



# 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 Mungioli, 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, August 11, 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** 6 - David Blair, Jason Carlock, Ryan Deel, Carol Morlan, Theresa Mungioli and David Walker

**Absent** 1 - Marvie Neubauer

#### Others Present:

*Bryan Barnett, Mayor  
Dan Christ, City Attorney  
Brennan Deel, Rochester Hills Government Youth Council  
Ken Elwert, Parks & Natural Resources Director  
Bill Fritz, Public Services Director  
Todd Gary, Fire Chief/Emergency Services Director  
Brooke Insana, Human Resources Director  
Rochelle Lyon, Information Systems Director  
Erin Mims, Admin Associate II - Youth Council & Elections  
Eliza Pizzuti, Rochester Hills Government Youth Council  
Sara Roediger, Planning & Economic Development Director  
Leanne Scott, City Clerk  
Joe Snyder, Chief Financial Officer  
Erin Sudrovech, Chief of Staff  
Laurie Taylor, Assessing Director  
Mike Viazanko, Building/Ordinance/Facilities Director  
Yuna Woo, Rochester Hills Government Youth Council  
Captain Paul Workman, Oakland County Sheriff's Office*

#### PLEDGE OF ALLEGIANCE

#### APPROVAL OF AGENDA

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

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

**Absent** 1 - Neubauer

## COUNCIL AND YOUTH COMMITTEE REPORTS

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

**President Deel** introduced RHGYC Representative **Brennan Deel**.

**Mr. Deel** stated that he is a rising junior at Stoney Creek High School and that he has served on the Youth Council for the past two years. He reported that the RHGYC has had a fun and productive year, with their most recent event being the Brooklands Block Party, where they ran the tie-dye station, on July 30th. He announced that their 2025-2026 term begins on September 1st, and they are excited to welcome six new members. He thanked the graduating seniors for their incredible work during their time on Youth Council, as well as **Erin Mims**, RHGYC Adult Advisor, President Deel, and the Rochester Hills City staff for their ongoing support.

### Rochester Avon Recreation Authority (RARA):

**Ms. Mungioli** shared that RARA is working on a Master Plan for the first time. She shared that they would like residents, including youth, to fill out a survey to provide insight into what programming they should offer into the future. She displayed a sign with the QR code to the survey, and informed the public to reach out to her if they would like one to put in their front yard. She noted that RARA plans to have their Master Plan complete by the end of the year.

## PRESENTATIONS

2025-0351 2024/2025 Final Report and Presentation of Certificates of Recognition

Attachments: [081125 Agenda Summary.pdf](#)  
[Presentation.pdf](#)

**Eliza Pizzuti**, Rochester Hills Government Youth Council (RHGYC) Chairperson, **Yuna Woo**, RHGYC Secretary, and **Erin Mims**, RHGYC Adult Advisor, were present.

**Ms. Pizzuti** stated that she is a rising senior at Rochester Adams High School and that this is her fourth year on the Youth Council. She noted that she is the current Chairperson.

**Ms. Woo** shared that she is a rising senior at Stoney Creek High School and that this is her fourth year on the Youth Council. She stated that she has served as the Secretary for the past two terms. She added that their Vice Chair, Siddh,

*was unable to be present but sends his support and gratitude.*

**Ms. Pizzuti** reported that this past year has been very successful for the Youth Council, as they connected with the citizens of Rochester Hills through volunteering at different events, learned more about the City, built partnerships with other cities, such as Lapeer and Rochester, and completed projects to give back to the community.

**Ms. Woo** announced that their biggest event was the annual Cultural Fair, which brought hundreds of community members together to celebrate the diverse backgrounds in the City. She also shared that they hosted their first Social Reset event at the Rochester Hills Public Library, where they invited a panel of mental health specialists to raise awareness about various mental health-related topics.

**Ms. Pizzuti** presented a video to showcase the year's activities.

**Ms. Woo** stated that they have had yet another year of tremendous learning, leadership, and service with some of the brightest and most dedicated students in Rochester Hills. She voiced her hope to finish strong and leave a lasting legacy within this fantastic group.

**Ms. Pizzuti** thanked City Council, the Mayor, and the City for their investment in the Youth Council.

**President Deel** shared that he loves when the Youth Council presents a video because it is not only informative but is also fun to watch. He continued that he did not realize how busy they were throughout the year until he saw all the activities on the screen. He praised them for their phenomenal work and presentation.

**Mayor Barnett** recognized the RHGYC as probably the most sophisticated and advanced government youth council in Michigan. He commented that having the Youth Council engaged in everything, including sitting on the committee that sets his salary, allows them to get to this level of engagement. He acknowledged Ms. Mims for her leadership, and President Deel for his continued guidance. He also thanked the Youth Council, and brought up that they will have an opportunity to serve at this year's State of the City, which will be Wicked-themed.

**Presented.**

2025-0350 Rochester Hills Government Youth Council 2025-2026 Swearing in Ceremony

Attachments: [081125 Agenda Summary.pdf](#)

**President Deel** shared that he was appointed to serve as the City Council Representative for the Rochester Hills Government Youth Council (RHGYC) eight years ago, and it has been the best part of his City Council experience. He expressed his sorrow that his time working the outgoing seniors is coming to an end. He stated that earlier this summer, he, along with Youth Council Liaison Erin Mims and Youth Council Members Eliza Pizzuti, Jackson Otlewski, and Yuna Woo, interviewed 26 candidates for the 2025-2026 term. He explained that they read the candidates' essays and letters of recommendation, and each candidate was individually scored based on their interview answers. He stressed that this rigorous process reflects the degree of honor associated with taking a position on the RHGYC.

He stated that the 2025-2026 Youth Council members will take an Oath of Office administered by Clerk Scott. He explained that they will solemnly swear to support and defend the United States and Michigan Constitutions and the Rochester Hills City Charter, and to conduct themselves in a manner designated to maintain the integrity of this appointed position and the honor of the City of Rochester Hills. He continued that they will be sworn in as representatives of the City with a specific charge and obligation to maintain and enhance the honor of Rochester Hills. He emphasized that each appointee has truly earned their appointment to this committee.

He congratulated the following RHGYC senior members:

- Sofia Olvera Garcia graduated from Adams High School and will be attending the University of Michigan
- Jackson Otlewski graduated from International Academy and will be attending Carnegie Mellon
- Naiylah Qadri graduated from Rochester High School and will be attending the University of Michigan
- Aryan Sinha graduated from Rochester High School and will be attending the University of Michigan
- Aaron Yoon graduated from Rochester High School and will be attending the University of Michigan

**President Deel** introduced the 2025-2026 RHGYC members:

- Isabella Blakely from International Academy
- Oliver Blakely from Rochester High School
- Saachi Dahanukar from Adams High School
- Brennan Deel from Stoney Creek High School
- Jackson Deel from Stoney Creek High School
- Lucas DiGrande from Notre Dame Preparatory
- Kishyo Giri from Stoney Creek High School
- Janelle Hayes from Stoney Creek High School
- Sasha Joshi from Adams High School

- Jueon Kim from Adams High School
- Eliza Pizzuti from Adams High School
- Dev Shah from International Academy
- Siddh Sheth from Stoney Creek High School
- Mohammed Uzair from Rochester High School
- Aarya Verma from International Academy
- Christina Wang from Adams High School
- Seo-Yun Woo from Stoney Creek High School

**Clerk Scott** administered the Oath of Office to the RHGYC members.

**President Deel** announced that the meeting will break for a quick reception to celebrate the 2025-2026 RHGYC.

**Presented.**

**(RECESS 7:26 p.m. to 7:49 p.m.)**

**2025-0353** Midwest Strategy Group Presentation

**Attachments:** [081125 Agenda Summary.pdf](#)  
[Presentation.pdf](#)

*Adam Wright, Midwest Strategy Group, provided the following legislative updates:*

- State Budget
  - Self-Imposed Deadline Missed
  - Big Beautiful Bill Implications
  - Road Funding Package Tied In
  - Will There Be Compromise?
- Appropriations Requests
  - Nowicki Park
- What's Next in Lansing?
  - Constitutional Budget Deadline
    - October 1st New Fiscal Year Begins
  - Policy Bills After the Budget
    - Public Safety and Violence Prevention Fund
    - Revenue Sharing Trust Fund
    - Disabled Veteran's Property Tax Fix
    - Storm Water Utility
- 2026 - Election Year
  - Governor, Secretary of State, Attorney General, US Senate, US House, State Senate, State House up for election
  - Ballot Initiatives like Ranked Choice Voting and "Tax the Rich"

**Ms. Mungioli** inquired whether there is any prohibition in the Constitution or current laws that prevent Ranked Choice Voting from being executed. She requested clarification on the intended purpose of the Storm Water Utility bill. She also inquired about the outlook on whether the State will have a budget by October 1st, and whether there will be a government shutdown if it does not have one by then.

**Mr. Wright** shared that he knows of some cities that have passed Ranked Choice Voting but do not have the ability to implement it for their city yet. He also explained that the Storm Water Utility bill is a funding mechanism to deal with flooding issues, which have been prevalent throughout southeast Michigan. Regarding the State budget, he expressed his belief that there are members in each caucus who are willing to sit down and truly negotiate a budget, but a lot must happen in the next six to eight weeks. He added that some House bills are being taken up in the Senate and at least one Senate bill is being taken up in the House, which is beneficial to see. He stated that if there is no budget by September 30th at midnight, there will be a government shutdown, and the potential impact of this shutdown on Rochester Hills and local school districts will depend on its duration.

**Mr. Blair** brought up the expected reduction in Act 51 revenue due to electric vehicles, and inquired whether part of the controversy pertains to the absence of a definitive solution for making up this revenue.

**Mr. Wright** stated that the Speaker's plan does not necessarily address that, but in the past, they have passed additional and higher registration fees. He continued that there have been several presentations about a tax based on the number of miles driven regardless of the type of car, as well as presentations on toll roads, so he believes that they are trying to identify any additional way they can bring in revenue. He underscored the importance of the gas tax to local governments, and mentioned that part of the House Republican plan was to have a Neighborhood Roads Fund that would get additional dollars to local governments to improve roads.

**Ms. Morlan** inquired about the chances of housing issues getting traction in Lansing.

**Mr. Wright** shared his belief that many of the bills he mentioned could have gotten some traction in the House but did not because the House could not get anything done in lame duck; however, they may not have gotten traction in the Senate. He stressed that it is important to talk to legislators and explain that it is not local government that is holding back people from building affordable housing and workforce housing; doing so is not very feasible in the current economy. He explained that access to capital and being able to build affordable workforce housing that keeps rent at a certain level just does not work from a financial perspective.

**President Deel** thanked Mr. Wright for his presentation and work in Lansing. He explained that the City is unique in that it remains proactive instead of reactive and engages representation in Lansing to bring its interests to the State legislature.

**Presented.**

## ORDINANCE FOR ADOPTION

2025-0318 Request for Acceptance for Second Reading and Adoption - an Ordinance to

amend Sections 82-30, 82-32 and 82-33; of Article II, Employee Appeal Procedure, of Chapter 82, Personnel, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify composition of the Personnel Board and provisions governing suspensions, and to repeal conflicting Ordinances

**Attachments:** [081125 Agenda Summary.pdf](#)  
[Ordinance.pdf](#)  
[072125 Agenda Summary.pdf](#)  
[072125 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

*Brooke Insana, Human Resources Director, shared that the primary purpose of these revisions is to improve the integrity and fairness of the City's Employee Appeal Procedure. She detailed that the proposed revisions would update the Appeals Board composition to be more consistent, impartial, and stable; specifically, the new Personnel Board would be comprised of the same three City Council Members who already serve on the Human Resources Technical Review Committee (HRTC).*

**A motion was made by Mungioli, seconded by Morlan, that this matter be Accepted for Second Reading and Adoption by Resolution. The motion CARRIED by the following vote:**

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

**Absent** 1 - Neubauer

Enactment No: RES0180-2025

**Resolved**, that an Ordinance to amend Sections 82-30, 82-32 and 82-33; of Article II, Employee Appeal Procedure, of Chapter 82, Personnel, of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to modify composition of the Personnel Board and provisions governing suspensions, and to repeal conflicting Ordinances is hereby Accepted for Second Reading and Adoption and shall become effective Tuesday, August 19, 2025 following its publication in the Oakland Press on Sunday, August 17, 2025.

## PLANNING AND ECONOMIC DEVELOPMENT

2025-0300 Request for Conditional Use Approval for Pine Trace Golf Course for the construction of a new banquet, service, and clubhouse addition to the existing building onsite, including a new driveway, parking lot and associated site improvements in the R-4 One Family Residential zoning district, located at 3600 Pine Trace Blvd. and 3308 South Blvd. W., on the north side of South Blvd. and east of Adams; Michael Bylen, Pine Trace Golf Course, Applicant

Attachments: [081125 Agenda Summary.pdf](#)  
[Color Renderings 071525.pdf](#)  
[Staff Report 070725.pdf](#)  
[Reviewed Plans Pt. 1.pdf](#)  
[Reviewed Plans Pt. 2.pdf](#)  
[Environmental Impact Statement.pdf](#)  
[Development Application.pdf](#)  
[Authorization.pdf](#)  
[WRC Letter 042325.pdf](#)  
[Draft PC Minutes 0715235.pdf](#)  
[Public Hearing Notice.pdf](#)  
[Resolution \(Draft\).pdf](#)  
[SUPPL Presentation.pdf](#)

**Chris McLeod**, Planning Manager, **Michael Bylen**, Pine Trace Golf Course, applicant, and **Sydney Kanan**, AEW Civil Engineers, were present.

**Mr. McLeod** stated that Pine Trace is a 110-acre site on the north side of South Boulevard east of South Adams, and presented a request to expand the banquet center. He added that the Planning Commission unanimously recommended approval of the Conditional Use and approved the site plan and the tree removal permit. He shared that the banquet center will be about 400 feet, if not more, from any of the abutting residences in any direction, and the applicant is proposing 289 parking spots, which is in excess of the City's parking requirements. He noted that the golf course itself has been under a redesign but will not undergo any expansion. He highlighted various components of the site plan, including additional parking on the west side of the site, a new driveway, an L-shaped addition to the building, and an outdoor patio. He explained that the banquet facility is the portion of the L shape that fronts South Boulevard. He continued that operations at the banquet facility would occur up until 2:00 a.m., and anything that causes noise or nuisance would be inside the building by around dusk. He added that the building will be composed of limestone, cultured stone, and brick masonry units. He also shared that most of the existing trees will be maintained, and the concerns of neighbors to the south regarding light and parking lot trespass were resolved in the Planning Commission once those individuals grasped a full understanding of the improvements and their locations.

**President Deel** requested confirmation that this item passed unanimously in the Planning Commission.

**Mr. McLeod** responded in the affirmative.

**Mr. Walker** expressed his excitement over this rebuild, as it has been years in the making. He commended Mr. Bylen for his herculean efforts, and inquired about the timeline for this project.

**Mr. Bylen** shared that they are currently renovating the golf course and should be done with it in September. He stated that they are looking to open sometime around Memorial Day or early June, depending on the weather this fall. He continued that in the meantime, they must build an additional building on the driving range and are renovating and enlarging their maintenance building. He noted that they must build the driveway, complete all the landscaping, and build a new parking lot, and

*they hope to have all the infrastructure in before they open. He stated that they will start on the building next year and hope to have it open by the end of summer 2027.*

*Mr. Walker pointed out that a Conditional Use approval is for a year, but it does not sound like the project is within a year of completion. He mentioned that staff can do an administrative extension of a year, and emphasized that Mr. Bylen has a two-year period to finish construction.*

*President Deel requested confirmation that Mr. Bylen is eight months into his new lease on the property and that pursuant to the lease terms, the minimum annual rent payments of \$350,000 would start on January 1st, 2028. He also requested confirmation that with a completion date of 2027, Mr. Bylen will have the revenues coming in from the new banquet facility to meet the rental expectations of the \$350,000 minimum payments by the 2028 start date.*

*Mr. Bylen confirmed President Deel's understanding, but added that once the golf course is open, he will start paying percentage rent.*

*Ms. Mungioli thanked Mr. Bylen for his investment in the City and cooperation on the expansion, and Mr. McLeod for the answers to her questions. She brought up the need to fit 500 people into a facility with only 289 parking spots, noting that staff parking is not included in this calculation. She voiced her desire to take this matter back to Ordinance and make an adjustment going forward.*

*Mayor Barnett echoed Councilman Walker's comment that this is a longstanding partnership. He thanked Mr. Bylen for delivering on his end, and added that the City will continue to work its angle.*

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

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

**Absent** 1 - Neubauer

Enactment No: RES0181-2025

**Resolved**, that the Rochester Hills City Council hereby Approves the Conditional Use to allow for the construction of a new banquet, service, and clubhouse addition to the existing golf course building onsite, along with a new driveway, parking lot, and associated site improvements in the R-4 One Family Residential zoning district, based on documents received by the Planning Department on June 13, 2025 with the following findings:

### **Findings**

1. The proposed use will promote the intent and purpose of the Zoning Ordinance.
2. The existing 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. The overall site is in excess of 100 acres and the golf course and club house have been in existence for numerous years. The proposed banquet facility will generally not

overlap with golf usage and the applicant has proposed adequate parking and a new driveway alignment to accommodate vehicles entering and exiting the site.

3. The proposed renovation of the existing clubhouse building and the addition of the banquet facility will provide expanded services being sought within the greater Rochester Hills community. The proposed use at this location represents an existing City of Rochester Hills business that is already located in the City at this site and due to its success is seeking a larger, more efficient and effective building.

4. The existing development and proposed use 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, particularly since the existing use of the site and building is for Pine Trace and that the proposed use of the banquet facility generally will not overlap with the primary golf course use.

5. The existing development and proposed use should not be detrimental, hazardous, or disturbing to existing or future neighboring land uses, persons, property, or the public welfare since the golf course has been in existence and operation for a number of years and the nearest residential property is over 400 feet from the proposed building or patio area.

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. If based on usage and parking patterns, it is determined that additional parking areas are necessary onsite, the applicant shall work with the City to develop additional parking spaces, compliant with City requirements.

2. If the intensity of the use increases, additional hours are being utilized, the use generates excessive noise that otherwise becomes nuisance to the surrounding residential properties, or the use otherwise becomes inconsistent with those presented as part of this application (etc.), City staff may require and order the conditional use approval to be remanded to the Planning Commission and City Council as necessary for reexamination of the conditional use approval.

**2025-0354** Request for Approval to distribute the 2025 Master Plan update to adjacent communities for review and comment in accordance with State Law

**Attachments:** [081125 Agenda Summary.pdf](#)  
[City of Rochester Hills 2025 Master Plan.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Chris McLeod**, *Planning Manager*, stated that the Planning Commission has recommended distribution of the draft 2025 Master Land Use Plan. He stressed that this is a draft, and noted that distributing it to surrounding communities and utilities for a 63-day review period is a requirement of State law.

**President Deel** recognized the Planning Commission and the Planning & Economic Development Department for all the hard work they have put into the Master Plan. He pointed out that they found an innovative way to convey dry information, and noted that it will soon be launched on the City's website.

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

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

**Absent** 1 - Neubauer

Enactment No: RES0182-2025

**Resolved**, that the Rochester Hills City Council hereby approves the distribution of the proposed 2025 City of Rochester Hills Master Plan to adjacent communities for review and comment.

## **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.

**2024-0653** Approval of Minutes - City Council Regular Meeting - October 21, 2024

**Attachments:** [CC Min 102124.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0183-2025

**Resolved**, that the Minutes of the Rochester Hills City Council Regular Meeting held on October 21, 2024 to be approved as presented/amended.

**2025-0314** Request for Purchase Authorization - FACILITIES: Contract/Blanket Purchase Order for Fire Extinguisher Services in the amount not-to-exceed \$45,000.00 through September 30, 2028; Cintas Fire Protection, Troy, MI

**Attachments:** [081125 Agenda Summary.pdf](#)  
[2025-0314 Proposal Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0184-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for fire extinguishers to Cintas Fire Protection, Troy, Michigan in the amount not-to-exceed \$45,000.00 through September 30, 2028 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.

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**2025-0322** 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 September 30, 2026; Imperial Dade, Rochester Hills, MI 48309

**Attachments:** [081125 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0185-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes a blanket purchase order for janitorial supplies, paper products, green cleaning products, to Imperial Dade, Rochester Hills, Michigan in the total amount not-to-exceed \$80,000.00 through September 30, 2026.

**2025-0324** Request for Purchase Authorization - Fire: Increase to Blanket Purchase order for Turnout Gear, Pants, and Boots in the amount of \$5,500.00 for a new not-to-exceed amount of \$30,500.00 through December 31, 2025; MacQueen, St. Paul, MN

**Attachments:** [081125 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0186-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes an increase to the blanket purchase order for Turnout Gear, Pants, and Boots to MacQueen, St. Paul, Minnesota in the amount of \$5,500.00 for a new not-to-exceed amount of \$30,500.00 through December 31, 2025.

**2025-0319** Request for Purchase Authorization - CLERKS: Blanket Purchase Order for Election Ballot Printing in the amount not-to-exceed \$30,000.00 through August 31, 2026; Printing Systems, Inc., Taylor, MI

**Attachments:** [081125 Agenda Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

Enactment No: RES0187-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes a blanket purchase order for Election Ballot Printing to Printing Systems, Inc., Taylor, Michigan in the amount not-to-exceed \$30,000.00 through August 31, 2026.

## 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** 6 - Blair, Carlock, Deel, Morlan, Mungioli and Walker

Absent 1 - Neubauer

## LEGISLATIVE & ADMINISTRATIVE COMMENTS

*Ms. Mungioli* voiced her appreciation for Ken Elwert, Parks & Natural Resources Director, and Dennis Andrews, Deputy Parks & Natural Resources Director. She shared that they took City Council on a tour of Nowicki Park last week and that it was very informative.

*Mayor Barnett* provided the following updates:

- Orion Road should open back up this Friday; however, this is weather-dependent. He thanked the Road Commission and the City's DPS team for their work.
- This last July, the City had a record of five Wet and Wild Wednesdays at the Museum. He explained that the Parks Department is on site with a slip-and-slide, as is the Fire Department and the Outdoor Engagement team. He noted that the event garners anywhere from 600 to 1,300 kids during a two-hour stretch.
- The Brooklands Block Party was shortened by the rain but was still a fantastic event. He acknowledged the people who helped make the event possible, including the first responders and the DPS team. At the Block Party, the City recognized Russell and Barbara Griffin. Russell is 94 years old and has lived his whole life in the Brooklands neighborhood, and he and his wife, Barbara, moved into their house on Emmons 74 years ago. The couple celebrated their 75th wedding anniversary at the Block Party. The event also featured the successful RHising Market, which allowed students ages ten to 17 to sell their products.
- Assistant Chief/Fire Marshal Ann Echols, who is the first female Assistant Chief in the City's history, was one of the guest speakers on a panel at the Chamber's Women in Leadership Breakfast.
- The City's history podcast recently hosted Mike Murri, the longtime General Manager of WXYZ. Upcoming podcast episodes will feature the Head Football Coach at Adams High School and the President of Rochester Christian University.
- He showed a picture of the Fire Department's contract singing, and thanked Chief Gary and Brooke Insana, Human Resources Director, for their leadership.
- The City's Bring Your Kid to Work Day had a great turnout, with 94 kids. Participants got to play with snakes, ride in DPS vehicles, learn about the City's departments, and more. He thanked the City's team for making the day possible.

## ATTORNEY'S REPORT

*City Attorney Dan Christ had nothing to report.*

## NEW BUSINESS

2025-0320 Request For Approval of Submission of Special License Application to the State of Michigan Department of Licensing and Regulatory Affairs, Liquor Control

Commission for Masquerade at the Museum fundraising event at the Rochester Hills Museum at Van Hoosen Farm on Saturday, October 25, 2025

Attachments: [081125 Agenda Summary.pdf](#)  
[Application.pdf](#)  
[Masquerade 2025 Flyer.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Ken Elwert**, Parks & Natural Resources Director, presented a request to submit a license permit to the State of Michigan for beer, wine, and spirits for the Masquerade at the Museum event on October 25th. He explained that they have been holding this event for several years with a great deal of help from the Rochester Hills Museum Young Leaders Circle. He continued that the event will be both indoors and outdoors and will have costume events, photo booths, and movies outside if the weather is nice.

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

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

**Absent** 1 - Neubauer

Enactment No: RES0188-2025

**Resolved**, that the Rochester Hills City Council hereby approves the submission of a Special License Application to the State of Michigan Department of Licensing and Regulatory Affairs, Liquor Control Commission for Masquerade at the Museum fundraising event at the Rochester Hills Museum at Van Hoosen Farm on October 25, 2025, and authorize the Mayor to execute the application on behalf of the City.

**Further Resolved**, that the Rochester Hills City Council hereby concurs that the application for a Special License to serve alcohol on October 25, 2025 to be located at 1005 Van Hoosen Road, Rochester Hills, Michigan 48306 be recommended for issuance.

**2025-0315** Request for Purchase Authorization - FACILITIES: Contract/Blanket Purchase Order for Snow Removal Services for the 2025-2026 winter season for designated City Owned Buildings and Properties in the amount not-to-exceed \$170,000.00 through June 30, 2026; Snow Plow Group, Armada, MI

Attachments: [081125 Agenda Summary.pdf](#)  
[Proposal Summary.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Mike Viazanko**, Building/Ordinance/Facilities Director, stated that although it is unfortunate, the inevitable will happen and they must plan for it.

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

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

**Absent** 1 - Neubauer

Enactment No: RES0189-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes a Contract/Blanket Purchase Order for Snow Removal Services for the 2025-2026 winter season for designated City Owned Buildings and Properties to Snow Plow Group, Armada, Michigan

in the amount not-to-exceed \$170,000.00 through June 30, 2026 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: Increase to the Contract/Blanket Purchase Order for the design-build of the Innovation Hills Restroom Project in the amount of \$20,000.00 for a new not-to-exceed project budget amount of \$1,029,444.00; Mando Construction, Mount Clemens, MI

**Attachments:** [081125 Agenda Summary.pdf](#)  
[050624 Agenda Summary.pdf](#)  
[Proposal Summary.pdf](#)  
[Cost Summary.pdf](#)  
[Schedule of Values Summary.pdf](#)  
[050624 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

*Mike Viazanko, Building/Ordinance/Facilities Director, explained that in May 2024, they brought this project forth with a contingency in place, and the one unknown was DTE's service to the building. He reported that DTE wants them to go to a transformer that was installed during the original design of the park, driving costs up. He noted that he had meetings with DTE to try to work out a different plan, but DTE was insistent on the City going to the transformer that they feel was there for future expansion. He added that nearly \$19,000 of the \$20,000 is to cover the DTE charge they had to incur to get electricity to the building.*

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

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

**Absent** 1 - Neubauer

Enactment No: RES0190-2025

**Resolved**, that the Rochester Hills City Council hereby authorizes an increase to the Contract/Blanket Purchase Order for the design-build of the Innovation Hills Restroom Project to Mando Construction, Mount Clemens, Michigan in the amount of \$20,000.00 for a new not-to-exceed project budget amount of \$1,029,444.00 and further authorize the Mayor to execute an agreement on behalf of the City.

**2025-0309**

Adoption of Amendments to the *City Council Rules of Procedure* Article IV, Section .03 (a) (vi) and Article V, Section .01 (A)

**Attachments:** [081125 Agenda Summary.pdf](#)  
[Article IV Questions To Be Stated.pdf](#)  
[Article V Order Of Business.pdf](#)  
[072125 Agenda Summary.pdf](#)  
[Christ Email.pdf](#)  
[Resolution \(Draft\).pdf](#)

*President Deel stated that these are amendments he brought forward to help*

*City Council streamline its future meetings.*

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

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

**Absent** 1 - Neubauer

Enactment No: RES0191-2025

**Resolved**, that the Rochester Hills City Council amends its *City Council Rules of Procedure* Article IV, Section .03, Section .03 (a) (vi) and Article V, Section .01, (A) as follows:

#### **Article IV. Council Officers and Duties**

##### **Section .03 Duties of Council Officers:**

###### **(a) The President shall:**

(vi) Questions to be Stated: No motion or resolution, except any motion or resolution within the Consent Agenda, shall be voted upon until it has been stated by the President. Any Council Member may require that the motion or resolution be put in writing before the vote is taken and, if necessary, the Meeting shall be recessed for that purpose.

#### **Article V. Order of Business and Agenda**

##### **Section .01 Order of Business:**

###### **(A) Regular Meetings**

Call to Order  
Roll Call  
Pledge of Allegiance  
Approval of Agenda  
Council and Youth Committee Reports  
Recognitions  
Presentations  
Consent Agenda  
Public Hearing  
Ordinance for Introduction  
Ordinance for Adoption  
Planning and Economic Development  
Public Comment for Items not on the Agenda  
Consent Agenda  
Legislative and Administrative Comments  
Attorney's Report  
Nominations/Appointments  
Unfinished Business  
New Business  
Any Other Business  
Next meeting Date  
Adjournment

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2024-0624      Request to Approve Amendment #3 to the Oakland County Sheriff's Office 2025-2027 Law Enforcement Services Agreement with the City of Rochester Hills

**Attachments:** [081125 Agenda Summary.pdf](#)  
[051225 Agenda Summary.pdf](#)  
[121624 Agenda Summary.pdf](#)  
[Agreement.pdf](#)  
[Letter.pdf](#)  
[121624 Resolution.pdf](#)  
[051225 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

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

**Mr. Snyder** explained that in preparation for the upcoming 2025-2026 school year, the OCSO staff, headed up by Major Yeiser, met with the Rochester Community Schools (RCS) staff to discuss their plans for the upcoming school year. He announced that in June of this year, RCS informed Major Yeiser that they are intending to request a reduction in their level of School Resource Officers (SROs) from six for the prior 2024-2025 school year to five for the upcoming 2025-2026 school year. He continued that upon the confirmation of this information, the City of Rochester Hills worked with the OCSO to reduce this SRO position, effective June 30th of this year. He stated that the City of Rochester Hills now contracts for 64 OCSO Deputies, along with two OCSO Administrative Assistants. He noted that the amended contract staffing levels are included in the 2026-2028 Proposed Budget, and amendments to the 2025 budgets are anticipated in the fourth quarter amendment near the end of this year.

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

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

**Absent** 1 - Neubauer

Enactment No: RES0192-2025

**Resolved**, that the Rochester Hills City Council approves Amendment #3 to the three-year (2025-2027) Law Enforcement Services Agreement between the City of Rochester Hills, the County of Oakland, and the Oakland County Sheriff's Office.

**Be It Further Resolved**, that the Mayor and City Clerk are authorized to execute the contract on behalf of the City.

2025-0326      City of Rochester Hills 2026 Proposed Budget and 2027-2028 Projected Budget

- a. Presentation
- b. Adoption of Resolution acknowledging receipt of the 2026 Proposed Budget and the 2027-2028 Project Budgets and establishing a Budget Public Hearing for September 8, 2025

Attachments: [092225 Agenda Summary.pdf](#)  
[090825 Agenda Summary.pdf](#)  
[Public Hearing Notice.pdf](#)  
[081825 Agenda Summary.pdf](#)  
[Budget Presentation Schedule.pdf](#)  
[081125 Agenda Summary.pdf](#)  
[081125 Resolution.pdf](#)  
[Resolution \(Draft\).pdf](#)

**Joe Snyder**, Chief Financial Officer, stated that in accordance with the City of Rochester Hills Charter, whereby the upcoming fiscal year's budget shall be submitted to City Council at their first meeting in August, he is formally presenting the City of Rochester Hills FY 2026 Proposed Budget and FY 2027-2028 Projected Budget. He explained that copies of the Proposed Three-Year Budget shall be on file and available to the public during regular business hours starting tomorrow in the City Hall Office of the Clerk, the City Hall Resource Center, and the Rochester Hills Public Library, as well on the City's website. He added that they will be holding a public Budget Workshop next week, and each City department will be presenting their respective portion of the overall City budget. He asked City Council to set a Public Hearing on the City's Proposed Three-Year Budget for September 8th, 2025. He explained that this will allow an additional opportunity for public participation in the City's budget process. He detailed that the City of Rochester Hills FY 2026 Budget proposes a total of \$223 million, and this represents a slight increase of 0.06% from the current 2025 Amended Budget. He shared that as a collective administration, they have worked very hard over the past several months to attempt to deliver a three-year budget plan that will work towards accomplishing goals and objectives that City Council adopted back in early June. He expressed his anticipation to work with City Council over the next several weeks to establish a budget plan for the future.

**President Deel** shared that City Council appreciates having the Proposed Budget a little early so that they have time to review it. He provided the reminder that the Budget Workshop is scheduled for August 18th in the City Hall Auditorium.

**Ms. Mungioli** informed residents that the Budget is comprised of 354 pages plus the technical appendices, and thanked Mr. Snyder for also making an electronic version available to City Council early. She shared that a new favorite saying of hers is "no significant changes."

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

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

**Absent** 1 - Neubauer

Enactment No: RES0228-2025

**Whereas**, the City of Rochester Hills City Council has worked to develop City Goals for the Fiscal Year 2026; and

**Whereas**, based on those City Goals, the Fiscal Year 2026 Proposed Budget and the Fiscal Year 2027-28 Projected Budget was developed; and

**Whereas**, per City Charter, at the August 11, 2025 City Council Meeting, the Mayor delivered the Fiscal Year 2026 Proposed Budget and the Fiscal Year 2027-28 Projected Budget Plan beginning January 1, 2026; and

**Whereas**, at the August 11, 2025 City Council Meeting, the City Council set the Budget Public Hearing date for September 8, 2025.

**Resolved**, that the Rochester Hills City Council acknowledges receipt of the Fiscal Year 2026 Proposed Budget and the Fiscal Year 2027-28 Projected Budget and hereby gives notice of a Public Hearing to be held at 7:00 p.m. on Monday, September 8, 2025, at the Rochester Hills City Hall, 1000 Rochester Hills Drive, for the purpose of discussing the Fiscal Year 2026 Proposed Budget and Fiscal Year 2027-28 Projected Budget and providing an opportunity to all interested parties to present comments thereon prior to formal adoption by the Rochester Hills City Council.

**Be It Further Resolved**, that the publication of the Notice of Public Hearing is hereby authorized.

## ANY OTHER BUSINESS

**NEXT MEETING DATE - City Council Special Meeting - Monday - August 18, 2025 - 5:30 p.m.**

**- City Council Regular Meeting - Monday - August 25, 2025 - 7:00 p.m.**

## ADJOURNMENT

*There being no further business before Council, it was moved by Mungioli and seconded by Morlan to adjourn the meeting at 9:08 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.*