



Rochester Hills

Minutes - Draft

City Council Regular Meeting

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

*David J. Blair, Jason Carlock, Bradley Limberg, Diana Mannino, Theresa Mungoli,
Marvie Neubauer and Mark Skelcy*

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

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

Monday, January 12, 2026

7:00 PM

1000 Rochester Hills Drive

CALL TO ORDER

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

ROLL CALL

Present 5 - Jason Carlock, Theresa Mungoli, Marvie Neubauer, Bradley Limberg and Mark Skelcy

Absent 2 - David Blair and Diana Mannino

Others Present:

*Tracey Balint, Interim DPS Director/City Engineer
Bryan Barnett, Mayor
Dan Christ, City Attorney
Ken Elwert, Parks & Natural Resources Director
Todd Gary, Fire Chief/Emergency Services Director
Brooke Insana, Human Resources Director
Sasha Joshi, Rochester Hills Government Youth Council
Tim Matz, Captain/EMS Coordinator
Sara Roediger, Planning & Economic Development Director
Leanne Scott, City Clerk
Karen Somerville, Deputy Assessing Director
Erin Sudrovech, Chief of Staff
Laurie Taylor, Assessing Director*

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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

Aye 5 - Carlock, Mungoli, Neubauer, Limberg and Skelcy

Absent 2 - Blair and Mannino

COUNCIL AND YOUTH COMMITTEE REPORTS

Rochester Hills Government Youth Council (RHGYC):

President Carlock introduced RHGYC Representative **Sasha Joshi**.

Ms. Joshi stated that she is an 11th grader at Rochester Adams High School and that she has served on the Youth Council for the past two years and also serves on the Historic Districts Commission. She reported that they have been extensively preparing for their SOUP-erbowl event, which will function as a can drive to benefit Neighborhood House. She detailed that the event will feature food, games, and prizes and will take place from 1:00 to 3:00 p.m. on Saturday, January 31st, in the multipurpose room of the Rochester Hills Public Library. She added that they are excited to begin preparations for their annual Cultural Fair in April and that their next meeting will be Wednesday, February 4th, at the Rochester Hills Resiliency Center.

Vice President Mungoli thanked the DPS team for clearing the streets over the past several weeks and keeping residents safe, and encouraged people to use PlowTracker to see where the plows are at any given time. She also congratulated the Rochester High School Varsity Dance Team for winning multiple categories at the State Championship and having a solo State Champion.

Planning Commission:

Ms. Neubauer announced on behalf of the Planning & Economic Development Department that the City has begun its Capital Improvement Plan (CIP) process for the 2027-2032 timeframe. She stated that if residents have a capital project of \$25,000 or more that they would like to propose as part of this process, a link to the CIP application is available on the City's website. She specified that residents wishing to submit a project are encouraged to contact the responsible departments for assistance in filling out their application and that applications are due no later than Friday, February 27th, and should be submitted to Joe Snyder, Chief Financial Officer, either in paper form or electronically at snyderj@rochesterhills.org.

She also promoted the Rochester Hills Government Youth Council's SOUP-erbowl Party, noting that attendees are asked to bring a canned food item to support Neighborhood House. She shared that Neighborhood House assists 400 individuals per day during the months of November and December, and encouraged the public to come out and enjoy the event.

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.

Attachments: [CC Min 072125.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0001-2026

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on July 21, 2025 be approved as presented/amended.

2025-0594 Approval of Minutes - City Council Regular Meeting - August 11, 2025

Attachments: [CC Min 081125.pdf](#)
[Resolution \(Draft\).pdf](#)

This Matter was Adopted by Resolution on the Consent Agenda.

Enactment No: RES0002-2026

Resolved, that the Minutes of the Rochester Hills City Council Regular Meeting held on August 11, 2025 be approved as presented/amended.

Passed the Consent Agenda

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

Aye 5 - Carlock, Mungioli, Neubauer, Limberg and Skelcy

Absent 2 - Blair and Mannino

PLANNING AND ECONOMIC DEVELOPMENT

2025-0502 Request for Preliminary Site Condominium Approval for Camden Crossing condominiums, a proposed development of 25 detached single family residences on approximately 9.36 acres of land, located at 430 W. Hamlin Rd. and Parcel No. 15-22-451-029, on the north side of Hamlin between Livernois and Rochester, zoned R-3 One Family Residential with the MR Mixed Residential Overlay; Jim Polyzois, Sare Inc., Applicant

Attachments: [011226 Agenda Summary.pdf](#)
[Staff Report.pdf](#)
[Reviewed Plans Pt. 1.pdf](#)
[Reviewed Plans Pt. 2 and ASTI Letter.pdf](#)
[Atwell Letter.pdf](#)
[PEA Letter.pdf](#)
[PEA Letter Test Pit Observation.pdf](#)
[Environmental Impact Statement.pdf](#)
[Development Application.pdf](#)
[WRC Letter.pdf](#)
[Streets Review.pdf](#)
[Draft PC Minutes 120925.pdf](#)
[Public Comment CC.pdf](#)
[Public Comment PC 120925.pdf](#)
[Public Hearing Notice.pdf](#)
[Resolution \(Draft\).pdf](#)
[SUPPL City Council Presentation 011226.pdf](#)
[SUPPL Planning Commission Presentation 120925.pdf](#)

Sara Roediger, Planning & Economic Development Director, **Jared Kime**, Atwell, LLC, **Ralph Núñez**, Núñez Design, and **Jim Polyzois**, Sare Inc., applicant, were present.

Ms. Roediger shared that Camden Crossing is located on nearly ten acres of land on the north side of Hamlin, between Crestline and Rochester Road, and while a previous version of this project was approved years ago, it has since expired. She characterized the new proposal as an improvement, noting that the Planning Commission approved the Tree Removal Permit and the Natural Features Setback Modifications and unanimously recommended approval of the Preliminary Site Condominium Plan and the Wetland Use Permit. She mentioned that the north portion of the property, which abuts much of the existing residential land, is untouched and natural and that the site borders the ITC Corridor, where structures cannot be built. Regarding the Wetland Use Permit, she stated that the applicant is affecting roughly 11,000 square feet of wetlands; however, all but 143 square feet is exempt from regulation due to the impacts being for stormwater mitigation. She added that there is a very small, low-quality wetland in the south portion of the site that will be removed.

President Carlock shared that he lives in the subdivision across from Camden Crossing, and voiced his belief that a gas line runs from his neighborhood into the proposed parcel of land. He inquired whether this is indicated in the plans, and requested clarification on the setback.

Ms. Roediger confirmed that the gas line is indicated in the plans.

Mr. Kime explained that the homes are set 45 feet back from the street right-of-way, placing them well behind the 30-foot pipeline easement.

Ms. Neubauer emphasized that this item was approved unanimously by the Planning Commission both times it was presented. She commented that several neighbors came to speak at the Planning Commission meeting, and thanked the applicants for satisfying the additional condition that they speak with a particular resident regarding her property and the trees.

Vice President Mungiola questioned what has changed since the previous time this item was presented to City Council.

Mr. Núñez clarified that the unit count was reduced by one to comply with the City's 40% tree preservation requirement. He also shared that to address neighbor concerns from previous meetings, the northern portion of the property will remain a "no-mow" natural buffer, and all of the pedestrian paths were moved south to protect the privacy of existing backyards. He added that the internal street trees were moved further back into yards at the request of the Transportation Division.

President Carlock inquired about the City's current requirement for detention ponds, bringing up recent flooding history in his subdivision.

Ms. Roediger shared that the detention ponds are designed for a 100-year storm event.

Mr. Núñez noted that the engineers have accounted for the site's lower elevation to ensure it properly manages runoff from the surrounding area.

Mayor Barnett thanked the development team for their steady hand and collaborative approach, noting that the project has improved through multiple iterations and staff feedback. He praised Mr. Polyzois as a good developer in the community, and recognized Mr. Núñez for his previous design work on Innovation Hills.

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

Aye 5 - Carlock, Mungiola, Neubauer, Limberg and Skelcy

Absent 2 - Blair and Mannino

Enactment No: RES0003-2026

Resolved, that the Rochester Hills City Council hereby Approves the Camden Crossing Preliminary Site Condominium Plan, based on plans received by the Planning Department on October 30, 2025, with the following findings and subject to the following conditions.

Findings

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from W. Hamlin Road, thereby promoting safety and convenience of vehicular traffic both within the site and on the adjoining street.
3. Adequate utilities are available to the site.
4. The preliminary plan represents a reasonable street and lot layout and orientation.
5. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.

6. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural characteristics and features of the site or those of the surrounding area.
7. The requested modification for the reduction for the overall minimum land area required to utilize the MR Mixed Residential Overlay District is warranted since the site is approximately 9.5 acres and the site layout otherwise meets all City requirements.

Conditions

1. Address all applicable comments from other City departments and outside agency review letters, prior to final site condominium site plan approval.
2. Provide a landscape bond in the amount of \$169,717.40, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.
3. Construction vehicle traffic shall primarily utilize Cardinal Lane as much as possible to limit construction traffic on the surrounding streets, particularly Crestline.
4. Applicant is to meet with the residents of 1835 Crestline, with respect to planting trees to provide buffering to their property.
5. The road shall be constructed of poured concrete.

2025-0503 Request for Wetland Use Permit Approval to impact approximately 11,427 square feet of wetlands for Camden Crossing condominiums, a proposed development of 25 detached single family residences on approximately 9.36 acres of land, located at 430 W. Hamlin Rd. and Parcel No. 15-22-451-029, on the north side of Hamlin between Livernois and Rochester, zoned R-3 One Family Residential with the MR Mixed Residential Overlay; Jim Polyzois, Sare Inc., Applicant

Attachments: [011226 Agenda Summary.pdf](#)
[Staff Report.pdf](#)
[Reviewed Plans Pt. 1.pdf](#)
[Reviewed Plans Pt. 2 and ASTI Letter .pdf](#)
[Atwell Letter.pdf](#)
[PEA Letter.pdf](#)
[PEA Letter Test Pit Observation.pdf](#)
[Environmental Impact Statement.pdf](#)
[Development Application.pdf](#)
[WRC Letter.pdf](#)
[Streets Review.pdf](#)
[Draft PC Minutes 120925.pdf](#)
[Public Comment CC.pdf](#)
[Public Comment PC 120925.pdf](#)
[Public Hearing Notice.pdf](#)
[Resolution \(Draft\).pdf](#)
[SUPPL City Council Presentation 011226.pdf](#)
[SUPPL Planning Commission Presentation 120925.pdf](#)

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

Aye 5 - Carlock, Mungioli, Neubauer, Limberg and Skelcy

Absent 2 - Blair and Mannino

Enactment No: RES0004-2026

Resolved, that the Rochester Hills City Council hereby approves a Wetland Use Permit to permanently impact approximately 11,427 square feet of wetlands to construct the private road, building areas for single family units, and associated development infrastructure based on plans received by the Planning Department on October 30, 2025, with the following findings and subject to the following conditions.

Findings

1. The wetland located onsite is an emergent wetland and its quality, as determined by ASTI, is of low ecological quality due to its small size, high percentage of non-native vegetation and location with a highly urbanized area, but does provide some stormwater detainment and filtration and is considered to be a medium/low quality natural resource to the city.
2. ASTI has reviewed the subject plans and proposed impacts to the city regulated wetland along with the proposed mitigation efforts to help reduce the impacts to those wetlands and has indicated that the plans as proposed are satisfactory.
3. The majority of the proposed wetland impacts, 11,284 square feet, are a result of the construction of a stormwater facility for the site and are therefore exempt from regulation.
4. Only 143 square feet of actual wetland impact is regulated by City Ordinance and given the limited amount of impact and the current medium/low quality designation of the wetland, it has been recommended by the City's environmental consultant to allow the proposed impact.

Conditions

1. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
2. That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible, and the applicant must implement best management practices, prior to final approval by staff.
3. The applicant shall abide by all conditions and recommendations as outlined in ASTI's review letter of November 3, 2025.

PUBLIC COMMENT for Items not on the Agenda

None.

LEGISLATIVE & ADMINISTRATIVE COMMENTS

Ms. Neubauer wished the Orthodox community a merry Christmas, and her son a happy 16th birthday. She also shared that Edge Fitness recently had a ribbon cutting and that they offer a red therapy room and a private workout room.

Mayor Barnett provided the following updates:

- He commended Tracey Balint, Interim DPS Director/City Engineer, and the DPS team for their work in addressing the recent winter weather.
- In recognition of the 250th anniversary of the signing of the Declaration of Independence, the City will have numerous events and activities throughout the year, with different partners along the way.
 - In partnership with the Daughters of the American Revolution, the City unveiled a traveling exhibit called the American Revolution Experience at the Rochester Hills Public Library. The exhibit will be in town through January 17th. He thanked the Daughters of the American Revolution; Pat McKay, Museum Manager, and the Museum team; and the Library for hosting the event.
 - The City also participated in a poster contest with the United States Conference of Mayors and the National Endowment for the Arts. The winning poster, created by Emma Bowen, will represent the City in Washington, D.C., over the next 365 days.
- The City welcomed the Edge Fitness Clubs with a ribbon cutting. He noted that businesses continue to grow and thrive in Rochester Hills, and expressed his appreciation for Edge's investment in the community.
- Last week, the Right Down the Street podcast featured Seggie Isho, a member of the a cappella group Straight No Chaser, whose "12 Days of Christmas" video has garnered 26 million views on YouTube. Seggie is a full-time performer, traveling all over the country with his group.
- The City's Outdoor Engagement team is holding Winter Mini Camps, including one this Friday, January 16th. They are also hosting a Snow Fort & Campfire event on Monday, January 19th. He noted that these events usually sell out, and encouraged people to sign up.

Ms. Neubauer added that the founder of Edge Fitness shared with her that he lives out of a hotel every day of the year but that after doing the recent ribbon cutting and seeing the City, Rochester Hills is the only place in which he has ever considered purchasing a home. She characterized this as a huge credit to the City.

ATTORNEY'S REPORT

City Attorney Dan Christ had nothing to report.

NEW BUSINESS

- 2026-0003** Request for Purchase Authorization - PARKS: Blanket Purchase Order/Contract for 2026 Street Tree Planting in the amount not-to-exceed \$210,000.00; Michigan Lawn Maintenance, Inc., dba Sherman Nursery Farms, Columbus, MI

Attachments: [011226 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Ken Elwert, Parks & Natural Resources Director, stated that the City offers a Street Tree Planting Program that is entirely funded by the Tree Fund, which developers contribute to when they cannot meet the City's requirement to replant 40% of the trees they remove during construction. He noted that the current item pertains to

the larger of the City's two tree planting programs, and explained that the contractor plants street trees in the road right-of-way in front of residents' homes. He added that the City has been with Sherman Nursery for several years.

President Carlock shared that he is the recipient of two street trees, as the first one was damaged by the ice storm a few months ago. He questioned how many trees \$210,000 gets the residents of Rochester Hills.

Mr. Elwert responded that although slightly variable, it is usually about 350-400 trees.

President Carlock inquired whether the City usually receives 400 requests.

Mr. Elwert shared that they had 362 requests last year, and noted that they are always looking for more planting sites.

President Carlock encouraged the public to reach out to the Parks Department to get their free street tree, explaining that residents get to decide exactly where they want their tree within the right-of-way.

Mr. Elwert added that the Department is responsible for the maintenance of the trees and that they conduct inspections on a five-year cycle.

Mr. Skelcy inquired about the size of the trees and how the City protects them from deer.

Mr. Elwert stated that the trees are about ten feet tall, with a two-inch diameter at breast height (DBH), and explained that they chose this size because it gives the trees the best chance for growing well. He noted that they install tree guards to protect against deer.

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

Aye 5 - Carlock, Mungoli, Neubauer, Limberg and Skelcy

Absent 2 - Blair and Mannino

Enactment No: RES0005-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order/contract for 2026 Street Tree Planting to Michigan Lawn Maintenance, Inc., dba Sherman Nursery Farms, Columbus, Michigan in the amount not-to-exceed \$210,000.00 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

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

2026-0001 Request for Purchase Authorization - FIRE: Waiver of Section 2-273(b) of the Purchasing Ordinance; Approval of Contract/Blanket Purchase Order for emergency medical and fire cost recovery billing services in the amount

not-to-exceed \$994,190.00 through December 9, 2029; EMS Management Consultants Inc., Winston-Salem, North Carolina

Attachments: [011226 Agenda Summary.pdf](#)
[Recommendation to Warren City Council.pdf](#)
[City of Warren Council Resolution.pdf](#)
[Resolution \(Draft\).pdf](#)

Tim Matz, Captain/EMS Coordinator, reported that in 2025 alone, the Fire Department responded to over 7,500 medical incidents. He explained that while their first priority is patient care, the behind-the-scenes work, including billing, HIPAA compliance, and data security, requires specialized expertise. He continued that to obtain the best value, they have partnered with the City of Warren on a joint request for a proposal, and by combining volumes, they have secured much more competitive pricing. He detailed that out of the five proposals, the committee selected EMS Management & Consultants (EMSMC) for three primary reasons:

1. *Significant savings: The Department is lowering its collection fee from 5.2% to 3.95%.*
2. *Operational continuity: EMSMC recently merged with AccuMed, the Department's former billing company of over a decade, allowing for the continuity of established workflows and familiar contacts.*
3. *High security: EMSMC is SOC 1- and SOC 2-certified, with a local office in Riverview, ensuring residents' data is handled with the highest level of protection and encryption.*

He concluded that funding is already accounted for in the 2026-2029 budgets and that they are requesting a waiver for the standard three-year contract limit to lock in this valuable four-year term.

Vice President Mungoli thanked the Fire Department for keeping residents safe and keeping care affordable. She questioned how often the Department partners with other cities on contracts.

Captain Matz shared that although he does not know an exact number, they have partnered with Warren, Farmington Hills, and several other cities on other contracts. He emphasized that this is a very common practice.

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

Aye 5 - Carlock, Mungoli, Neubauer, Limberg and Skelcy

Absent 2 - Blair and Mannino

Enactment No: RES0006-2026

Resolved, that the Rochester Hills City Council hereby waives Section 2-273(b), the requirements for long term contracts, under Section 2-281, which allows City Council the authority to waive any regulation or procedure pertaining to purchasing, deeming it to be in the best interest of the City.

Further Resolved, that the Rochester Hills City Council hereby authorizes a contract/blanket purchase order for emergency medical and fire cost recovery billing

services to EMS Management Consultants Inc., Winston-Salem, North Carolina in the amount not-to-exceed \$994,190.00 through December 9, 2029 and further authorizes the Procurement Manager to execute an agreement on behalf of the City.

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

2026-0002 Request for Purchase Authorization - DPS/GAR: Blanket Purchase Order for water meters and equipment in the amount not-to-exceed \$660,000.00 through December 31, 2026; ETNA Supply Company, Grand Rapids, MI

Attachments: [011226 Agenda Summary.pdf](#)
[2026 Pricing List.pdf](#)
[Resolution \(Draft\).pdf](#)

Tracey Balint, Interim DPS Director/City Engineer, shared that this request is brought forward annually to support the Meter Division. She highlighted that they are currently replacing MXUs, which are devices placed outside homes to read meters, that are 20 years and older. She added that they are also focusing on the replacement of three-quarter inch meters this year and that they anticipate their purchases being at pre-COVID levels by 2027.

President Carlock inquired whether these meters are for residences.

Ms. Balint explained that these meters will span the City for maintenance, residential, and commercial uses.

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

Aye 5 - Carlock, Munglioli, Neubauer, Limberg and Skelcy

Absent 2 - Blair and Mannino

Enactment No: RES0007-2026

Resolved, that the Rochester Hills City Council hereby authorizes a blanket purchase order for water meters and equipment to ETNA Supply Company, Grand Rapids, Michigan in the amount not-to-exceed \$660,000.00 through December 31, 2026.

2025-0510 Request for Acceptance of Engineer's Report for the proposed Special Assessment District (SAD) paving project of Dunning Road

Attachments: [011226 Agenda Summary.pdf](#)
[SAD Policy.pdf](#)
[120125 Agenda Summary.pdf](#)
[Engineer Report Dunning.pdf](#)
[Draft SAD Assessment Roll Dunning.pdf](#)
[Dunning Curb Estimate.pdf](#)
[Dunning Rd SAD Aerial Map.pdf](#)
[120125 Resolution \(Draft\).pdf](#)
[Resolution \(Draft\).pdf](#)
[Revised Resolution \(Draft\).pdf](#)

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

Ms. Balint stated that this project was brought forward for consideration at the December 1st, 2025 City Council meeting but was postponed for further discussion. She displayed a map of Dunning Road, pointing out that the proposed SAD area is east of Eastwood. She shared that this project began in 2024 when residents submitted to City Council a formal petition that had 60 percent plus one resident support for the paving project, and noted that the cost and scope of work is outlined in the Engineer's Report dated December 1st, 2025. She explained that the project includes a paving of approximately 440 feet of Dunning, which includes six-inch HMA along with curb and gutter. She shared that per the SAD policy, there is a shared cost between the property owners and the City, and the residents are currently capped at approximately \$15,700 per buildable lot, totaling \$141,000, with the remaining cost of around \$342,000 being the responsibility of the City. She concluded that City Council can decide to formally accept the Engineer's Report and schedule a public hearing regarding the project, or they can decide not to proceed with the project and a resolution could be passed to terminate the SAD.

Public Comment:

Janice McCoury, 3451 Dunning, highlighted that this project aims to pave only the section of the road serving nine homes, noting that residents would still be required to travel over unpaved surfaces to exit the subdivision. She argued that the estimated \$342,000 cost would be better spent on broader community needs, such as water meter replacements, fire services, or the installation of streetlights on Auburn Road. She continued by reporting that a representative from Consumers Energy indicated that the entire gas main on her end of the street requires replacement. She cautioned that heavy construction equipment could damage existing roads, and expressed fear regarding the potential for gas-related accidents during the work. She also emphasized the personal financial strain this project would create.

Council Discussion:

Ms. Neubauer expressed her appreciation for Ms. McCoury's consistent engagement in the public process. She noted that the \$342,000 cost to the City is not a prudent use of resources, particularly because the project only covers a small segment that leads back onto dirt roads. She argued that unless a comprehensive plan to pave the entire area is presented, the project remains inefficient. She also acknowledged that Council recently supported another paving initiative but that it was driven by necessity due to major erosion and water issues rather than the desire for cosmetic change. She formally moved that City Council not proceed with the proposed paving of Dunning, clarifying that this decision is not a reflection of any deficiencies in the Engineer's Report.

A motion was made by Neubauer, seconded by Mungioli, that this matter be Adopted by Resolution to not proceed with the proposed paving project of Dunning Road, east of Eastwood Drive. The motion carried by the following vote:

Aye 5 - Carlock, Mungioli, Neubauer, Limberg and Skelcy

Absent 2 - Blair and Mannino

Enactment No: RES0008-2026

Whereas, The Department of Public Services requests Rochester Hills City Council accept the Engineer's Report for the proposed paving project of Dunning Road, east of Eastwood Drive, City File Number E23-028.

Resolved, that the Rochester Hills City Council, on behalf of the City of Rochester Hills, hereby accepts the Engineer's Report for the proposed paving project of Dunning Road, east of Eastwood Drive and set the date of December 15, 2025 for the public hearing on necessity for the project.

2026-0004 Request for Approval of the Settlement Agreement between the City of Rochester Hills and the Michigan Association of Fire Fighters, Local 50

Attachments: [011226 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Brooke Insana, Human Resources Director, and **Todd Gary**, Fire Chief/Emergency Services Director, were present.

Ms. Insana presented a request for City Council approval of a tentative four-year agreement between the City of Rochester Hills and the Michigan Association of Firefighters (MAFF) Local 50, covering the period from January 1st, 2025, through December 31st, 2028. She explained that this agreement resulted from a comprehensive bargaining process following the City Council Closed Session discussion on December 15th, 2025, and emphasized that the primary objectives were maintaining fiscal and internal consistency while ensuring that the City remains competitive with external market competitors. She noted that to achieve Citywide parity, the proposed wage increases over the four-year term align with those of other union and non-union personnel units. She expressed her gratitude to the City's bargaining team and the union representatives for their professionalism throughout the negotiations.

Vice President Munglioli congratulated and extended her gratitude to the Human Resources Department and the Fire Department, remarking how nice it is that everybody agreed relatively easily to the changes in the terms.

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

Aye 5 - Carlock, Munglioli, Neubauer, Limberg and Skelcy

Absent 2 - Blair and Mannino

Enactment No: RES0009-2026

Whereas, negotiations between the City of Rochester Hills and MAFF Local 50 have resulted in a tentative four-year agreement, for the period of January 1, 2025 through December 31, 2028.

Resolved, that City Council hereby grants approval of the settlement agreement for the above contract term.

2026-0005 Request for Approval of the Settlement Agreement between the City of Rochester Hills and the American Federation of State, County and Municipal Employees (AFSCME) Local 1917.28

Attachments: [011226 Agenda Summary.pdf](#)
[Resolution \(Draft\).pdf](#)

Brooke Insana, Human Resources Director, presented a request for City Council approval of a tentative three-year agreement between the City of Rochester Hills and the American Federation of State, County and Municipal Employees (AFSCME) Local 1917.28, spanning from January 1st, 2026, through December 31st, 2028. She reported that the agreement resulted from a collaborative bargaining process and thorough market analysis following City Council's Closed Session on December 15th, 2025, and confirmed that the union membership has already ratified the terms. She shared that the proposed wage structure for the three-year term mirrors the standards established for other City employee groups, both union and non-union, explaining that this unified approach is designed to maintain internal equity and fiscal stability while ensuring that the City remains competitive in recruiting and retaining professional leadership. She recognized the efforts of the City's negotiation team, which includes Joe Snyder, Celeste Mansour, and Labor Counsel Beth Young, as well as the union's team for their commitment to finding common ground.

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

Aye 5 - Carlock, Mungoli, Neubauer, Limberg and Skelcy

Absent 2 - Blair and Mannino

Enactment No: RES0010-2026

Whereas, negotiations between the City of Rochester Hills and AFSCME Local 1917.28 have resulted in a tentative three-year agreement, for the period of January 1, 2026 through December 31, 2028.

Resolved, that City Council hereby grants approval of the settlement agreement for the above contract term.

ANY OTHER BUSINESS

NEXT MEETING DATE

- City Council Regular Meeting - Monday, January 26, 2026 - 7:00 p.m.

ADJOURNMENT

There being no further business before Council, it was moved by Neubauer and seconded by Mungoli to adjourn the meeting at 7:57 p.m.

JASON CARLOCK, President
Rochester Hills City Council

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

*EMMA BOWEN
Administrative Coordinator
City Clerk's Office*

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