothing to report.*

## NOMINATIONS/APPOINTMENTS

**2025-0040** Request for recommendation of a Planning Commission representative to the Zoning Board of Appeals for a one-year term to expire March 31, 2026

**Attachments:** [030325 Agenda Summary.pdf](#)  
[Memo Roediger 021225.pdf](#)  
[PC Minutes 021825 \(Draft\).pdf](#)  
[Resolution \(Draft\).pdf](#)

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

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

Enactment No: RES0045-2025

**Resolved**, that the Rochester Hills City Council hereby recommends to City Council that Deborah Brnabic shall serve as its representative on the Zoning Board of Appeals for a one-year term to expire March 31, 2026.

## NEW BUSINESS

**2025-0017** Request for Purchase Authorization - FACILITIES: Contract/Blanket Purchase Order for Irrigation System Maintenance and Repair Services for City-owned properties in the amount not-to-exceed \$135,000.00 through December 31, 2027; Techseven Company, Shelby Township, MI

**Attachments:** [030325 Agenda Summary.pdf](#)  
[Proposal Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Mike Viazanko**, Building/Ordinance/Facilities Director, stated that the Department is preparing for lawn irrigation, maintenance, and service, and this item is a three-year contract to maintain and conduct service on all city-owned buildings and properties, including selective right of ways.

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

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

Enactment No: RES0046-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order to Techseven Company, Shelby Township, Michigan for Irrigation System Maintenance and Repair Services for City-owned properties in the amount not-to-exceed \$135,000.00 through December 31, 2027 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.

**2025-0082** Request for Purchase Authorization - DPS/ENG: Contract/Blanket Purchase Order for the 2025 Asphalt Rehabilitation Program in the amount of \$2,536,485.00 with a 10% project contingency in the amount of \$253,648.50 for a total not-to-exceed project amount of \$2,790,133.50; Pro-Line Asphalt Paving Corp., Washington, MI

**Attachments:** [030325 Agenda Summary.pdf](#)  
[Bid Tabulation.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Bill Fritz**, Public Services Director, stated that he is requesting authorization for a construction contract to rehabilitate the asphalt roads and pathways, and this is the Department's first capital project of the year.

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

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

Enactment No: RES0047-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for the 2025 Asphalt Rehabilitation Program to Pro-Line Asphalt Paving Corp, Washington, Michigan in the amount of \$2,536,485.00 with a 10% project contingency in the amount of \$253,648.50 for a total not-to-exceed project amount of \$2,790,133.50 and further authorizes the Mayor to execute an agreement on behalf of the City.

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

**2025-0078** Request for Purchase Authorization - FLEET: Blanket Purchase Order/Project Budget for the purchase of 2025 and 2026 vehicles and related equipment in the amount not-to-exceed \$1,324,790.00; Cooperative Contracts and Other Supply Sources

**Attachments:** [030325 Agenda Summary.pdf](#)  
[2025-2026 Vehicle Costs.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Bill Fritz**, Public Services Director, presented an authorization request for the two-year purchase of budgeted vehicles and associated equipment.

**President Deel** requested confirmation of his understanding that these vehicles fall out of service due to reasons such as obsolescence and use.

**Mr. Fritz** responded in the affirmative.

**Ms. Mungoli** thanked Mr. Fritz for his responses to the questions she emailed him, and shared that many vehicles that meet the criteria to be phased out of circulation are up for renewal in this bid package. She mentioned that the City will try to sell these vehicles to recoup costs. She requested confirmation that the vehicles employ a two-year cycle, and there are 100 vehicles in the fleet being considered in the renewal process.

**Mr. Fritz** responded in the affirmative.

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

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

Enactment No: RES0048-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes a Project Budget for the purchase of 2025 and 2026 vehicles and related equipment utilizing cooperative contracts and other supply sources in the amount not-to-exceed \$1,324,790.00.

**2025-0079** Adoption of Amendments to the *City Council Rules of Procedure* Article VIII. Citizens' Rights, Section .05 (a) and (b)

**Attachments:** [030325 Agenda Summary.pdf](#)  
[CC Rules Article VIII \(proposed amendments\).pdf](#)  
[City Attorney Email.pdf](#)  
[FIRE Letter 010625.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Dan Christ**, City Attorney, stated that, as was discussed at the February 17th meeting, the City has become aware of concerns pertaining to Council's Rules of Procedure, specifically, that a couple of clauses in Article VIII with respect to the citizens' rights to participate in the limited public forum of the Council Meeting were subjective and that there was no defined standard with respect to inappropriate conduct or the reference of any personal statement. He explained that at the time of original discussion, the suggestion was to make a few minor text amendments to that section to eliminate the subjectivity of the language and substitute the reference to 'inappropriate' with 'disruptive' behavior. He continued that that is consistent with a limited public forum and a neutral time, place, and manner restriction that Council has the right to provide at its meetings.



**President Deel** summarized by stating that the amendments bring Council into compliance with the First Amendment.

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

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

Enactment No: RES0049-2025

**Resolved** that the Rochester Hills City Council amends its *City Council Rules of Procedure* Article VIII. Citizens' Rights, Section .05 (a) and (b) as follows:

#### **Article VIII. Citizens' Rights**

##### **Section .05 Slanderous Remarks:**

(a) Any slanderous remarks toward the Council, Mayor, Staff or other individuals will be grounds for terminating the citizen's comment period.

(b) Disruptive behavior or comments will also be grounds for removal from the Meeting at the request of the Council President.

**2025-0091** Request for Approval of the permanent consolidation of Election-Day Precincts from 32 to 21 as permitted under MCL 168.658

**Attachments:** [030325 Agenda Summary.pdf](#)  
[Proposed Precinct Consolidation Map.pdf](#)  
[2025 Consolidated Precinct List.pdf](#)  
[MCL168.658.pdf](#)  
[November General Election Savings Graph.pdf](#)  
[Cost Savings Analysis.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Leanne Scott**, City Clerk, and **Sheila Brown**, Deputy City Clerk, were present.

**Clerk Scott** shared that after the passing of Proposal 2, legislation allowing the precinct size to increase from 2,999 to 4,999 active registered voters was enacted. Currently, there are just under 57,000 active registered voters placed into the 32 precincts within the 2,999 threshold, nine of which have 2,200 to 2,600 active voters. She explained that given these numbers and the now allowable increase in precinct size, precinct consolidation is necessary to ensure the most efficient use of financial, staffing, and equipment resources. She shared that precinct location and Council, school, and County Commissioner districts will remain the same. She also shared that there should be no issue with room size, as rooms that once held two precincts will hold one precinct with those two combined. She expressed her belief that this consolidation will allow for the management of any potential lines by having two electronic poll books at each precinct with more than 3,000 active registered voters assigned to it. She shared that under the proposed consolidation, there will be nine such precincts. She continued by sharing an anticipated potential shift in voter behavior, explaining that 50% of the City's active registered voters are on either the Permanent Absentee list, meaning they automatically receive an application for a ballot before each election, or the Permanent Ballot list,

meaning they automatically receive a ballot that they can use to vote absentee, at early voting, or at their precinct on Election Day. She stated that absentee voting remains steady but is the favored method of voting throughout the state, and while early voting is still in its infant stages, it is growing quickly in popularity due to its convenience and flexibility. She shared that Rochester Hills, specifically, Oakland County Regional Site 15, stands in fifth place across the state of Michigan for early voting, and all 19 regional sites in Oakland County placed in the top 50. She continued by highlighting the value of combining precincts, explaining that doing so will reduce the number of inspectors and the amount of equipment needed. She detailed that reducing the 32 current precincts to 21 would result in having to employ 110 fewer election inspectors, leading to over \$32,000 in savings when coupled with the reduction in equipment testing costs. She added that savings experienced in a primary election would be just under \$24,000, and August and November combined could see just under a \$56,000 annual savings. She continued that further savings will be experienced when purchasing new election equipment, which is slated to happen in 2027 to 2028. She shared that the savings for the purchase of new equipment would be \$158,326 based on an original cost estimate of 12,000 per unit; however, the actual cost per unit will be closer to \$15,000, providing an additional \$3,000 per piece of equipment and bringing savings up to \$197,326. She concluded by stating that consolidating precincts will result in an overall savings of \$580,478.30 over the next five years when it comes to wages, equipment, and maintenance of that equipment.

**President Deel** recognized the difficulty in keeping track of and maintaining district boundaries and tracking population numbers. He described the current feat as an 'efficiency play,' as consolidating precincts will result in cost savings. He also acknowledged three factors driving such consolidation: voting law changes, statutory changes that allow for consolidation, and shifts in voter habits. He stated that the introduction of early voting has driven down the amount of people at local precincts on Election Day, and requested confirmation that this is where a lot of cost savings can occur.

**Clerk Scott** responded in the affirmative.

**Mr. Blair** thanked Clerk Scott for her concise explanation. He also shared that he has stood outside of many precincts on Voting Day, and there is never a line out the door, making this consolidation a much-needed and overdue optimization.

**Ms. Mungoli** thanked Clerk Scott and Deputy Clerk Brown for their presentation. She also shared that precinct delegates are present in the audience, as she wanted to receive feedback from the grassroots individuals who are motivating people to vote and are impacted by the consolidation in terms of numbers and boundaries. She continued that there are things these individuals want to consider, such as the fact that no existing precincts were split, making it easier for the precinct delegate allocation that must be redefined next year. She then inquired about the effective date for the consolidation. She added that the delegates had a lot of questions and feedback, but not one was opposed to the consolidation.

**Clerk Scott** stated that there is no specific date yet, but they want to get the notification letter out before April 22nd, the filing deadline for the Council seats and the Library Board seats. She explained that a letter will be sent to individuals whose precinct was merged or who were issued a new precinct number, along with a new voter ID card. She added that the City website will indicate where people voted previously and where they will vote in future elections. She also expressed her appreciation for the precinct delegates' feedback, and emphasized that the Clerk's Office is happy to answer any questions anyone may have.

**Ms. Morlan** thanked Clerk Scott and Deputy Clerk Brown for their work on boundaries, and inquired whether the number of precinct delegates will stay the same. She also suggested that needing so many workers for early voting must alleviate some of the pressure of finding all the people needed for Chairs, Co-Chairs, and inspectors.

**Clerk Scott** stated that it is her understanding that the number of precinct delegates will not change. She also confirmed Ms. Morlan's comprehension, explaining that that is why she showcased the 110-difference in the number of inspectors needed for a general election. She continued by acknowledging the residents of the City, as well as members of Council, for their willingness to work elections, recognizing the challenges of doing so.

**Mayor Barnett** underscored his appreciation for the leadership of the Clerks and for the service the precinct delegates provide. He noted that the election process is a challenging puzzle that requires an incredible amount of work. He also expressed that while the City is getting the same number of voters, the way in which people are doing so is changing, with absentee voting being the predominant method. He shared that the reduced need for election workers stood out to him during the presentation, as election workers and lifeguards are the hardest positions to fill. He concluded by voicing his support for the consolidation.

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

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

Enactment No: RES0050-2025

**Resolved**, that the Rochester Hills City Council hereby approves the permanent consolidation of Election-Day precincts from 32 to 21, effective immediately, as permitted under MCL 168.658 as follows:

<b><u>Precinct #</u></b>	<b><u>Location</u></b>
1	Van Hoosen Middle School, 1339 N. Adams Road
2	Rochester Adams High School, 3200 W. Tienken Road
3	Rochester Adams High School, 3200 W. Tienken Road
4	West Middle School, 500 Old Perch Road
5	Rochester High School, 1361 Walton Blvd.
6	Meadow Brook Elementary School, 2350 Munster Road
7	Brewster Elementary School, 1535 Brewster Road
8	Long Meadow Elementary School, 450 Allston

9	Hart Middle School, 6500 Sheldon Road
10	North Hill Elementary School, 1385 Mahaffy Ave.
11	Rochester High School, 1361 Walton Ave.
12	Hamlin Elementary School, 270 W. Hamlin Road
13	Avondale GATE Magnet School, 1435 W. Auburn Road
14	Deerfield Elementary School, 3600 Crooks Road
15	Avondale Middle School, 1445 W. Auburn Road
16	Reuther Middle School, 1430 E. Auburn Road
17	Rochester High School, 1361 Walton Blvd.
18	Hampton Elementary School, 530 Hampton Circle
19	Reuther Middle School, 1430 E. Auburn Road
20	Hampton Elementary School, 530 Hampton Circle
21	Reuther Middle School, 1430 E. Auburn Road

## ANY OTHER BUSINESS

### NEXT MEETING DATE

*Regular Meeting - Monday - March 17, 2025 - 7:00 p.m.*

### ADJOURNMENT

*There being no further business before Council, it was moved by Mungioli and seconded by Neubauer to adjourn the meeting at 8:51 p.m.*

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*RYAN DEEL, President  
Rochester Hills City Council*

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

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*EMMA BOWEN  
City Clerk's Office*

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