



# 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, May 6, 2024

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:

*Aaron Geer, Admin Coordinator City Council  
Amber Beauchamp, Elections Specialist  
Bill Fritz, Public Services Director  
Bryan Barnett, Mayor  
Captain Russ Yeiser, Oakland County Sheriff's Office  
Chris McLeod, Planning Manager  
Christine Wissbrun, Admin Associate II  
Dan Christ, City Attorney  
Joe Snyder, Fiscal Director  
Ken Elwert, Parks and Natural Resources Director  
Laura Douglas, Admin Assistant III Records  
Laurie Taylor, Assessing Director  
Leanne Scott, City Clerk  
Mike McLaughlin, Accounting Manager  
Mike Viazanko, Building Director  
Nathan Mueller, Senior Advisor, Strategy and Communications  
Sheila Brown, Deputy City Clerk  
Shelby Henderson, Admin Associate II Youth Council & Elections  
Shieen Jackson, Admin Assistant III Cemetery & Vital Stats*

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

A motion was made by Neubauer, seconded by Carlock, that the Agenda be Approved as Amended to move Legislative File 2024-0080 "Request for Acceptance of the Historic District Study Committee Report on the Eureka Fruit Farm/1021 Harding Rd. Noncontiguous Historic District" from Planning and Economic Development to Ordinance for Introduction immediately following Legislative File 2024-0066. The motion carried by the following vote:

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

## **COUNCIL AND YOUTH COMMITTEE REPORTS**

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

**President Deel** introduced RHGYC Representative **Aaron Yoon**.

**Mr. Yoon** shared that he is a Junior at Rochester High School and this is his 3rd year on the RHGYC. He is also on the Water and Sewer Committee. He stated that over the past month the Youth Council has been preparing for the Cultural Fair, and invited everyone to attend the event on Saturday May 11, 2024 from 12:00 p.m. to 3:00 p.m. at Rochester Christian University.

### **Sister City Committee/Rochester:**

**Ms. Mungiola** shared that Sister City Committee/Rochester has been instrumental in helping to plan the Memorial Day Parade of Heroes to be held on Memorial Day, May 27th. She noted that this year it will be going through a different route, and explained that instead of going up Adams Road, from Van Hoosen to Oakland Township's Veteran's Memorial Point, it will go back to the old path from Mt. Avon Cemetery to the Rochester Hills Veterans Memorial. She invited everyone to join the parade and mentioned that flags will be available for residents if they do not have their own. She pointed out that organizations wanting to participate can sign up and be part of the parade.

She shared that next week is Police Week in America, and she was glad to see Captain Yeiser in attendance. She added that she wanted to take this time to recognize the Sheriff's Department for all the hard work that they do keeping us safe. She noted that Rochester Hills is one of the safest cities in our state, if not the country. She expressed her thanks to Captain Yeiser and his team.

She shared that May is Mental Health Awareness month and encouraged everyone to consider their own mental health. She noted that Oakland County Mental Health has a bunch of resources available, and encouraged those interested to take advantage of them.

### **OPC Social & Activity Center (OPC):**

**Mr. Walker** announced that OPC's After the Derby party will start with celebrating the winners of the Kentucky Derby on Thursday, May 9th from 6:00 p.m.-7:30 p.m. He continued that there will be live music performed by The South Street Dixie Band, food and refreshments; tickets are \$15 each. He explained this event is open to the public. He also noted that the OPC's annual

*5k run/walk to benefit Meals on Wheels will be Saturday June 1st, at 8:00 a.m. He mentioned that more information can be found at [OPCCENTER.ORG](http://OPCCENTER.ORG).*

***Ms. Neubauer** shared that May 5th was Orthodox Easter. She continued by wishing everyone in the Coptic Egyptian community, her family, along with the other Eastern Orthodox citizens here and overseas, a very peaceful and Happy Easter.*

**Advisory Traffic & Safety Board:**

***Mr. Blair** announced that Safe Streets Blitz begins May 6th. He continued that the Advisory Traffic and Safety Board want to make everyone aware that we share the roads with pedestrians and bicyclists and very soon we will have some dedicated bicycle lanes on Barclay. He reminded everyone that bikers are not required to use the bike lanes, but are encouraged to do so, and regardless of where they travel, they have the same rights and responsibilities as drivers. He concluded for more information go to [SEMCOG.ORG/SAFESTREETS.MI](http://SEMCOG.ORG/SAFESTREETS.MI).*

## RECOGNITIONS

2024-0245 Proclamation in Recognition of Professional Municipal Clerks Week

**Attachments:** [050624 Agenda Summary.pdf](#)  
[Proclamation.pdf](#)

***President Deel** presented a proclamation to the Rochester Hills City Clerks Office in recognition of Professional Municipal Clerks Week.*

***Whereas**, the office of Professional Municipal Clerk is a time-honored vital part of local government throughout the world, it is the oldest office among the public servants, and*

***Whereas**, the Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies, and the agencies of government at other levels. The Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality rendering equal service to all, and the Professional Municipal Clerk serves as the information center on the functions of local government in community. Professional Municipal Clerks continuously strive to improve the administration of the affairs of the office of Professional Municipal Clerk through participation and education programs, seminars, workshops, and annual meetings of their state provincial county and international professional organizations. It is most appropriate that we recognize the accomplishments of the office of the Professional Municipal Clerk.*

***Now, Therefore, Be It Resolved**, that the Mayor and City Council of the City of Rochester Hills, do hereby recognize May 5th-11th as Professional Municipal Clerks Week, and further extend the appreciation to our Professional Municipal*

*Clerk Leanne Scott and to all the Professional Municipal Clerks for the vital services that they perform in their exemplary dedication to the communities that they represent.*

**Clerk Scott** thanked City Council for their continued support. She added that the entire Clerk's Office are bridge builders in that we build connections throughout our community and within our organization. She noted this is done by serving, partnering, supporting and cultivating relationships. She continued that although elections are a big part of what we do, there is so much more the Clerk's Office does on a daily basis, and each member of this team deserves to be recognized for all that they do. She concluded by extending her gratitude and appreciation to Council.

Presented.

## PRESENTATIONS

**2024-0221** Request for Acceptance of the Fiscal Year End 2023 Annual Comprehensive Financial Report presented by the audit firm of Rehmann, PLLC

**Attachments:** [050624 Agenda Summary.pdf](#)  
[Annual Comprehensive Financial Report.pdf](#)  
[Governance Letter.pdf](#)  
[Single Audit.pdf](#)  
[Resolution \(Draft\).pdf](#)  
[Suppl Presentation.pdf](#)

**Daniel Clark**, Audit Firm of Raymond P., LLC, was present.

**Mr. Clark** shared that he is the Signing Principal on the audit this year. He added that there are two other key people on the team, Dan Merritt, Senior Manager involved in the audit field work, and Tracy Kendall who is also a Senior Manager heavily involved in the preparation of the Financial Statements. He stated that an unmodified clean opinion was issued on the December 31st, 2023 Financial Statements, so that is exactly what you would be looking for, the highest marks that an audit can receive which means everything within the financial statements that was given are materially correct. He noted that they all also issued an unmodified opinion on the Schedule of Expenditures of Federal Awards (SEFA), which relates to the City's Single Audit. He explained that any time an organization, such as Rochester Hills, receives and spends over \$750,000 Federal Dollars in any given year, they are required to have a single audit, and receive an unmodified clean opinion on that as well.

He presented the following key financial highlights:

- Total growth in assets pf \$19.6 m or 3%. Total reduction of liabilities of (\$7.0m) or (9%)
- Property tax revenue increased \$1.9m or 5%. Investment income was \$6.5m

- General fund balance increased \$4.5m or 21%. Fund balance coverage ratio was 117%
- Significant investments in infrastructure noted
- No pension liability. OPEB liability is funded at 107%

He shared further results from the audit:

- The City's equity had a nice increase this year over last year.
- \$30 million dollars in infrastructure improvements, netted about \$20 million dollars in depreciation expense.
- Liabilities went down just over \$7 million dollars, with the biggest fluctuation is unearned revenue number.
- Last year the city had \$8.2 million dollars in unearned revenue, consisting of the ARPA money the city received from the Federal Government, but had not yet spent.
- This year the city spent all the ARPA money, which was part of the single audit.
- There was some deferred permit revenue adding about \$2 million dollars to the General Fund balance.
- Property taxes increased about 3% - \$38.6 million in property taxes in 2022 to \$40.5 million dollars in 2023.
- Investment returns in 2022 was a negative of about \$22,000. 2023 increased to about \$6.5 million in investment revenue.
- Fund balance between 2019-2023.
  - 2022 about 101% funded.
  - 2023 about 117% funded from positive returns in the General Fund and conservative budgeting.
- The last five years all above the 100% mark.
- Water and Sewer Fund.
  - Revenues and Operating Expenses balance out each year.
  - Cash and Investments continue to decrease since 2020. Just over \$40 million dollars at the end of 2023, but the city is using those funds to invest in infrastructure for water and sewer.
- Net OPEB liability or asset
  - 2023 the assets exceeded total OPEB liability, and was 107% funded.

He stated that the audit firm issues two different reports, one over internal controls, and one over compliance. He shared that an Internal Control Report was issued, and it was decided that permit revenue was better to be recognized at the point of receipt vs. deferred over time. He noted that added about \$2 million dollars to the General Fund balance. He stated that there was one recommendation, to have official documentation of journal entries. He explained that no problems were found, but there was no documentation to show that was being done, and this was more of a "best practice" item. He shared that a report over compliance was issued over the city's Federal spending, and the city did spend significant dollars related to ARPA. He commented that they test the compliance and all dollars were spent appropriately, with no issues noted. He added that overall it was a fantastic audit, and the city is in a healthy position.

He stated that there are three new Government Accounting Standards Board's (GASB) coming up. He commented that they do not feel like the GASB's have much applicability to the city, but they will be sure to discuss them. He noted GASB101 related to how compensated absences or accrued vacation, sick leave, etc. are accounted for. He concluded there is a little bit of change in how that is going to be calculated, so that will be a new standard that will be applicable for the 2024 Financial Statements.

**President Deel** thanked Mr. Clark for the presentation and stated he was happy to hear the results of the audit.

**Ms. Mungoli** thanked Mr. Clark for his presentation and asked if he will be present at the RARA Meeting.

**Mr. Clark** responded that his counterpart Mr. Merritt would be there.

**Ms. Mungoli** questioned if the Opioid Settlement was distributed to every community in the state, and if the city was accounting for it correctly.

**Mr. Clark** responded that it was a settlement that occurred over the last couple years, so as the different pharmaceutical companies have settled at the national level, each community is getting their proportionate share, and most communities got something. He continued that he knows there are currently still some pharmaceutical companies that have not settled, so that number will continue to fluctuate based on when those get settled.

**Ms. Mungoli** stated it is nice to see those companies being held accountable. She mentioned that Rochester Hills has had a number of Opioid related deaths in the community and it has been heartbreaking for the families to deal with. She questioned if the changes to the permit process are simply just a matter of when we report it.

**Mr. Clark** responded the way it was traditionally recorded, was deferred over a period of time, and just similar to other communities and based on the GASB accounting pronouncements. He continued that he felt through discussion with the city it was more appropriate to recognize that as it was received and earned in the year. He mentioned that there was a build-up of deferred revenue account of about \$2 million dollars that gets spread out over a corresponding period, and was basically recognized as \$500,000 a quarter.

**Ms. Mungoli** questioned whether GASB101 would impact the city positively or negatively.

**Mr. Clark** explained they have already had some preliminary discussions, and looking at the way it is calculated now, does not think it is going to change the value of it too significantly. He continued that from what we have been seeing from other communities, it will probably increase that liability, not decrease it.

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

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

Enactment No: RES0140-2024

**Resolved**, that the Rochester Hills City Council hereby acknowledges receipt of the Annual Comprehensive Financial Report from City Administration and the auditing firm of Rehmann, PLLC for Fiscal Year End 2023.

## ORDINANCE FOR INTRODUCTION

**2024-0066** Request for Acceptance of First Reading - An Ordinance Amendment to Chapter 30, Community Development, Section 30-33, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to provide service charge in lieu of taxes and authorize provisions relating to Avon Towers Preservation Limited Dividend Housing Association Limited Partnership eligible under the State Housing Development Authority Act of 1966, and repeal conflicting ordinances, and prescribe a penalty for violations

**Attachments:** [052024 Agenda Summary.pdf](#)  
[Ordinance \(Revised\).pdf](#)  
[050624 Agenda Summary.pdf](#)  
[030424 Agenda Summary.pdf](#)  
[021224 Agenda Summary.pdf](#)  
[Ordinance.pdf](#)  
[021224 Resolution.pdf](#)  
[030424 Resolution.pdf](#)  
[050624 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Laurie Taylor**, Assessing Director, shared that on March 4, 2024, City Council accepted for Second Reading and Adoption an addition to the city's ordinances Section 30-33 Avon Towers. She explained that recently Avon Towers notified the city that the Michigan State Development Housing Authority (MSDHA) requires additional language to address the contractual effect of the ordinance. She added that the city has updated the ordinance to reflect this additional requirement, and stated she is here this evening to request the Acceptance for First Reading of the amendment to the ordinance.

**Vice President Walker** thanked Ms. Taylor and questioned whether City Attorney, Dan Christ has confirmed that the language in the ordinance is exactly how MSDHA wants it.

**City Attorney Christ** responded that it was.

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

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

Enactment No: RES0157-2024

**Resolved**, that an Ordinance to amend Section 30-33 Avon Towers Preservation Limited Dividend Housing Association Limited Partnership (a/k/a Avon Towers) to Chapter 30, Community Development, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, repeal conflicting Ordinances, and prescribe a penalty for violations is hereby accepted for First Reading.

**2024-0080** Request for Acceptance of the Historic District Study Committee Report on the Eureka Fruit Farm/1021 Harding Rd. Noncontiguous Historic District

**Attachments:** [050624 Agenda Summary.pdf](#)  
[Memo McLeod 040424.pdf](#)  
[Staff Report Kidorf 040324.pdf](#)  
[Final Report 041124.pdf](#)  
[Historic Districts and Sites Map \(Draft\).pdf](#)  
[Memo Roediger 021624.pdf](#)  
[Memo McLeod 013124.pdf](#)  
[Staff Report Kidorf 013024.pdf](#)  
[Draft Preliminary Report Feb 2024.pdf](#)  
[120423 Agenda Summary.pdf](#)  
[120423 Resolution.pdf](#)  
[Memo McLeod 110923.pdf](#)  
[Minutes HDSC 041124 \(Draft\).pdf](#)  
[Minutes PC 022024.pdf](#)  
[Minutes HDSC 020824 \(Draft\).pdf](#)  
[Minutes HDSC 011124.pdf](#)  
[Minutes HDC 110923.pdf](#)  
[Minutes HDC 120921.pdf](#)  
[CC Min 102521.pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)  
[Suppl Presentation.pdf](#)

**Chris McLeod**, Planning Manager, and **Kristine Kidorf**, Kidorf Preservation Consulting, were present.

**Mr. McLeod** stated there are two requests before Council this evening. He noted the first one being the study for the old Eureka Fruit Farm commonly known as 1021 Harding. He shared that the City Council had taken a recommendation from the Historic District Commission to study 1021 Harding. He added that due to a fire that occurred roughly seven years ago, the historic buildings were removed, and currently the property is vacant. He pointed out that the new owners of the property questioned the standards they would be held to if they built a new house on this property.

He explained that this is a Non-contiguous District and there are no other houses within the district. He continued that discussion ensued as to whether or not this property should be de-listed from the non-contiguous property list. He explained that all of the protocols have been followed; it has gone to the state, to the Planning Commission, it has been through the Historic District Study Committee, and it has been in front of City Council and is now back for final



determination. He explained that Council is being asked to accept the Historic Districts Study Report recommending that the property be de-listed from the standpoint that the historic structures that once made it historic are no longer there.

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

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

Enactment No: RES0142-2024

**Resolved**, that the Rochester Hills City Council hereby accepts the Historic District Study Committee review and recommendation of the Final Historic District Study Committee Report for the Eureka Fruit Farm conducted by Kristine Kidorf, for the property formerly known as 1021 Harding Ave.

**2024-0249**

Request for Acceptance of First Reading - An Ordinance to Amend Sections 118-98 and map 118-B of Chapter 118, Historical Preservation, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to delete the noncontiguous historic district identified as 1021 Harding, Parcel No. 15-15-327-002, repeal conflicting ordinances and to prescribe a penalty for violations

**Attachments:** [052024 Agenda Summary.pdf](#)  
[Ordinance.pdf](#)  
[Map.pdf](#)  
[050624 Agenda Summary.pdf](#)  
[050624 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)  
[Suppl Presentation.pdf](#)

**Chris McLeod**, Planning Manager, and **Kristine Kidorf**, Kidorf Preservation Consulting, were present.

**Mr. McLeod** explained that the amendment presented this evening is to delete the non-contiguous district that is 1021 Harding, or the Eureka Fruit Farm. He continued that this would require a slight modification to language basically striking out that address and parcel ID number within the ordinance itself, and then amending the map. He added that as an ordinance amendment it would require two readings, and tonight it is before Council for the First Reading.

**President Deel** thanked Mr. McLeod and stated that it is an unfortunate situation that occurred here. He commented that at one time there were structures on the property, but after the fire, they became an attractive nuisance and had to be completely removed. He commented that now there is nothing historical left on this parcel.

**Ms. Mungioli** thanked Mr. McLeod for responding to her questions relative to the property and the de-listing piece. She noted that each time the Miller family and the subsequent owner appeared before Council in the past, Council has said no to delisting the property. She added that since then, the structures have

*been removed and nothing remains except fond memories of why it was designated historic. She pointed out that there is one lot that appears to be staked and ready for building, and the other property has a for sale sign on it. She questioned which property is being discussed this evening.*

***Mr. McLeod** responded that it is actually both. He explained that as part of this process the property has been split into three parcels. He explained that one of the land owners bought two lots and put them back together, and then there is a separate land owner for the third lot, so there will only be two structures. He noted that both land owners are present this evening.*

***Ms. Mungoli** questioned whether some designation could be placed on the property in the form of marker or something else that would recognize the historical value of the property.*

***Mr. McLeod** responded that he will have the conversation with the property owners and see what he can do.*

***Vice President Walker** questioned now that the parcel has been split, which parcel was being delisted and whether the ordinance still recognize the original parcel.*

***Mr. McLeod** responded that the underlying real property IDs are now different, but it is the original farmstead property ID that needs to be de-listed.*

**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: RES0158-2024

**Resolved**, that an Ordinance to Amend Sections 118-98 and map 118-B of Chapter 118, Historical Preservation, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to delete the noncontiguous historic district identified as 1021 Harding, Parcel No. 15-15-327-002, repeal conflicting Ordinances and prescribe a penalty for violations is hereby Accepted for First Reading.

## **PLANNING AND ECONOMIC DEVELOPMENT**

- 2024-0203** Request for Conditional Use Approval to allow construction of a third floor (with a maximum height of 45 ft.) for the proposed Gerald Plaza, a three-story mixed use residential and commercial building at 1760 E. Auburn Rd., located at the southwest corner of Auburn Rd. and Gerald Ave., zoned BD Brooklands District; Mike Chaudhary, DMC Consultants, Inc., Applicant

**Attachments:** [050624 Agenda Summary.pdf](#)  
[Staff Report McLeod 041024.pdf](#)  
[Renderings.pdf](#)  
[Plans Pt. 1.pdf](#)  
[Plans Pt. 2.pdf](#)  
[Development Application.pdf](#)  
[Environmental Impact Statement.pdf](#)  
[Previously Approved Plans - 2021.pdf](#)  
[Minutes PC 041624 \(Draft\).pdf](#)  
[CC Min 022221.pdf](#)  
[Minutes PC 021621.pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)  
[Suppl Presentation.pdf](#)

**Chris McLeod**, Planning Manager, and **Mike Chaudhary**, DMC Consultants, Inc., Applicant, were present.

**Mr. McLeod** shared that this is a conditional use request for a third story on a mixed-use building in the Brookland's District. He continued that a two-story building would be permissible; however, the third story triggers a conditional use. He shared that the Planning Commission has recommended approval. He noted that this was originally approved by Planning Commission and City Council February of 2021, but due to financial circumstances the property was never developed. He explained that the only changes to the original plan are to add an additional fire hydrant and landscaping.

He shared that this is a 33,000 sq. foot building over the three different stories. He noted there will be ten residential units on floors two and three, and approximately 8400 sq. feet of non-residential space on the first floor. He commented that the additional landscape being required by the Planning Commission is adjacent to the alleyway. He pointed out that this is the first true mixed-use project in the Brookland's District that would really implement almost every aspect of the ordinance.

**President Deel** shared that this is exactly the kind of development they were hoping to attract in the Brookland's District and he is glad to see this back up and running again. He stated that he is glad the Planning Commission made the modification to add the brick on the second and third floors.

**Ms. Neubauer** questioned if the same color brick or the lighter brick would be used on the second and third floors.

**Mr. Chaudhary** responded that the bottom will be the dark color below the windows and the second and third floor will be the same light colors.

**Ms. Mungoli** explained that she originally was a "No" vote when this was before Council before due to parking concerns. She questioned where the closest parking lot is located.

**Mr. McLeod** responded that there is residential parking onsite, and on-street

parking on Auburn Road. He added that the Eastern Avenue parking lots are being constructed and will provide a significant amount of parking, and the zoning ordinance recognizes your ability to utilize both on-street and public parking spaces as part of the parking calculations. He concluded that they have a satisfactory number of parking spots based on the zoning ordinance requirements.

**Ms. Mungoli** inquired what kind of retail is going into the first floor.

**Mr. Chaudhary** responded that while there have been a few inquiries, nothing is under contract. He shared that they would most likely be coffee shops or sandwich shops. He added that they have also had an inquiry from a rehab center that wants three spots in the new building.

**Ms. Mungoli** questioned the operating hours of the businesses and whether they would be closed at the time the residents would be coming home.

**Mr. Chaudhary** responded that they want to bring in retail which can give more of a downtown look, like ice cream shops, but other professional services would be closed in the evening and on the weekends.

**Ms. Mungoli** shared her concern relative to the parking situation; specifically that retail stores and businesses on the first floor will use the spots located in the back making it difficult for the residents to find parking.

**Mr. Chaudhary** responded that signage will be put up in the parking lot on the rear of the building indicating parking is for residents only.

**Ms. Mungoli** questioned how the on-street parking near the facility will be managed.

**Mr. McLeod** addressed the parking concerns by stating that anytime you start creating a downtown type of atmosphere some of the first buildings are the toughest because they are standing on their own. He noted, however, that once the development starts to grow it becomes much easier for people to understand and to accept. He shared that there is 8400 square feet of retail tenant space for non-residential use, which could hold four smaller tenants, but nothing as large as a full restaurant. He concluded that on-street parking violations will be enforced by the Oakland County Sheriff's Deputies.

**Ms. Mungoli** questioned what communication has been provided to residents nearby.

**Mr. McLeod** responded that the conditional use notice goes out to everyone within 300 feet. He shared that there were a couple people, when the sign went back up and the notices went back out, that called to inquire about the development. He continued that once they realized it was essentially the same development that originally came through the process three to four years ago, they were fine with it.

**Ms. Mungiola** welcomed the development to Rochester Hills and noted she looks forward to seeing what they bring to the Brookland's area.

**Mayor Barnett** thanked Mr. Chaudhary for bringing this back. He stated that the hope is that this will be filled quickly, bringing new residents to our community and businesses as well. He continued that he would like to see active businesses, and that they do not all close at 6:00 p.m., because you want an active area, much like downtown Rochester, where an ice cream shop is open until 8:00 to 9:00 pm. He expressed that he thinks this is incredibly necessary, and commended the city team for the work they have done and City Council for their support. He noted that this was a historic change for that corridor and people are happy with the changes and what they have seen.

**Vice President Walker** shared that he wanted to echo the positive comments. He stated that the city has spent a significant amount of money on infrastructure down on Auburn Road, and they encourage and want developers to come and make it beautiful.

**Mr. Chaudhary** responded that he is excited to break ground.

**Vice President Walker** questioned the size of the Eastern parking lot.

**Mr. McLeod** responded that he believes there are 30 plus parking spots.

**Vice President Walker** shared that would provide more than sufficient parking for any retail, residential, and coming and going from the area.

**President Deel** noted that they are not asking for any allowances for parking, and that this development fits within the parking requirements that we have in the existing Brookland's District. He added that the only thing they are asking for is the third story. He stated that he represents the Brookland's District, and this is a district that is very excited about a development like this. He thanked Mr. Chaudhary for bringing this to Rochester Hills.

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

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

Enactment No: RES0144-2024

**Resolved**, that the Rochester Hills City Council hereby approves the Conditional Use for The Gerald at 1760 E. Auburn Rd., at the southwest corner of Auburn Rd. and Gerald Ave., to allow the proposed development of a three (3) story building within the BD Brooklands District, based on documents received by the Planning Department on March 1, 2024 with the following findings and subject to the following conditions:

Findings

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.

2. The proposed building and proposed conditional use have been designed and is proposed to be operated, maintained, and managed so as to be compatible, harmonious, and appropriate in appearance with the existing and planned character of the general vicinity, adjacent uses of land, and the capacity of public services and facilities affected by the use.
3. The proposed mixed use development building should have a positive impact on the community as a whole and the surrounding area by providing additional shopping opportunities and residential housing options within the Brooklands District.
4. The proposed development and proposed uses are served adequately by essential public facilities and services, such as highways, streets, police and fire protection, water and sewer, drainage ways, and refuse disposal, subject to the conditions noted below.
5. The proposed mixed use development should not be detrimental, hazardous, or disturbing to the existing or future neighboring land uses, persons, property, or the public welfare as the use is fully compliant with all zoning ordinance requirements, meets the intended development and use patterns as outlined in the City of Rochester Hills Auburn Road Corridor Plan, is separated from the abutting residential uses to the south by the existing alley and privacy fence.
6. The proposal will not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.

#### Conditions

1. The applicant must provide the additional fire hydrant as required by the City's Fire Department. All original comments from City departments on the reviewed site plans, this staff report, and outside agency review letters, remain applicable.
2. The applicant must provide additional brick on the facades of the building as discussed during the public hearing of April 16, 2024, specifically to add brick on the second and third floors as depicted with the beige color on the renderings discussed and as previously shown in the 2021 approved plans.
3. Additional tree plantings must be provided within the landscape island along the alley to provide buffering to the residential properties to the south, as approved by Staff in regard to location, species and height.

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

### **CONSENT AGENDA**

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

- 2024-0228** Request for Acceptance of the Subrecipient Agreement between Oakland County and the City of Rochester Hills for the allocation of grant funding under the FY 2024 High Intensity Drug Trafficking Area (HIDTA) Grant

**Attachments:** [050624 Agenda Summary.pdf](#)  
[Agreement.pdf](#)  
[Exhibit A-E.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0145-2024

**Resolved**, that the Rochester Hills City Council hereby accepts the Subrecipient Agreement between Oakland County and the City of Rochester Hills for the allocation of grant funding under the Program Year 2024 High Intensity Drug Trafficking Area (HIDTA) Grant and further authorizes the Mayor to execute the Agreement on behalf of the City.

- 2024-0229** Request for Purchase Authorization - FACILITIES: Blanket Purchase Order for janitorial supplies, paper products, green cleaning products, and other items in the total amount not-to-exceed \$80,000.00 through May 31, 2025; Imperial Dade/Nichols Paper & Supply Co., Rochester Hills, MI

**Attachments:** [050624 Agenda Summary.pdf](#)  
[Contract Addendum.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0146-2024

**Resolved**, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order for janitorial supplies, paper products, green cleaning products, and other items to Imperial Dade/Nichols Paper & Supply Co., Rochester Hills, Michigan in the amount not-to-exceed \$80,000.00 through May 31, 2025.

**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.

- 2024-0238** Request for Adoption of Resolution Authorizing the Parks and Natural Resources Director to be the Agent for the City of Rochester Hills for Oakland County's West Nile Virus Fund Program

**Attachments:** [050624 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0147-2024

**Whereas**, upon the recommendation of the Oakland County Executive, the Oakland County Board of Commissioners has established a West Nile Virus Fund Program to assist Oakland County cities, villages, and townships in addressing mosquito control activities; and

**Whereas**, Oakland County's West Nile Virus Fund Program authorizes Oakland County cities, villages, and townships to apply for reimbursement of eligible expenses incurred in connection with personal mosquito protection measures/activity, mosquito habitat eradication, mosquito larviciding, or focused adult mosquito insecticide spraying in designated community green areas; and

**Whereas**, the City of Rochester Hills, Oakland County, Michigan, has or will incur expenses in connection with mosquito control activities believed to be eligible for reimbursement under Oakland County's West Nile Virus Fund Program;

**Now, Therefore, Be It Resolved**, that the City Council of Rochester Hills authorizes and directs its Parks & Natural Resources Director, as agent for the City of Rochester Hills, to request reimbursement of eligible mosquito control activity under Oakland County's West Nile Virus Fund Program.

## Passed the Consent Agenda

**A motion was made by Neubauer, seconded by Carlock, 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, Mungiola, Neubauer and Walker

## LEGISLATIVE & ADMINISTRATIVE COMMENTS

*Mayor Barnett provided the following City Updates:*

- He congratulated the Clerks team for their work, and Clerk Leanne Scott for her leadership.
- He congratulated CFO Joe Snyder and his team, on receiving a successful audit and Financial Report.
- He shared that today he participated on the panel at the forum titled "A Conversation on Civility" held by Noah Finley and Stephen Henderson. Discussion centered around civility in government.
- Last week was the National Day of Prayer, and approximately 900 people gathered at Oakland University to participate.
- He referred to a picture showing a redbud tree planted by the Girl Scouts at Wabash Park and shared that it blooms purple in the Spring and then turns green. He noted the significance of the purple buds explaining that Wabash Park was known as the Purple Park.
- The NFL Draft was held in Detroit, and the Detroit Lions first pick was announced by Ellie Faglie, a Rochester Community Schools Flag Football team member, and the National Anthem was played on a guitar by a Rochester College student.
- SMART public transportation has started in Rochester Hills, and public feedback is welcomed so that it can be passed on to the County and SMART.
- May is Building Safety Month and there are Building Safety events being held at various locations each week.
- Road projects have begun, including Barclay, Walton, and next will be a few neighborhoods and subdivisions. He asked that everyone please be patient while the roads are under construction.

## ATTORNEY'S REPORT

*City Attorney Dan Christ had nothing to report.*



## NEW BUSINESS

- 2024-0239** Request for Purchase Authorization - FLEET: Increase to Blanket Purchase Order for Third Party Tank Inspections and Repair Services in the amount of \$50,000.00 for a new not-to-exceed amount of \$72,000.00 through March 31, 2025; Oscar W. Larson Company, Clarkston, MI

**Attachments:** [050624 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Bill Fritz**, Public Services Director, stated the city is in the second year of a three-year Purchase Order with our underground storage tank inspections and repair services company. He continued that when they started to service the unleaded fuel tank, they realized that the condition was more extensive than they thought. He concluded that we are here to request an increase in the budget to repair or replace the tank.

**Mr. Blair** questioned if there is an environmental risk involved, or if this is preventative.

**Mr. Fritz** responded that this was preventative maintenance. He explained that there were some issues with the way the pumps were performing, but when they exposed the condition it was worse than originally thought.

**Mr. Blair** inquired whether they were leaking.

**Mr. Fritz** responded they were not leaking.

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

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

Enactment No: RES0148-2024

**Resolved**, that the Rochester Hills City Council hereby authorizes and increase to the Blanket Purchase Order for Third Party Tank Inspections and Repair Services to Oscar W. Larson Company, Clarkston, Michigan in the amount of \$50,000.00 for a new not-to-exceed amount of \$72,000.00 through March 31, 2025.

- 2024-0175** Request for Purchase Authorization - FISCAL: Blanket Purchase Order for annual support and maintenance for the City's Water and Sewer Utility Billing System in the amount not-to-exceed \$122,314.95 for a three-year period (May 1, 2024 - April 30, 2027); TruePoint Solutions, Incline Village, NV

**Attachments:** [050624 Agenda Summary.pdf](#)  
[Invoice.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Bill Fritz**, Public Services Director, shared this is a request to authorize a blanket purchase order for annual support and maintenance of the City's water and sewer utility billing system to TruePoint Solutions. He continued that this is the software system used by the City's water and sewer utility billing division to

account for and track roughly \$35 million dollars of water and sewer billings each year. He added that the annual contract cost ranges from \$39,000 to \$41,000 per year over the three-year term.

**Mr. Blair** commended Mr. Fritz's team on doing a fantastic job. He explained that on initial glance he thought this was a lot to pay for software support; however after doing the math it ends up being 0.1% of the amount of money that is coming in being used for support on this software. He concluded that is more than reasonable.

#### **Adopted by Resolution**

Enactment No: RES0149-2024

**Resolved**, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order for annual support and maintenance for the City's Water and Sewer Utility Billing System to TruePoint Solutions, Incline Village, Nevada in the amount not-to-exceed \$122,314.95 for a three-year period to expire April 30, 2027.

**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.

**2024-0240**

Request for Purchase Authorization - FACILITIES: Blanket Purchase Order/Contract for the Borden Park Material Storage Building in the amount of \$154,898.54 with a 10% project contingency in the amount of \$15,489.85 for a total not-to-exceed project amount of \$170,388.39; Lang Constructors, Inc., Flint, Michigan

**Attachments:** [050624 Agenda Summary.pdf](#)  
[Proposal.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Mike Viazanko**, Building/Ordinance/Facilities Director, and **Ken Elwert**, Parks & Natural Resources Director, were present.

**Mr. Viazanko** stated that the city has entered into an agreement as part of a national cooperative with Gordian Partnership to manage and oversee construction projects. He added that the item in front of Council is for the construction of the Borden Park Materials Storage Building.

**Ms. Mungoli** questioned if this item is to hire a consultant to come in and help us with purchasing, or due to the storage needs for Christmas lights and rock salt, there is now a need for a new building. She stated her understanding of this request is for a building, not for a construction contracting cooperative.

**Mr. Elwert** responded that the building is needed to protect expensive equipment and materials from the elements. He stated more storage is needed as the department grows and provides more service to the community; including the Auburn Road corridor, vegetation, Innovation Hills, and round-a-bouts.

**Mr. Viazanko** explained that the construction profession is challenged by labor shortages which is causing projects to be delayed. He highlighted that this is just one of many projects, and to keep them on track, schedule, and in budget, we need to have a team put in place. He noted that this project will be administered and overseen by Gordian as a construction manager, however, that may not be the case on other projects we work with them on.

**Ms. Mungoli** reiterated her confusion as to whether this request is for the cost associated with managing projects, or if the money being requested is to construct the storage building.

**Mr. Viazanko** responded this item is for the building, the next item on the agenda is for the project management services for the construction of the building.

**Ms. Mungoli** requested that in the future more context and supporting information be included to ensure better understanding on the part of Council.

**Vice President Walker** shared that working with a company like this is a force multiplier; providing the ability to grow resources from one single source.

**Mr. Viazanko** responded that it was important to look at a wider range of options other than just the traditional bidding process. He stated this program offers a chance to improve on project outcomes and make the most of the city's resources.

**Mr. Elwert** responded that Parks often has smaller projects and it is often difficult to get interest and bids on some projects. He noted that this company is designed well for smaller projects.

**President Deel** shared that it is very difficult to get bids on these smaller projects. He commended city staff on looking into other options to get the job done.

**A motion was made by Mungoli, seconded by Walker, 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: RES0150-2024

**Resolved**, that the Rochester Hills City Council hereby authorizes a Blanket Purchase Order/Contract for the Borden Park Material Storage Building to Lang Constructors, Inc., Flint, Michigan in the amount of \$154,898.54 with a 10% project contingency in the amount of \$15,489.85 for a total not-to-exceed project amount of \$170,388.39 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.

- 2024-0241** Request for Purchase Authorization - FACILITIES: Contract/Blanket Purchase Order for project management services required for the construction of the Borden Park Materials Storage Building in the amount not-to-exceed \$16,961.39; Gordian, Greenville, South Carolina

**Attachments:** [050624 Agenda Summary.pdf](#)  
[Proposal.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Mike Viazanko**, Building/Ordinance/Facilities Director, and **Ken Elwert**, Parks & Natural Resources Director, were present.

**Mr. Viazanko** stated this request is for the construction management fees to orchestrate, set up, schedule, and oversee the construction of the Borden Park building.

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

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

Enactment No: RES0151-2024

**Resolved**, that the Rochester Hills City Council hereby authorizes a Contract/Blanket Purchase Order for project management services required for the construction of the Borden Park Materials Storage Building to Gordian, Greenville, South Carolina in the amount not-to-exceed \$16,961.39 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.

- 2024-0242** Request for Purchase Authorization - FACILITIES: Contract/Blanket Purchase Order for the design-build of the Innovation Hills Restroom Project in the not-to-exceed project budget amount of \$1,009,444.00; Mando Construction, Mount Clemens, MI

**Attachments:** [050624 Agenda Summary.pdf](#)  
[Proposal Summary.pdf](#)  
[Cost Summary.pdf](#)  
[Schedule of Values Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Mike Viazanko**, Building/Ordinance/Facilities Director, and **Ken Elwert**, Parks & Natural Resources Director, were present.

**Mr. Viazanko** shared that this request is for approval of the design-build of the public restroom at Innovation Hills. He noted that this is the only vendor that brought back a rendering of what they are looking to do with the floor plan. He stated that Mando Construction suggested including a bike repair station. He noted there are lots of bikes in the park, and patrons could fill up their tires, fix a flat, or adjust things. He commented that showed the review committee that

they put some thought into the use of the building. He concluded that those are the small details that we want to look at to make sure they fit the use, and what we envision Innovation Hills to be like.

**President Deel** mentioned that with the installation of Christmas lights really drawing in a crowd, the park is being utilized year-round. He stated that if we are going to continue to do that, we are going to need bathrooms that can operate year-round.

**Ms. Mungoli** inquired if the Ranger Station is still going to be operational and whether the staff will continue to be located there. She noted the rendering has a break room in it, and questioned if that meant the Ranger Station was going to be converted into something else.

**Mr. Elwert** responded that they plan to continue to use the Ranger Station as it is set up with computers, a phone and a staff bathroom. He explained that there is a big mobile storage unit where this bathroom would go, storing a bunch of materials, chemicals, tools, and a variety of stuff that cannot currently fit in the garage. He added that this building would include a secondary storage area and a break room similar to what every other park in the district has. He explained that we have six to eight staff there at times so to have appropriate lunches and space is essentially what this is for. He noted this would allow them to move the mobile storage unit to Borden Park for additional storage.

**Ms. Mungoli** questioned if this rendering was final or a concept.

**Mr. Elwert** responded that it is not final, and noted there is some flexibility within the price parameters should Council elect to move forward.

**Mr. Viazanko** responded that after hearing from the Parks team, it is going to be very similar to the concept drawing that was submitted in their RFP, but it is not the final rendering.

**Ms. Mungoli** inquired if the final rendering will be brought back to Council, and whether what they are requesting is all-inclusive.

**Mr. Viazanko** responded that they will bring it back and share it with Council. He further stated they are requesting the amount "not to exceed."

**Ms. Mungoli** questioned, after reviewing the rendering, if there was any way for staff to go from the break room to the restroom without having to go outside the building.

**Mr. Viazanko** responded probably not. He explained that you want the public to be able to use the restrooms without having the ability of entering the employee area.

**Ms. Mungoli** questioned what the cost will be to connect the bathroom to the sewer.

**Mr. Elwert** responded that they are working through detailed estimates with HRC which they expect to bring before Council closer to June. He explained that the last estimate that HRC performed was \$1.2 million for that particular sewer project.

**Ms. Mungoli** questioned if the sewer will all be underground, noting she hopes that it does not tear up Hamlin Road.

**Mr. Elwert** responded that it is meant to be a directional drill under the road from the main sewer line on the south part of Hamlin Road, which would also serve future development in that area and go under the road and pop out fifteen feet next to the building.

**Mr. Viazanko** added that he knows the proposal is to directional bore from the south side of Hamlin, which is now a common practice in underground utility work.

**Ms. Mungoli** recalled the year-and-a-half spent discussing the size, scope and contents of the Ranger Station, and stated it is great to hear that we are actually going to get 1400 square feet potentially with this cost, which is not significantly more than what the ranger station originally cost us. She questioned when the building would be available.

**Mr. Viazanko** responded that they hope to start construction by early Fall, and Mando Construction said they can do it in three to three-and-a-half months.

**Ms. Mungoli** noted that with the partnership that the Mayor has setup with the County to help cover the cost of this, it makes it more palatable; however \$2.2 million dollars overall is still an expensive bite for this.

**President Deel** inquired whether the building will meet all of the department's needs, utilizing this design/build process.

**Mr. Elwert** responded that members from Parks, Building and Facilities have been part of the process, and will continue to be, so he is comfortable that their needs will be met.

**Ms. Morlan** questioned with the attendance at Innovation Hills if the bathroom facility is large enough.

**Mr. Viazanko** responded that the design team is recommending this size. He noted that putting in three stalls seems to work, and it is much better than what we have currently. He explained that we could go bigger, but then it just drives up the cost.

**Mr. Elwert** shared that we still have the two-family restrooms that are next to the gardens on the north side of the playground, and those are areas that a whole family can go to, as well as someone who utilizes a wheelchair.

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

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

Enactment No: RES0152-2024

**Resolved**, that the Rochester Hills City Council hereby authorizes a Contract/Blanket Purchase Order for the design-build of the Innovation Hills Restroom Project to Mando Construction, Mount Clemens, Michigan in the not-to-exceed project budget amount of \$1,009,444.00 and further authorize 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.

2024-0243

Request for Acceptance of Grant Award: PARKS AND NATURAL RESOURCES: Acceptance of Oakland County and Oakland County Parks Grant Award for the development of a year-round restroom at Innovation Hills; County of Oakland, Pontiac, MI

**Attachments:** [050624 Agenda Summary.pdf](#)  
[Grant Agreement.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Mike Viazanko**, Building/Ordinance/Facilities Director, and **Ken Elwert**, Parks & Natural Resources Director, were present.

**Ken Elwert** shared that Mayor Barnett has been working on a partnership with Oakland County, and the County has recognized the regional role for this park system in this area. He explained that we provide 1.5 million visits and our city size is only 75,000 people. He mentioned that the County came to us and offered this partnership. He shared that mutually agreed upon signage will be displayed and that the building has to be built by May of 2025 as specified in the contract.

**President Deel** stated that he knows that the Mayor worked very hard, and that these things do not come easy. He mentioned that Oakland County is a big county and there are a lot of other municipalities that would be happy to have this money. He expressed his appreciation to the Mayor and his team for getting these funds.

**Mayor Barnett** responded that he is grateful for the County's support on this project, and hopes to see more opportunities to partner with them in the future.

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

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

Enactment No: RES0153-2024

**Resolved**, that the Rochester Hills City Council hereby accepts the terms of the County of

Oakland and Oakland County Parks Grant Agreement with an awarded amount of \$500,000.00 and further authorizes the Mayor to execute all agreements pertaining to the Grant Award.

**2024-0248** Request for Approval of the proposed amendments to the Van Hoosen Jones Stoney Creek Cemetery Rules and Regulations

**Attachments:** [050624 Agenda Summary.pdf](#)  
[Cemetery Rules \(Proposed\).pdf](#)  
[Cemetery Rules \(Current\).pdf](#)  
[Resolution \(Draft\).pdf](#)

**Clerk Scott** shared that since hiring our new Sexton, Mario lafrate, this past September, he has identified some information that was not included in the cemetery's rules packet. She explained that a comprehensive overhaul of the rules has taken place; adding pictures and tables to enhance understanding, and a table of contents was included to make the navigation easier for our customers to facilitate. She continued that we really took the time to go through with a fine-tooth comb, and Mario did a fantastic job. She stated that Council Member Blair is the on the Cemetery Committee, and this was presented to the Cemetery Committee for their approval on March 27th.

**Mr. Blair** shared that if there were three words really to summarize these changes its efficiency, clarity, and customer service. He explained that one of the things being clarified is the decorations and plantings that are allowed. He continued that it is a delicate balance because you want to give the customer the ability to express themselves and their appreciation for their deceased, but we also want to maintain cemetery aesthetics. He added that Mario did a fantastic job helping the customers understand everything that is involved with purchasing a plot at the cemetery, and the amount of clarity and comfort that provides a customer is excellent. He continued that monument marker regulations are much the same as the decorative plantings, and have been clarified in the rules. He stated that purchase and transfer procedures for lot ownership and burial rights were complicated to understand and may not have been addressed fully in the old regulations are clarified in this version.

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

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

Enactment No: RES0154-2024

**Resolved**, that the Rochester Hills City Council hereby approves the proposed amendments to the Van Hoosen Jones Stoney Creek Cemetery Rules and Regulations.

## ANY OTHER BUSINESS



**NEXT MEETING DATE - City Council Regular Meeting - May 20, 2024 - 7:00 p.m.**

**ADJOURNMENT**

*There being no further business before Council, it was moved by Mungioli and seconded by Neubauer to adjourn the meeting at 9:13 p.m.*

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

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

\_\_\_\_\_  
LORRIE SHIPWAY  
Administrative Coordinator  
City Clerk's Office

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